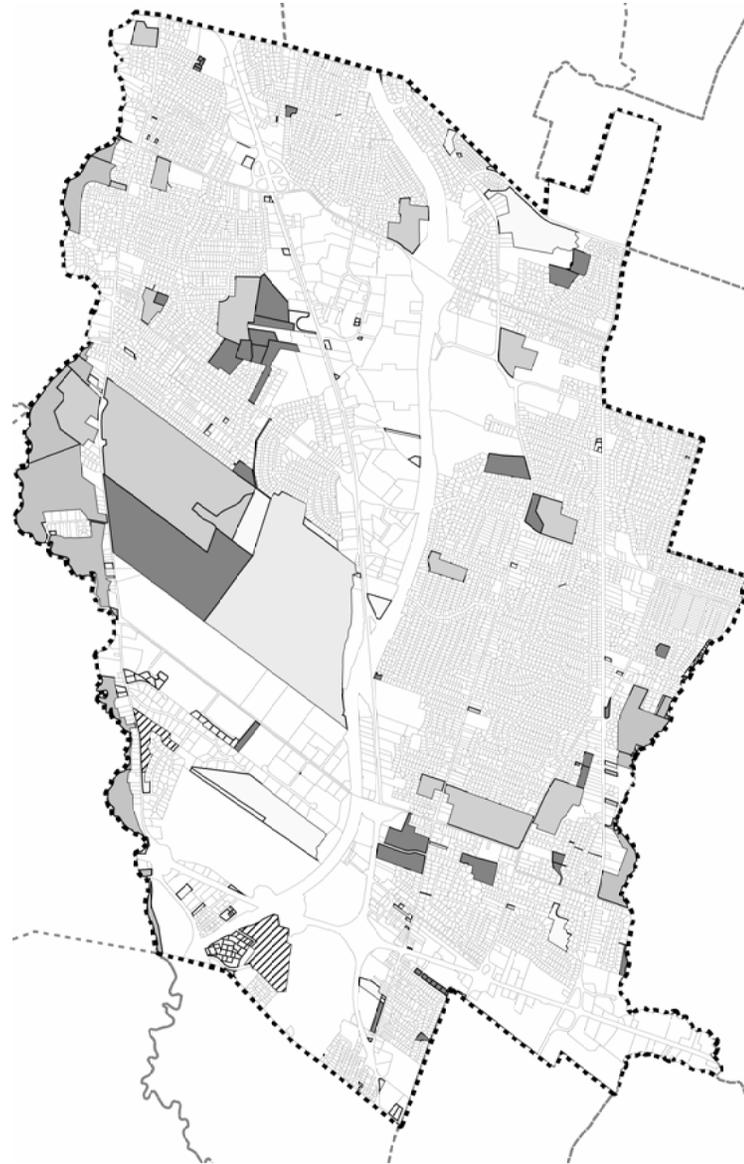


BOROUGH OF PARAMUS 2006 MASTER PLAN



Date: August 26, 2006

BOROUGH OF PARAMUS 2006 MASTER PLAN



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The original document was appropriately signed and sealed on August 26, 2006 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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BOROUGH OF PARAMUS 2006 MASTER PLAN

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1.0 INTRODUCTION

In 2004 the Borough of Paramus completed a reexamination report as part of the continuing comprehensive planning effort that has been undertaken by the borough over the last three decades. Its initial master plan was completed in 1979. Since 1979, the borough has engaged in a continuing planning process that has been the subject of periodic review and reexamination. The Borough planning board has adopted its most recent comprehensive master plan in 1997, which replaced the 1979 land use plan. The planning board also periodically adopted reexamination reports, with the latest report being adopted in 2005. Each of these reports and amendments was designed to guide the future development of the community in a manner consistent with sound planning criteria and the applicable statutory requirements.

This comprehensive plan was completed based on several findings the reexamination report made and a specific recommendation to complete a through comprehensive master plan in order to address these findings. Adopting a new comprehensive master plan is necessary to ensure that Paramus' planning policies and practices remain current and up-to-date. It is also necessary to ensure that the borough's master plan and zoning ordinance are consistent with the applicable provisions of the state's Municipal Land Use Law (MLUL), which mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use plan element. As presented herein, the master plan constitutes the official guide for future growth and development within the borough. It is to be used by the Planning Board, Governing Body, Zoning Board of Adjustment and the citizens of Paramus in making land use planning and policy decisions that will protect the character of our community.

1.1 LEGAL REQUIREMENTS FOR PLANNING

The Municipal Land Use Law establishes the legal requirements and criteria for the preparation of a master plan, which may be adopted or amended by the board only after a public hearing. The plan must be reviewed or reexamined by the board at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination. The Statute requires that the master plan include the following. It should be noted that some of the items are not statutorily mandated.

- A statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based.
- A land use element which takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.
- The preparation of a housing plan and recycling plan by the municipality. The borough has adopted a recycling plan and a housing plan, which was recently certified by the New Jersey Council on Affordable Housing. These plans should be considered as part of this master plan.

The following two items are not mandated by the Municipal Land Use Law.

- The MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document such as circulation, recreation, community facilities, and historic preservation.

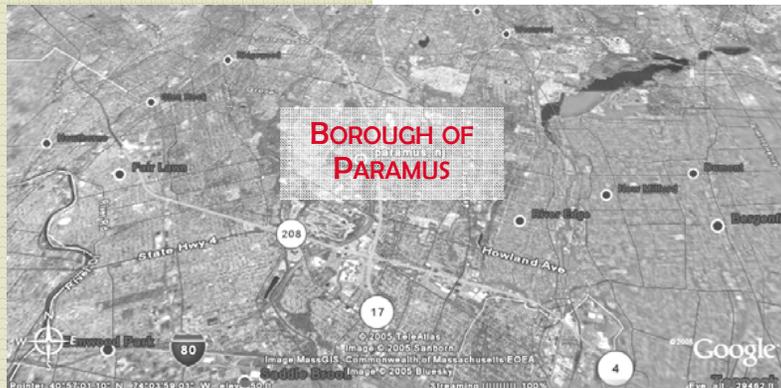
- The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

This land use plan enumerates a detailed and definitive set of goals and policy statements regarding the borough's existing and future development. It recognizes that the municipality is essentially developed, with little opportunity for additional development. Given the established development pattern of the borough, the plan sets forth a planning approach that is designed to protect and support the established residential character of the community, while identifying those areas warranting an upgraded planning and zoning approach. In addition, the plan contains recommendations for modifications to the borough's zoning ordinance and development regulations where conditions warrant it.

1.2 BACKGROUND OF THE BOROUGH OF PARAMUS

1.21 Location

The Borough of Paramus is located in the center of Bergen County, at the cross roads of two of the county's major corridors, NJ State Highway Route 4 and NJ State Highway Route 17. Both these state highways which extend through the Borough of Paramus are major commercial corridors for not only the municipality but the county, and the New York metropolitan region as well.



1.22 History

Eighty years ago, Paramus was a farm community nestled in the center of Bergen County. It was comprised of wetlands and upland farms with acres of celery, corn, tomatoes, spinach, eggplant, peppers and a variety of vegetables. There were greenhouses and barns, trucks and tractors, along with chicken and dairy farms interspersed throughout the landscape. Hand and horse drawn equipment were used to cultivate the soil. There were special tools for harvesting the crops, a blacksmith's anvil, a machine for candling eggs and woodworking tools. Farmers worked from dawn to dusk six days a week, but on Sunday they rested, attending church and often visiting with friends and family.

Today there are still remnants of life of the yesteryear including a number of historic structures located throughout the borough, and Joy's Farm. Joy's Farm is located on Pascack Road, which includes a roadside stand where crops are sold and the occasional tractor passes by. All of the historic structures which stand today are documented in the historic inventory located at the end of this master plan.

In addition to these historic sites, many items including furnishings of the farmhouses, the utensils used for washing and ironing, cooking, cleaning, and sewing, even the toys that children played with from dollhouses and scooters to tractors and board games can be seen in the Fritz Behnke Museum. Fritz Behnke's family lived in Paramus since 1886. Born in 1919, Fritz grew up on his father's vegetable farm and worked with his father until it was sold in 1951. With his brothers, he started a retail lumberyard, known as Paramus Building Supply. Now retired, Fritz is an avid historian of his hometown, and the driving force behind the creation of this museum.

This rural community in northern New Jersey changed into the bustling residential, professional office and retail center that it is today in a matter of 100 years.

1.23 Overview of Existing Land Use Pattern

The Borough of Paramus is essentially a fully developed municipality with approximately 99% of its land area developed or set aside as permanent recreation/open space use. The borough is generally characterized by mature residential neighborhoods, and two major highway commercial corridors.

Route 4 and Route 17 intersect in the middle of the municipality and divide the borough into four distinct areas. Route 4, extends in an east/west direction, creating two small neighborhoods on the south side of the highway. These two neighborhoods encompass the smallest amount of land area and are mainly comprised of commercial uses, including several larger retail developments and professional offices uses.

The neighborhoods north of Route 4 on both the west and east side of Route 17 are mainly comprised of residential uses. With one caveat, on the west side of Route 17 there are two golf courses, a large cemetery and the Bergen Community College all of which encompass approximately 840 acres of the land area on the west side of the municipality.

Scattered throughout each of these residential neighborhoods are a number of municipally and county owned park facilities including two major county parks which are located on the municipality's east and west boundary lines. Extending along the entire western municipal boundary of Paramus is the Saddle River and its associated park system. On the east side, Van Saun County Park extends along a portion of the easternmost municipal boundary.

In addition to the Route 4 and 17, the Garden State Parkway and several county roadways, including Paramus Road, Ridgewood Avenue, Fairview Avenue and Forest Avenue all serve as the borough's main thoroughfares. These county roadways are generally developed with residential uses, however there are a number of commercial and professional office uses located along these corridors, particularly where they intersect with one another.

This established development pattern suggests that the borough's future land use planning issues will revolve primarily around the community's response to redevelopment of existing sites, rehabilitation, and/or adaptive reuse of existing buildings and sites. This is due not only to the established developed character of Paramus, but also the aging character of the borough's housing, commercial and industrial building stock.

This plan sets forth several goals and objectives that focus on ensuring new development, and redevelopment of existing buildings, is in keeping with the character and scale of the neighborhoods that they are located in. Consistent with these goals and objectives are the zoning modifications that are recommended. These modifications to the ordinance are necessary to increase the borough's influence on future development and to ensure that new development respects the borough's existing development pattern.

Located on the following page is the existing land use map which details, on a parcel by parcel basis, the borough's existing development pattern. Overlaid onto the existing land use map are the zone boundary lines which delineated the borough's existing zoning districts.

2.0 SUMMARY OF EMERGING DEVELOPMENT CONSIDERATIONS

2.1 INTRODUCTION

The map detailing the borough's existing land uses allows for the assessment of various planning features, including the existing development pattern, extent of commercial businesses, and the location and disbursement of housing and resident population. In addition to the existing land use map the planning analysis included a review of the borough's physical features, recent development and building applications. These documents revealed a number of substantive planning issues that resulted in a recommended new land use plan for the municipality. The following section of this document provides a summary of these land use matters.

2.2 RESIDENTIAL DEVELOPMENT

The main planning goal that has been reiterated in the borough's master plan documents for years and is repeated as a strong goal and policy of the borough in this document, is to maintain the residential nature of existing neighborhoods, including the protection of residences against the intrusion of commercial uses, the reduction of cut-through traffic into residential neighborhoods, and the establishment of landscape buffer areas between incompatible uses.

In addition, this plan also addresses the concept of revitalization of older residential dwellings. While most of the community's physical development appears to be well maintained, there is evidence that it would be appropriate for the borough to advertise to the residents the availability of county rehabilitation funds that would enable low and moderate income homeowners to fix up their homes.

2.3 COMMERCIAL DEVELOPMENT

There are three important planning issues that are addressed in this document that pertain to commercial development. First is the recognition of the potential effect of commercial development on adjacent residential neighborhoods and the recommended methods of mitigation of any negative impacts. Commercial uses have continued to have a growing impact on residences by increased traffic, reduced buffer areas, larger building footprints and land use intrusions into residential neighborhoods. One of the main goals of this master plan is to protect residential neighborhoods and to ensure that commercial uses are developed in accordance with the land use plan contained in this document.

The second commercial planning issue pertains to recent trends in the retail industry. The existing commercial zoning standards were created to reflect commercial developments as constructed in the 70s and 80s. Recent trends have shown multi-story retail buildings, lower parking needs, outdoor dining areas, designs for multimodal transit connections, and new signage designs are all important components to today's retail development. And none of these concepts are specifically contemplated by the current borough code. This plan recommends a number of changes to the borough's code to provide regulations for these elements in order to encourage the proper design of them.

A review of the existing zoning regulations in conjunction with existing buildings, land uses and floor areas should be completed in order to identify the ordinance changes that are necessary. Since some of these elements of today's retail design will inevitably be brought to the borough, it is recommended that the borough review the borough's established regulations that will ensure the design of these elements are appropriate and are in keeping with the municipality's goals and objectives. Without this review and these revisions to the ordinance, retail development in Paramus will continue to require variances from the regulations and will not be part of a municipal wide comprehensive plan.

The commercial development along Route 4 and 17 should also be addressed. The preliminary assessment of the area suggests the need for a definitive policy statement that identifies the direction for its future growth and development. Aesthetic enhancements, through the establishment of design parameters and specific design controls, as well as a determination regarding parking and circulation needs, are appropriate master plan considerations. A comprehensive design plan for the commercial corridors would enhance its aesthetics and improve the way it currently functions. The borough's efforts to address this issue, within the framework of its master plan goals, objectives, and land use recommendations, will set the tone and direction for stability and growth in Paramus for the future.

2.4 OPEN SPACE AND RECREATION FACILITIES

There are two main considerations that pertain to the open space and recreational facilities in the borough. The first contemplates the acquisition of additional lands for open space and recreation. The second regards the operations and maintenance of the existing facilities.

There are currently some opportunities to expand the borough's existing open space and recreational facilities with the acquisition of additional lands. However, it is important to note that the borough currently does not have an open space tax and therefore there is no local revenue stream that would contribute to the purchase price.

Municipalities with an open space tax have established a local level funding stream and have made a policy decision that the preservation of land for open space and recreation uses is an important land use issue. Therefore, municipalities without this tax are not considered high priority by other funding agencies such as Green Acres or Bergen County. It should be noted that even though the borough has previously received Green Acres funds, a municipality receives more significant funding opportunities when an open space tax is in place.

Without a tax it is extremely difficult to raise the funds necessary to acquire additional lands. In light of the fact that there are only a couple of remaining vacant parcels in the borough that are appropriate for preservation or recreation use, it is recommended that the borough's residents reconsider the open space tax. In addition it is recommended that the borough prepare a comprehensive open space and recreation plan in accordance with state guidelines.

This document contains a photographic inventory of all recreational facilities in the borough. The inventory provides detailed information for all the facilities including their location, size, equipment, maintenance status, and ownership. The recreation amenities in the borough consist of lands owned and operated by the borough and lands owned and operated by the board of education. The information provided in this inventory suggests that a more coordinated effort between facility owners should be pursued. There is a great opportunity for both entities to work together towards the common goal of providing the best recreational opportunities for the residents of the borough. It is strongly recommended that the borough and board of education coordinate their maintenance and operational efforts to provide for a more efficient and effective operation of all recreational facilities in the borough.

2.5 AREAS OF RECOMMENDED REZONING

It is recognized that the zoning and master plan designations for a number of areas in the municipality are no longer reflective of the area's established development pattern and therefore should be analyzed for a modification to the applicable zoning regulations. The first major zoning modification pertains to lands that are currently zoned for business and light industrial uses. For example, there are some neighborhoods that are designated in the ordinance for industrial uses, which are actually developed with professional and medical offices, institutional uses and some retail. The land use plan map and associated land use policy for this section of the community have been reevaluated to reflect this development trend. The new policy for this area will recognize that medical office uses are compatible with the surrounding development pattern and encourages their development and expansion to the extent established in the borough's new land use plan.

The second recommended major rezoning pertains to three small mixed-use neighborhoods in the southern portion of the municipality. First is the residential neighborhood in the southwest corner of the borough which includes approximately 25 lots on the north side of Paramus Road that are currently zoned for residential uses on lots with areas of 7,500 square feet or greater. This fairly small area is comprised of a number of land uses and several vacant parcels, including several commercial uses that front of Route 4, a church that fronts on Paramus Road, several residential structures that have been converted to office uses and some residential dwellings.

This neighborhood has encountered a number of problems, many of which have been reported to the police, the building department and the zoning department. These problems are related to typical land use conflicts that arise in areas that have been developed with random land use patterns. The Land Use Plan for this area recommends some modifications to the ordinance that are more consistent with the established development pattern in this area of the municipality.

The other two neighborhoods that merit attention, include lots along the west side of Spring Valley Road that are currently located in the two family zone district. These two neighborhoods, on both the north and south side of Route 4, have developed with a mixture of retail, office and multi-family structures. The Land Use Plan recognizes their existing development pattern and recommends that each of these areas be rezoned for residential professional uses.

2.6 HISTORIC PRESERVATION

The borough has a number of historically significant buildings, some of which are located on the national and state registers and indexed by the New Jersey Department of Environmental Protection's Historic Preservation Office. This plan identifies the historically significant properties located in the borough and provides some detail regarding their historical significance. It would be appropriate to prepare a full historic preservation element to the master plan. This element should be completed pursuant to the applicable provisions of the Municipal Land Use Law.

2.7 Redevelopment Plan.

Early this year the Borough of Paramus Planning Board completed an "area in need of redevelopment" study for the S-10 site, in the southeast corner of the Route 4 and 17 intersection. This study found that this area could be designated as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law regulations. It is recommended that the borough continue with the redevelopment process and authorize the planning board to prepared a redevelopment plan for this area.

3.0 LAND USE PLAN

3.1 OVERVIEW

The Land Use Element and resulting plan are the most critical element of a master plan. It requires not only consistency with the findings of other elements, but also an analysis of existing conditions and emerging patterns of development. The Land Use Plan element is intended to guide development and, most importantly in Paramus, to provide guidance for undertaking the necessary modifications to the zoning ordinance that will achieve the goals referenced in this document.

The plan is intended to guide the future development for the next six year period in accordance with the provisions of the Municipal Land Use Law, in a manner which protects the public health, safety and general welfare. It is designed to serve as the basis for revisions to the borough's land use ordinances including zoning, subdivision, and site plan codes. As stated in NJSA 40:55D-62a of the Municipal Land Use Law, the zoning ordinance of a community is required to be essentially consistent with the Land Use Element of the Master Plan.

3.2 GENERAL OBJECTIVES

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of the Borough's land use plan update sets forth the municipality's goals, objectives and supportive policy statements. The general objectives detailed below correspond to the purposes of zoning as set forth in the Municipal Land Use Law.

The land use plan is predicated on the following general objectives:

1. To encourage borough actions to guide the appropriate use or development of all lands in Paramus which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure development within the borough does not conflict with the development and general welfare of neighboring municipalities, Bergen County and the state as a whole.

5. To promote the establishment of appropriate densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of uses and open space, both public and private, in a manner compatible with the character of the borough and the environment.
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion, blight or unsafe conditions.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.
11. To encourage senior citizen housing construction.
12. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
13. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

3.3 BOROUGH OF PARAMUS PLANNING GOALS AND POLICIES

3.31 General Planning Goals

Goal 1: To enhance the existing character of the community, by encouraging the proper relationship between existing land uses and by promoting a proper distribution of those land uses. In particular, to preserve and protect the residential character and prevailing density of the community by restricting incompatible land uses from being developed in established residential areas, and limiting intensities of use to the levels, and locations, prescribed in the accompanying land use plan.

Goal 2: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as means of providing growth management on a state-wide basis while retaining the principles of home rule. The borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, represents a reasonable approach to growth management. The borough recognizes that the SDRP's specific planning area designation for Paramus, PA-1, represents a reasonable approach to growth management — emphasizing the approach for infill development in appropriate locations and the preservation of open space and parks.

In addition to the PA-1 designation, the Saddle River Park along the westernmost municipal boundary has a Parks and Natural Areas designation in the state plan. The Borough recognizes the Saddle River Park system as a substantial benefit to the community and promotes its preservation. In addition, there are a number of other county park facilities and municipal facility within the borough that should be considered for the Parks and Natural Areas designation. These park systems are identified on the Open Space and Recreation map in this document. It is one of the goals of the community to encourage the preservation and enhancement of these facilities.

Goal 3: To preserve the historic features of the borough as an integral part of the community's unique character. In order to accomplish this the borough seeks to identify, maintain, and protect historically significant structures as identified in the plan through the enhancement of the existing regulations. The enhancement of these regulations will protect historic elements by requiring future development that is consistent with the historic structure's original architecture and encouraging development adjacent to historic buildings to respect the setbacks and architecture of those historic structures.

Goal 4: To promote a safe and efficient traffic circulation system that serves the community. The borough recognizes that the existing circulation system incorporates a number of inherent deficiencies which serve to impede traffic flow. The intent of the plan is to improve the safe and efficient movement of traffic through the community, enhance pedestrian safety, and provide associated improved traffic signage and signalization, as necessary. It is the objective of the municipality to render traffic improvements along major roads. And to ensure any future development not only recognizes its associated traffic impacts on the community but also mitigates these impacts to improve the efficiency of the borough's traffic circulation system and minimizes any impact to the residents of the borough.

Goal 5: To encourage the construction of appropriate landscaped buffers between dissimilar land uses. The borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential sections of the community. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential properties. This should be accomplished primarily within the framework of appropriate buffer areas containing suitable planting elements (including such elements as multiple rows of plant material, planting clusters, etc), in an effort to protect residential areas and to retain and reaffirm the community's overall landscape amenity.

3.32 Planning Goals for Residential Development

Goal 1: To preserve the existing character of all the residential neighborhoods in the borough by encouraging development that is consistent with the existing densities and development patterns and limiting the scale of development to the level, and locations, prescribed herein.

The borough encourages all new development and redevelopment to be consistent and compatible with the density and scale of existing neighborhoods and seeks to reinforce this level of development through the amended zoning regulations which are based on the existing conditions of each residential neighborhood. And most importantly the borough seeks to reinforce the bulk requirements for single-family residential developments.

Goal 2: To continue to accommodate a broad array of housing, and encourage the provision of some additional multi-family residential development, in accordance with the specific delineations depicted on the Land Use Plan map, but not encourage any additional attached residential development beyond that which is depicted on the Land Use Plan map. The borough's housing policies also recognize that the State has refined the housing issues to direct attention to the specific need for lower income housing. Within that framework, it is noted that the borough's housing plan that has been filed with COAH for certification, and which incorporates the appropriate components to address the borough's lower income housing need, has been adopted.

Goal 3: To continue to assist in the provision of affordable housing by constructing municipal sponsored affordable housing developments similar to those constructed in the past. The Borough's housing element and fair share plan that was adopted in December 2005 has identified sites that are appropriate for this type of development based on the surrounding development patterns, environmental constraints and land area. It is a goal of the borough to develop one of these sites with a multi-family residential project that will accommodate the borough's affordable housing obligation as set forth in COAH's third round regulations.

Goal 4: To encourage the revitalization of its housing through residents' participation in available rehabilitation programs such as the county housing improvement program. The Borough recognizes the aging character and resultant deteriorating condition of a small portion of its housing stock.

Goal 5: To increase the supply of senior and age-restricted housing where possible. The borough is characterized by an aging population, who may no longer need their single-family detached dwellings, but would like to remain in the community. It would be appropriate to encourage senior housing near available mass transit, particularly along the county roadways.

Goal 6: To reinforce the area requirements for single-family residential development that are consistent with the land use plan. The plan recognizes the residential development patterns of the borough, and the different residential neighborhoods, and their associated scales of development. As a result the plan has identified appropriate levels of development for each of these areas and the borough looks to enforce these levels of development by enforcing their associated area and bulk regulations.

3.33 Planning Goals for Commercial Development

Goal 1: To maintain the borough's status as the major retail center for Bergen County, as well as for all of northern New Jersey and the NY/NJ metropolitan area. The borough looks to accomplish this by promoting redevelopment of existing commercial sites in a format that assures the future trends in retailing and other sectors of the economy will be accommodated while at the same time respecting the planning goals of the borough. The Borough of Paramus has the largest employment base of any Bergen County municipality and it therefore recognizes its non-residential development as a vital economic element to the community as a whole and looks to ensure its continued success.

Goal 2: To promote the revitalization and enhancement of the Route 4 and Route 17 retail corridors; to provide a comprehensive and coordinated long-range plan to guide the growth, development and physical improvements which are necessary to ensure the continued vitality of this portion of the borough; and to encourage the cooperation of merchants, property owners, residents and government in the overall upgrading and enhancement of these vital roadways. The revitalization should include a definitive plan outlining the enhancement of the physical appearance of the corridors through comprehensive and integrated streetscape improvements, building renovations, and related physical improvements.

Goal 3: To establish a strong, distinct image for the commercial area through unified signage and streetscape design elements. The borough seeks to encourage a comprehensive streetscape design throughout all business districts. To that end the borough should establish specific streetscape elements that would be utilized throughout the commercial areas, including chosen pavers for pedestrian pathways and crosswalks, sidewalk designs, lighting fixtures, and borough identification signs.

Goal 4: To encourage the coordination of all building renovations and the construction of all new buildings in the commercial districts through the utilization of complimentary building materials, colors and streetscape elements.

The borough sees the potential of the business districts and believes that through proper redevelopment and rehabilitation of some of the existing buildings, the character of the commercial areas can be enhanced. In order to accomplish this goal the borough must pay specific attention to all the design details for each development such as landscaping, signage, and lighting and to ensure that these details are integrated into all development and redevelopment proposals for the commercial district.

Goal 5: To promote increased pedestrian safety and enhanced aesthetics in the commercial districts, the borough encourages landscaping and streetscape elements that should be dispersed throughout parking areas, along pedestrian walkways. The borough recognizes that the integration of landscaping into a site design not only increases the aesthetics of the development but can also contribute to pedestrian safety.

Goal 6: To preserve the aesthetic enhancements of the commercial areas of the municipality by encouraging the general maintenance of all buildings, parking areas, storefronts, sidewalks and other public areas. The borough seeks to encourage the ongoing maintenance of all commercial properties and seeks to enforce the building maintenance regulations set forth in the borough code.

3.4 LAND USE PLAN CATEGORIES

The Borough of Paramus Land Use Plan indicates the proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, business, office, recreational and other public and semi-public uses.

The plan is intended to guide the future development of the community for the next six-year period in accordance with the provisions of the Municipal Land Use Law, in a manner that protects the public health, safety and general welfare. This plan is designed to serve as the basis for revisions to the Borough's land use ordinances.

The land use plan is based on twenty-one (21) categories of development. The planning goals and objectives of each of these categories are detailed below and the accompanying Land Use Plan map designates one of these 21 categories to each parcel in the municipality. The categories are as follows:

3.41 Residential Land Uses

Residential land uses can be grouped into three distinct subcategories: conventional residential, Mt. Laurel residential, and residential/professional. The conventional residential categories include five single-family designations and one two-family designation. The Mt. Laurel residential categories are intended to provide housing for low and moderate income households and include six designations. Finally, the residential/professional category is intended to allow for multi-family residential uses, with limited office/retail as conditional uses. Each of these land use classifications are identified as follows:

1. Low Density Residential

The Low Density Residential land use category is designed to permit detached single-family housing at a maximum density of 1.45 dwelling units per acre. The dwellings can be accommodated in a typical subdivision design or a cluster development option. While the cluster option allows for smaller residential lots, in order to set aside open space for preservation, the maximum density of 1.45 dwelling

units per acre may not be exceeded with the cluster development option. Although single-family development is the primary intended use for this category, public uses and home occupations are also permitted.

As shown on the accompanying Environmental Features map, the areas encompassed by the Low Density Residential category contain a significant number of constraints. These areas are generally defined as follows:

- A portion of Forest Avenue, between Spring Valley Road and Howland Avenue.
- An area near the intersection of Midland Avenue and Farview Avenue.
- An area encompassing both sides of the Garden State Parkway, just north of its intersection with Ridgewood Avenue/Oradell Avenue.
- Scattered areas along Paramus Road, generally south of Bergen Community College.

2. Moderate Density Residential

The Moderate Density Residential land use category is designed to permit detached single-family housing at a maximum density of 3.48 dwelling units per acre. The dwellings can be accommodated in a typical subdivision design or a cluster development option. While the cluster option allows for smaller residential lots, in order to set aside open space for preservation, the maximum density of 3.48 dwelling units per acre may not be exceeded with the cluster development option. Although single-family development is the primary intended use for this category, public uses and home occupations are also permitted.

The Moderate Density Residential category is the borough's largest land use category, encompassing approximately 1,615 acres. This represents 24 percent of the borough's total land area.

3. Medium Density Residential

The Medium Density Residential land use category is designed to permit detached single-family housing at a maximum density of 4.65 dwelling units per acre. There is no cluster option permitted in this land use category. Although single-family development is the primary intended use for this category, public uses and home occupations are also permitted. The Medium Density Residential category is the borough's second largest land use category, encompassing approximately 1,220 acres (18 percent of the borough's total land area).

4. High Density Residential

The High Density Residential land use category is designed to permit detached single-family housing at a maximum density of 8.71 dwelling units per acre. This category is also designed to permit a minimum lot area of 5,000 square feet and a minimum lot width of 75 feet. These recommendations reflect prevailing densities in many portions of the borough and are intended to replace the R-50 zone district's previous standards, including 9,375 square-foot minimum lot areas and 50-foot minimum lot widths. Although single-family development is the primary intended use for this category, public uses and home occupations are also permitted.

The areas encompassed by the High Density Residential category are generally defined as follows:

- An area along the municipal boundaries with the Boroughs of Oradell and River Edge, generally east of Spring Valley Road.
- An area generally bounded by the Borough of Oradell municipal boundary to the north and east, Burlington Street to the west, and Colby Place to the south.
- The east side of Sycamore Street, south of Ridgewood Avenue.
- An area generally bounded by Paramus Road to the west, Glen Avenue to the north, Lafayette Street to the east, and Ridgewood Avenue to the south.
- An area surrounding the intersection of Central Avenue and Coolidge Place.

- The neighborhood directly north of the Township of Rochelle Park municipal boundary, between the Garden State Plaza shopping center and Route 17.

5. Two-Family Residential

The Two-Family Residential land use category is designed to permit two-family dwellings at a maximum density of 5.8 dwelling units per acre. This category is also designed to permit a minimum lot area of 15,000 square feet and a minimum lot width of 100 feet. The Two-Family Residential designation applies to an area east of Farview Avenue, generally north of Route 4 and south of Century Road.

6. Golf Course Cluster Townhouse

The Golf Course Cluster Townhouse category applies to the Ridgewood Country Club and the Arcola Country Club, both located in the southwestern portion of the borough. This designation is intended to provide for the borough's existing golf course uses, including banquet facilities and restaurants, while also providing for a mix of market rate and lower-income housing. Any development must preserve at least 18 holes of the golf course, either as they currently exist or as they may be redesigned. Also, any developer of market rate units must construct an equal number of lower-income units. These shall consist of atrium units, patio homes, and/or townhouses. Market rate units are permitted at a maximum density of 6 units per acre, while lower-income units are permitted at a maximum density of 22 units per acre, exclusive of the area occupied by the golf course.

7. Affordable Housing

The Affordable Housing category applies to an area directly north of the Township of Rochelle Park municipal boundary and directly east of the Garden State Parkway. This designation is solely intended for the construction of lower-income housing units, including atrium homes, quadplexes, and/or multi-family units. The maximum density permitted in this category is 21 units per acre.

8. Low Density Mt. Laurel Housing

The Low Density Mt. Laurel Housing category is intended to provide a properly planned cluster development, in conformance with the R-150 zone district's standards, which will contribute to the production of funding for lower-income housing units. A common open space area equal to 20 percent of the total tract area is required. This designation encompasses the Palestroni tract along the east side of Paramus Road, generally south of Alpine Drive.

9. High Density Mt. Laurel Housing

The High Density Mt. Laurel Housing category applies to the Cedar Park Realty tract in the northeastern portion of the borough, between Pascack Road and the Washington Township municipal border. This area is characterized by a number of environmental constraints, including wetlands and the borough's sole Category One stream. The High Density Mt. Laurel Housing designation is intended to contribute to the production of funding for lower-income housing units and allows a maximum of 140 single-family units at a maximum density of 6 units per acre. The minimum lot area of 5,000 square feet is required, as is a minimum lot width of 50 feet. In the event that there is not sufficient buildable land for 140 single-family units, such units may be supplemented by single-family condominiums.

10. Mt. Laurel Assisted Living

The Mt. Laurel Assisted Living category applies to Block 1603 Lot 5 – a five-acre portion of the Quad property fronting on Paramus Road, south of Century Road. This land use designation is designed to encourage the development of assisted living units for senior citizens as a mechanism to generate funds for Mt. Laurel housing. It is recommended that the maximum permitted floor area ratio be 0.35.

11. Mt. Laurel Multi-Family

The Mt. Laurel Multi-Family category applies to a 59.6-acre portion of the Quad property along the south side of Century Road, east of Paramus Road. This land use designation is designed to generate funding for Mt. Laurel housing through the development of the property. Both detached single-family and attached multi-family units are allowed, however it is recommended that the single-family development about existing homes that front on Johnson Court and Alpine Drive. Single-family units are to conform to the R-150 zone standards. It is recommended that the maximum permitted density be 4.65 units per acre, exclusive of environmentally constrained lands. A maximum of 260 multi-family units are recommended.

12. Residential/Professional

This land use category is located in three areas of the borough that are on the fringe of major retail and office developments, therefore they have developed with a mix of multi-family residences, retail uses, and offices uses.

- The neighborhood that includes Arcadian and Mackay Avenues, east of Paramus Road.
- A portion of Farview Avenue, immediately north and south of Route 4.
- A neighborhood located just north of the Route 4 and Route 17 intersection between Farview Avenue and Route 17 northbound.

This Residential/Professional land use category is designed to permit multi-family units, with limited office/retail as conditional uses, to reflect existing conditions and create a development pattern that is more consistent with the surrounding areas. This category will permit residential uses at a maximum density of approximately 5.8 units per acre. It is recommended that the provision of adequate buffers to protect residences be made a condition of any office and/or retail development.

3.42 Non-Residential Land Uses

Non-residential land uses can be grouped into four general subcategories: neighborhood business uses, highway oriented business uses, office uses, and light industrial uses. Together, these groups can be broken down further into seven designations. Each of these land use designations are identified as follows:

1. Neighborhood Business

The Neighborhood Business land use category consists of small retail and service commercial establishments and small professional office uses that serve the neighborhood level. These commercial areas are characterized by small lot arrangements with modest-sized buildings, which are readily accessible to the surrounding neighborhoods. This land use category is intended to represent existing commercial development and their associated land area. This category permits low intensity business uses that serve the immediate area. The location and limit of this land use category is restricted to the extent described on the associated land use plan map.

The Neighborhood Business designation applies to three sites within the borough. These are as follows:

- Block 1213 Lots 6, 7, 9, 10, & 11, occupying land between Prospect Street and Farview Terrace, along Farview Avenue.
- Block 5706 Lot 5, at the corner of Forest and Midland Avenues.
- Block 6910 Lot 30, at the corner of Ridgewood and Highland Avenues.

2. Limited Business

These land uses are adjacent to residential areas, and therefore provide low-density, single use development patterns, and which discourage strip commercial development. They serve as a buffer between the more intense retail commercial uses that front on the main thoroughfares and the residential neighborhoods that are adjacent to them. It also occupies a strip of land that extends along Route 4 eastbound and a residential neighborhood to the south.

This land use category generally reflects the location and extent of the existing BL zone district with a couple of exceptions where there are existing commercial sites that are bound on all sides by other commercial uses. In these cases, these lots are recommended for a more intense business land use category.

The Limited Business land use category is designed to allow office and bank uses, government offices, and certain quasi-public uses such as museums, art galleries, houses of worship, libraries, and public and private schools. Restaurants are also permitted if designed to serve customers employed by an office building within which the restaurant is located. These restaurants are intended to provide food to be consumed on-site and are not permitted to serve as a principal use on a site.

3. General Business

The purpose of this land use category is to encourage retail and service commercial activities along the community's major highway corridors, specifically Route 17 and Route 4. This category includes a wide variety of uses including, but not limited to: retail, personal services establishments, restaurants, banks, offices, houses of worship, post offices, libraries.

The objective of the plan is to encourage site design which enhances the character of the highway corridor, including shopping center design which provides for integrated parking, circulation, access, landscaping and related features on large lots which enables a comprehensive and unified approach to land development.

This land use category encourages both single-occupancy buildings as well as multi-use retail buildings. However, in an effort to reduce the visual impact of large building masses and their associated parking, "big-box" retail is permitted in only certain locations.

4. Mt. Laurel Business / Mt. Laurel Business II

The Mt. Laurel Business (BML), and Mt. Laurel Business II (BML-II) zones were created as a result of the borough seeking to satisfy its affordable housing obligation. The Mt. Laurel Business land use category consists of the Garden State Plaza, located in the southern portion of the borough. The Mt. Laurel Business II (BML-II) site is located at Block 1202 Lot 1, north of the Garden State Plaza. Both of these sites are located on the western side of the intersection of Route 17 and Route 4. The land use plan for these sites seeks to achieve development similar to the General Business category, with similar zoning restrictions by a permitted increase in floor area and building height, in exchange for a contribution to the affordable housing trust fund. In addition this category permits hotels/restaurants, and convention centers. As with the General Business category, big-box retail development is permitted as a conditional use in these areas.

5. Office Building

The Office Building category is intended to represent the borough's existing larger office campuses, which include multiple professional office buildings, expansive green space, minimal access points and entryways, and campus-like atmospheres. The category applies to the two Mack-Cali office parks located in Paramus — one along Paramus Road and the other along Route 17.

6. Business-Limited Industrial

The Business-Limited Industrial category applies to several clusters of development within the borough. These developments are in close proximity to regional road networks and permit a variety of nonresidential uses including, but not limited to: manufacturing plants, hospitals, libraries, museums, office buildings, public utility buildings, research laboratories and restaurants. The land use plan seeks to affirm the business-limited industrial development. The borough has seen a majority of these areas developed with medical office uses. Therefore, it is recommended that biomedical uses be permitted as a conditional use in the areas designated for Business-

Limited Industrial, with increased height allowances due to the special infrastructure needs of these facilities. In addition, consideration should be given to the development of a wellness/senior center in these areas.

7. Conservation/Recreation

The Conservation/Recreation land use category applies to various portions of the borough containing local and county land that are specifically devoted to open space conservation and recreational uses. However, they should be considered an important component to the future growth of the municipality. These sites range from small neighborhood parks, to large county parks. This designation encompasses broad areas of the Township which are characterized by environmentally sensitive features. The purpose of this category is to identify existing public areas for conservation and recreation and limit any activities that might adversely affect the environment.

Any sites considered for acquisition for conservation/recreation purposes are discussed in the Recreation/Conservation Plan and are not specifically identified in the Land Use Plan.

8. Cemetery

The Cemetery land use category applies to the Cedar Park Cemetery, located in the northeastern portion of the borough; the George Washington Memorial Park Cemetery, located in the western portion of the borough; and a Borough-owned cemetery located off of Spring Valley Road. The purpose of this category is to provide space for the interment of the dead. Cemeteries are permitted to contain mausoleums, accessory houses of worship and offices, and maintenance buildings as permitted by the zoning ordinance.

3.5 RECOMMENDED AMENDMENTS TO ZONING MAP

In order to implement the land use plan and other recommendations included in this document a new zoning map should be adopted. The recommended zoning map is presented on the preceding page. The following is a summary of the amendments that are reflected on the new map:

- Currently, there are some lots zoned R-75AH on the Existing Zoning map with no associated area and bulk regulations. Two of these parcels are developed as the Cliff Genarelli Sports Complex, while the remaining parcels are developed with multi-family affordable housing units. To reflect these existing developments, the applicable sites are recommended to be rezoned to CR and R-AH, respectively.
- Several residential zone district boundaries have been modified and a new Residential-Professional (R-P) zone has been created.
- Some parcels are recommended for rezoning from BL to BG.
- Some parcels are recommended for rezoning from BIL to BLL.
- Some parcels are recommended for rezoning from MU to a new Conservation/Recreation (CR) zone district.
- The Municipal Use (MU) zone district is recommended to be eliminated and replaced with a Public Use Overlay District, which will be applicable to municipal, county, and state properties. Each parcel that was formerly located in the MU zone has been given an underlying zone designation on the new map.
- Because Historic Preservation is an overlay district — not its own zone district, as shown on the existing zoning map — the new map reflects this and provides an underlying zone designation for each parcel within the Historic Preservation overlay district.
- Because the BLLA zone district is not reflected on the existing zoning map, it has been removed as a category on the new zoning map.

3.6 RECOMMENDED AMENDMENTS TO ZONING REGULATIONS

There are a number of recommended modifications to the existing zoning ordinance. These modifications are as follows:

1. *Design Standards.* Currently several of the site plan design standards for parking and circulation areas are located in the site plan checklist section of the ordinance. It is recommended that the ordinance be amended to include all the appropriate design standards in the site plan chapter the borough code.
2. *Existing Nonconforming Lots:* There are a number of existing residential neighborhoods in the borough which consist of lots that do not meet the lot requirements of the zoning ordinance, such as minimum lot width and/or lot depth. It is recommended that the zoning ordinance be amended to allow these existing non-conforming lots to be built upon as long as the proposed dwellings do not require additional variances. Section 429-63(2) of the ordinance should be amended to also exempt lots that are deficient in lot depth from having to apply for a variance.
3. *Existing Non-conforming Residential Structures:* There are some instances in the borough where the existing residential structures encroach upon the required side yards. It is recommended that the zoning ordinance be amended to allow the construction of additions to these structures as long as the additions do not encroach any further into the required side yard and the additions are not any higher than the portion of the existing structure that already encroaches upon the side yard.
4. *Front Porch and Stoops.* While a majority of the residential structures in the borough comply with the front yard setback requirements set forth in the ordinance, the zoning board of adjustment experiences a number of applications for front yard variances wherein a proposed porch or front stoop area encroaches into the required front yard. It is recommended that the zoning ordinance be amended to allow front porches and stoops to encroach upon the required front yard setback by a maximum of 6 feet as long as they are not enclosed structures.

5. **Area and Bulk Regulations:** The 2005 Master Plan reexamination report recommends a review of the area and bulk standards for all the residential districts in conjunction with the existing development patterns to ensure that the regulations are promoting new construction that is in keeping with the scale and character of the neighborhoods where it is located. The report further notes that a detailed review and modification to the existing regulations or the creation of new regulations maybe necessary in order to protect existing neighborhoods from over development and new development that is not complimentary to the existing development pattern. The borough has taken the initiative to adopt an ordinance that amends the side yard, street frontage, and lot depth requirements for each residential zone district in furtherance of this goal. These amendments were in direct response to this issue raised in the master plan reexamination report and begin to address the planning concerns of over development and protection of the residential neighborhoods. However, given the continued development of the residential neighborhoods with structures that are not consistent with the surrounding development pattern, it is recommended that the borough further review the area and bulk regulations, specifically the floor area ratio regulation to make necessary adjustments. The institution of a volume ratio regulation instead of the floor area ratio regulation may be appropriate. This planning analysis should be completed on a zone by zone basis, analyzing the floor areas and volumes of existing structures.

6. **Existing Zoning for Route 4 and 17 Retail Corridors.** It is recommended that a detailed analysis of both the Route 4 and Route 17 highway commercial corridors be completed. This recommendation is a result of the review of the past years development applications before both the Board of Adjustment and Planning Board. This review revealed that both highway commercial corridors are being redeveloped in a piece meal fashion with little or no consideration given to the adjacent properties. In order to ensure that there is consistency between adjacent commercial properties wherein shared parking, landscaping and circulation designs can be created, it is

recommended that an analysis of both corridors include a review of the existing floor areas, land uses, architecture, streetscape design, curb cuts, parking counts, circulation design and landscaping. These items should be reviewed in conjunction with existing zoning regulations and current retail industry standards to produce a comprehensive plan for the development/ redevelopment of the borough's major retail corridors.

7. **Parking Regulations.** It is recommended that the Borough amend its parking requirements for non-residential uses in a manner that would reduce the amount of impervious coverage on site. This recommendation is a result of the need to focus on reducing non-point sources of pollution in order to improve water quality and be compliant with state and federal regulations pursuant to the Clean Water Act (CWA). A review of the Borough's current zoning ordinance indicates that several components can be amended that would reduce the amount of non-point source pollution in the borough and, at the same time, improve the visual landscape. These are as follows:

a Required Number of Spaces. It is recommended that the Borough amend the number of parking spaces required for retail uses to reflect the parking demand generated by the gross leaseable area (GLA) as opposed to the gross floor area (GFA). If this reduction is implemented it is further recommended that the maximum reduction from GFA be 12%.

In addition to this reduction in the floor area calculation, it is recommended that the borough reduce its minimum parking requirements for retail uses from 5 parking spaces per 1,000 square feet of GFA to 4.5 spaces per 1,000 square feet of GLA, at least for larger retail establishments. This recommendation is supported by the Environmental Protection Agency (EPA), which has reported that actual parking demand for shopping centers, on average, is 3.97 spaces for every 1,000 square feet of gross floor area. It is also supported by a New Jersey Office of Smart Growth publication which notes the following industry standards for shopping centers: 4 spaces per 1,000 sq. ft. GLA for shopping centers up to 400,000 sq. ft.; 4.5 spaces per 1,000 sq. ft. GLA for

shopping centers from 400,000 to 600,000 sq. ft.; and 5 spaces per 1,000 sq. ft. GLA in shopping centers with more than 600,000 sq. ft. It should be noted that this standard is also identified in the Third Generation ITE Parking Generation book as being appropriate for larger retail spaces. The 4.5 per 1,000 sq. ft. standard is recommended due to the fact that the borough only has a 6 day shopping week as opposed to the typical 7 day shopping week that occurs in the municipalities where the parking studies were completed.

b. Minimum Aisle Width. It is recommended that the Borough reduce the minimum aisle width in parking areas having 90 degree stalls from 26 feet to 24 feet, which is a much more commonly used dimension. In fact, the State's Residential Site Improvement Standards (RSIS) require an aisle width of 24 feet for parking lots in residential developments. A width of 24 feet provides ample space for the safe and efficient circulation of vehicles.

c. Minimum Parking Stall Size. The Borough currently requires parking stalls for off-street parking to be 9 feet wide by 19 feet long. However, the planning board may permit stalls located at the perimeter of a parking lot to be 9 feet wide by 17 feet long where a 2-foot overhang space is provided. Such overhang space cannot be counted towards the site's planted area, or planted buffer area. This regulation has been an effective way to minimize impervious coverage, thereby reducing stormwater runoff, and providing some flexibility in site planning. It is recommended that the Borough expand the opportunities to accommodate overhang parking stalls by permitting them over any landscaped area where conventional parking is permitted. The overhang space should continue not to be counted towards the planted area and planted buffer. A minimum landscaped width of 6 feet should be provided wherever parking is provided on one side (i.e., the total length of the stall and landscaped area should be a minimum of 23 feet). When parking is provided on both sides of a landscaped area, a minimum landscaped width of 8 feet should be provided.

8. *Restaurant Use Restrictions.* Currently the zoning ordinance greatly restricts restaurant uses in the borough. 'Restaurant' is generally described as a commercial establishment where food and drinks are prepared, served and consumed on premises. Despite the prohibition on restaurants, there are a number of restaurants along county roads and state highways. Paramus is also home to several national fast food chains. Considering this fact, it would be appropriate to reconsider the Borough's regulatory approach and possible permit them in the BG zone district as a principal use. If this approach is revisited it is recommended that the ordinance require the parking for restaurant uses that have their own entrances, be calculated separately for larger multi-tenanted buildings. Currently applicants for development of multi-tenanted buildings use the retail parking requirement for the entire building regardless of the fact that a restaurant may be a tenant. This does not accurately reflect the parking requirements of the building.

9. *Car Dealerships.* A number of auto dealers have located in Paramus in order to take advantage of the regional traffic that exists in Paramus. As recommended in the 2005 Reexamination Report, the Borough should carefully examine the current zoning regulations pertaining to auto dealerships to establish appropriate design controls. For example, the Borough's parking regulations should be modified to specifically account for auto dealerships; regulations establishing a minimum distance between auto dealerships should be clarified; and requirements for landscaped setbacks should be reviewed and made more realistic.

10. *Senior Housing.* The growing number of residents aged 75 and above deserves Borough attention. The Borough should recognize the demographic shift currently underway and explore ways to assist older residents who wish to continue to reside in the borough. The Borough should examine the manner and level of services it provides to this demographic cohort. Specifically, the Borough should examine the housing needs of this group to determine if new housing types or styles or living arrangements are desirable or necessary.

11. *Buffer and Planted Area Regulations.* The Borough currently requires planted areas no less than 20 percent of the total lot area in all business zones, as well as on conditional uses in residential zones. In addition, a planted buffer area of at least 75 feet in width is required in business zones where the lot is within 100 feet of a residential zone. These requirements are unrealistic, as the majority of applications coming before the planning board and board of adjustment are not able to meet them. The Borough should consider reviewing its buffer and planted area regulations and amending them to be more realistic. In addition there are several conflicting regulations detailed in section 429-25 and 429-26 which should be clarified.
12. *Signage Regulations.* The maximum permitted size of a wall sign in all of the borough's business zones is currently 5 percent of the wall's area or 100 square feet whichever is smaller. This regulation is unrealistic, especially given the large number of commercial establishments along county roads and state highways, which require a higher visibility to attract customers. The Borough should consider reviewing its signage regulations and amending them to be consistent with current standards. In addition both the Zoning Board of Adjustment and the Planning Board have reviewed applications where the signage proposal requires variances because it is designed to be consistent with the architecture of the building. From a planning perspective this is a noteworthy goal and should be contemplated by the borough's ordinance
13. *R-50 Area and Bulk Regulations.* This category is designed to permit a minimum lot area of 5,000 square feet and a minimum lot width of 75 feet. These recommendations reflect prevailing densities in many portions of the borough and are intended to replace the R-50 zone district's current standards, including 9,375 square-foot minimum lot areas and 50-foot minimum lot widths. Although single-family development is the primary intended use for this category, public uses and home occupations are also permitted.
14. *Recreation/Conservation Zone District.* The recommended zoning map identifies all the parcels of land that are currently used for recreation or held for conservation purposes in a new zone district. As noted in the recreation/conservation section of this document, it is necessary to separately identify these parcels because a majority of them are encumbered due to the fact that borough has accepted green acres funding. It is recommended that the borough utilize this map to assist in conversation with Green Acres to make the necessary adjustments in the borough's open space and recreation inventory.
15. *Separation of Municipal and Conservation/Recreation Uses.* Currently the municipal use zone district encompasses both municipal facilities as well as open space and recreation sites. Since the borough has accepted Green Acres funds in the past, all the sites devoted to open space and recreation are forever preserved. *Section 429-149* should be revised to eliminate open space and public recreation facilities from the municipal use category.
16. *BLL Area and Bulk Regulations.* It is recommended that area and bulk regulations for the BLL Office Building zone district be incorporated into the Borough's zoning ordinance.
17. *Commercial Vehicles.* Another pertinent issue that was raised in the 2005 Reexamination Report pertains to the parking of flatbed trailers and other larger commercial vehicles on residential properties. This detracts character of the residential neighborhood. Parking of such vehicles may also negatively affect adjacent property values. The current regulations limit the parking of large commercial trucks on residential lots. There have been ongoing conflicts pertaining to the parking of commercial vehicles in residential neighborhoods. Given the ongoing concerns, it is recommended that this section be reviewed to determine if these regulations need to be modified to clearly state what type and size of overnight truck parking is allowed in residential districts.

18. **Accessory Structures.** Currently the zoning ordinance details regulations for accessory buildings including setback requirements. It is recommended that section 429-29 of the ordinance be reviewed and amended to include regulations regarding additional accessory structures, including hot tubs, ponds, patios, and temporary structures.
19. **Garages/ Driveways.** Section 429-33 of the ordinance currently regulates garages in residential zone districts. It presently states that all dwelling must maintain a one car garage or any existing dwelling that does not contain a garage as required may only be expanded, altered, reconstructed, or converted provided that the construction does not exceed 25% of the floor area of the existing dwelling. However, there have been a number of instances where residents have converted one bay of a two-car garage to living space. It is recommended that this section be reviewed to require the garage door to be removed for emergency responders. It is misleading when a garage door is still installed with a sheet-rocked wall behind it prohibiting access tow the dwelling. In addition this section should be amended to regulate the size of the driveways and curb cuts associated with each garage bays to ensure the proposed width and length can accommodate a vehicle and does not create excess impervious areas.
20. **Age Restricted Housing.** Given the borough's aging population, as evidence in the population characteristics identified in the back of this document, it is recommended that the borough consider creating a zoning regulations that permits age restricted housing as a conditional use on some of the arterial roadways in residential zone district. This use maybe an appropriate one on parcels of land that have a substantial amount of land area, approximately greater than 4 acres. This will allow for a greater density of housing to be constructed will still providing the buffer areas and landscaping that would be appropriate.
21. **Public Use Overlay Zone District.** The borough's current map establishes a municipal use zone district. The recommended zoning map details a public use overlay zone district, which includes all lands that is currently utilized by the borough as well as the county. The overlay allows for the creation of an underlying zone district for each of these parcels, in case the parcel reverts back to a private use.
21. **RGC Zone District.** Currently, this zone district permits the existing golf course uses and allow for residential townhouses to be developed in a cluster design. However, the existing golf course include restaurants and banquet facilities that should be accounted for the borough's zoning regulations. It is therefore recommended that this district's regulations be amended to include those types of uses and associated area and bulk regulations.
22. **Residential Site improvement Standards (RSIS).** The Residential Site Improvement Standards set forth statewide standards for residential development, including circulation design and parking requirements. It is recommended that the borough's ordinance be amended to incorporate the current RSIS standards.

4.0 RECREATION/CONSERVATION PLAN

4.1 INTRODUCTION

The preservation of open space for both active and passive recreation fulfills many worthwhile goals, such as preserving environmentally critical areas, retaining the natural beauty of the landscape, providing recreation opportunities in close proximity to residential areas, as well as providing locations for leisure activity. In furtherance of these goals, the recreation/conservation plan sets out to identify potential resources for recreation and to preserve and enhance existing facilities. Each of these issues is addressed herein.

4.2 EXISTING FACILITIES INVENTORY

Existing recreation sites in Paramus consist of both active and passive uses. Active recreation is a term used to encompass leisure activities usually of a formal nature and often performed with others, required equipment and taking place at prescribed places, sites or fields. It can include such activities as swimming, tennis, baseball and playground activities. Passive recreation usually constitutes relatively inactive or less energetic activities, such as walking, sitting, picnicking and table games. Passive recreation can also mean open space for nature walks and observation.

The accompanying Open Space and Recreation map illustrates the borough’s existing recreation sites. In addition, Section 6.4 of this document provides a detailed inventory of these sites, including existing facilities and proposed improvements.

In addition, it should be noted that the borough’s Recreation and Open Space Inventory that is on file with Green Acres is inaccurate and should be amended to reflect existing conditions. This should be completed in conjunction with the preparation of an open space and recreation element.

4.3 RECOMMENDED RECREATIONAL FACILITIES UPGRADES

The inventory of existing open space and recreation facilities, presented in Section 6.4 of this document, includes specific improvements recommended for each facility. In general, it is recommended that facilities receive enhanced landscaping in their parking areas, repairs to cracks in asphalt paving, upgrades to some various equipment and amenities, as well as formalized and more maintained pathways in open space areas.

4.4 IDENTIFICATION OF SITES FOR ACQUISITION

Potential sites to be acquired for open space/recreation are illustrated on the accompanying Open Space and Recreation map and detailed in the table below. This table includes information regarding block and lot identification, lot area, land use classification and assessed value.

Table 1
 POTENTIAL SITES FOR OPEN SPACE/RECREATION
 Paramus, New Jersey

Block	Lot	Acres	Land Use Classification	2006 Assessed Value
204	1	0.38	Quasi-public	\$403,800
205	2	0.29	Public	\$168,800
1601	3	2.35	Commercial	\$953,700
1601	4	0.17	Residential	\$264,400
1601	5	4.70	Commercial	\$1,829,600
2506	17	1.24	Quasi-public	\$62,000
7002	1	2.34	Farm (qualified)	\$2,200
7003	1	9.60	Farm (qualified)	\$9,200
7701	2	0.92	Farm (residential)	\$576,300
7701	3	3.86	Farm (residential)	\$55,400

Source: Borough tax records.

4.5 FUNDING SOURCES

The State of New Jersey offers assistance to communities for the preservation of open space. These programs originated with the Green Acres Program in 1961. The growing need to preserve the state’s open space resulted in a referendum which passed and became legislation entitled the Garden State Preservation Trust Act. This bill created for the first time, a stable source of funding for preservation of open space. Other programs, such as the Farmland Preservation Trust Act and Historic Preservation Trust Fund, also enhance the ability to preserve land for open space and recreation uses.

For a municipality to participate in the Green Trust Planning Incentive (PI) funding category the local government must have adopted a recreation and open space plan, and also have established and be collecting an open space tax, pursuant to P.L. 1997, Chapter 24. Under this law, counties and municipalities may assess a tax, approved by voter referendum, for the following purposes, or any combination of these purposes, as determined by the local government:

1. Acquisition of lands for recreation and conservation purposes;
2. Development of lands acquired for recreation and conservation purposes;
3. Maintenance of lands acquired for recreation and conservation purposes;
4. Acquisition of farmland for farmland preservation purposes;
5. Preservation of historic properties, including the acquisition of such properties for historic preservation purposes; or
6. Payment of debt service on indebtedness issued or incurred by a local government for any of the purposes listed above, except for number 3.

Green Acres funding includes long term low interest loans as well as grants for up to 25 percent of the acquisition cost for environmentally sensitive land. Additionally, the Garden State Preservation Trust Act provides funding for local governments that have adopted an alternate means of funding for the purposes listed above. The law requires that the funding mechanism be stable and reasonably equivalent to an open space tax.

5.0 CULTURAL AND HISTORIC PRESERVATION PLAN

5.1 INTRODUCTION

The Planning Board recognizes that within the borough there are several buildings and sites of historical, architectural, engineering, archaeological and/or cultural interest. This element of the plan is intended to encourage awareness, appreciation and recognition of this heritage, as well as plan for the preservation of buildings and sites deemed historically significant. Also, the data gathered herein can be used in the future to create a historic preservation plan pursuant to the Municipal Land Use Law. The MLUL defines the required features of a historic preservation plan element as (a) an indication of the location and significance of historic sites and historic districts; (b) an identification of the standards used to assess worthiness for historic site or district identification; and (c) an analysis of the impact of each component and element of the master plan on the preservation of historic sites and districts.

5.2 THE NATIONAL AND STATE REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of the nation's historic resources that are worthy of preservation. The 1966 National Historic Preservation Act established the Register to include significant districts, sites, structures, buildings, and objects of local, state and national interest. To qualify, a property must meet one of the following four criteria: (a) association with events that have made a significant contribution to the broad patterns of our history; (b) association with the lives of a significant person of our past; (c) embodiment of the distinctive characteristics of a type, period, or method of construction, or representative of the work of a master, or in possession of high artistic value, or representative of a significant and distinguishable entity whose components may lack individual distinction; or (d) having yielded or may be likely to yield information important to history or prehistory.

Inclusion on the National Register enables the owner of the property to take advantage of several financial benefits. The Tax Reform Act of 1986 permits owners and some lessees of historic buildings to take a 20 percent income tax credit on the cost of rehabilitation of buildings for industrial, commercial or rental purposes. The rehabilitated buildings must be certified historic structures subject to depreciation, and the rehabilitation must be certified as meeting the National Park Service standards.

The New Jersey Register of Historic Places is the official list of New Jersey's historic resources of local, state, and national interest. It was created by the New Jersey Register of Historic Places Act and is closely modeled after the National Register Program. Both registers have the same criteria for eligibility, nomination form and review process. Similar to the National Register, there are financial benefits associated with properties that are listed on the state register. Historic Preservation Bond Fund matching grants and low interest loans for rehabilitation and restoration are available to state, county and municipal agencies and non-profit organizations with properties listed on the New Jersey Register.

5.3 MUNICIPAL HISTORIC PRESERVATION

A listing on the State and National Register provides recognition of the historic value of a site and protects these places from *public* action that may adversely impact these resources. It does not, however, limit *private* property owners' ability to alter their property, even if such action negatively impacts the historic value. Therefore, while the National and State Registers are good tools to assist in the preservation of historic resources, designation and regulation at the local level is often the most effective means to preserve the historical assets of a community. The Borough of Paramus, however, has not yet taken such measures.

Municipal protection of a community's historic elements typically begins with the enactment of local legislation for the designation and protection of historic properties. For example, ordinances are often adopted by communities which outline procedures and criteria for the designation of a landmark or historic district, procedures and criteria for review of land use applications affecting a designated landmark or historic district, as well as procedures for the enforcement of the ordinance provisions.

A local ordinance can also establish a Historic Preservation Commission (HPC). Under the MLUL, the HPC is required to consist of between five and nine members, plus alternates, who have a variety of backgrounds ranging from preservation professionals to citizen advocates. The MLUL also assigns the HPC with the power and responsibility to prepare a survey of the municipality's historic sites, make recommendations to the planning board on the historic preservation plan element of the master plan and on the implications for historic preservation on any other master plan elements, advise the planning board on the inclusion of historic sites in the capital improvement program, advise the planning board and board of adjustment on applications for development, provide written reports on the application of any zoning ordinance provisions concerning historic preservation, as well as carry out other advisory, educational and informational functions that will promote historic preservation in the municipality.

Lastly, communities often seek to gain Certified Local Government (CLG) status — a designation that links a local government's preservation efforts more closely with the State Historic Preservation Office. Specifically, participation in the CLG program allows municipalities to review and comment on federal or federally supported projects that have the potential to affect historic properties in the community (known as the Section 106 review process, in reference to the National Historic Preservation Act of 1966). Also, CLG status gives a municipality priority eligibility for a variety of federal and state preservation grants, including the surveying of historic sites, the preparation of National Register nominations, the preparation of preservation plans, and even restoration or renovation work.

5.4 SUMMARY AND RECOMMENDATIONS

The Borough of Paramus has a rich history that is still represented in a number of its buildings, sites and landmarks. It is important that this historical legacy be acknowledged and preserved for future generations — not only to provide a link to the past, but also to protect local culture and quality of life. An effective historic preservation movement, however, should not rely solely on state or national programs. Instead, preservation efforts should originate at the local level, where citizens can yield greater control over what is preserved and how it is regulated. As such, the Borough should consider the following recommendations:

- By ordinance, establish a Historic Preservation Commission (HPC) in conformance with the MLUL. Such a commission would have the responsibilities of preparing a survey of the borough's historic sites, advising the planning board and board of adjustment on historic preservation matters, as well as acting in an advisory, educational and informational role for promoting historic preservation in the community.
- In cooperation with the HPC, prepare and adopt an ordinance which outlines the procedures and criteria for designating a landmark or historic district, procedures and criteria for review of land use applications affecting a designated landmark or historic district, as well as procedures for the enforcement of the ordinance provisions.
- Develop design guidelines for use by property owners and the HPC in reviewing development applications affecting historic landmarks or districts.
- Consider applying for Certified Local Government (CLG) status from the State Historic Preservation Office. To be eligible, the borough must give evidence that a HPC has been established with powers of review, that its system of surveying properties is tied to state office procedures, and that it is able and willing to enforce state and local preservation ordinances.

5.5 INVENTORY OF HISTORIC PROPERTIES

Section 6.5 of this document presents the historic properties inventory, which includes photographs of each site and a brief description of each structure's historical significance.

6.0 BACKGROUND INFORMATION

6.1 ENVIRONMENTAL FEATURES

An analysis of the borough's physical characteristics is important in determining the developability of the community's remaining vacant undeveloped acreage. This data enables a clearer assessment of the community's development potential, and assists in establishing projections for future population growth.

The principal environmental features which are typically assessed within the framework of a master plan include topography and slope, wetlands, and flood plain characteristics. Each of these elements, as well as Category One waterways, are illustrated in the accompanying Environmental features map and described below. However, physical features and environmental factors are best reviewed on a site by site basis as development applications are submitted to the borough's local review agencies.

6.11 Topography and Slope

Topography in Paramus does not generally present difficulties to development. As shown in the Environmental Features map, significant bands of steep slopes are minimal and are primarily located in conservation/recreation sites or parcels already developed for residential purposes. The highly developed nature of Paramus and the modest elevations and change in grade minimize the prospective impact that slopes would have on development and redevelopment in the borough.

6.12 Flood Plains

There are a number of parcels in Paramus that lie within the 100-year and 500-year floodplain. The flood hazard areas in the borough correspond to the prominent water features in the municipality, including the Saddle River in the west, the Herring and Van Saun Mill Brooks in the east, and the Sprout Brook in the central portion of the borough..

These flood hazard areas are presented in the accompanying Environmental Features map and reflect the data published by the Federal Emergency Management Agency as part of the National Flood Insurance Program. This data does not necessarily show all areas of the borough that are subject to flooding, but does provide a broad overview of potential flood problems throughout the municipality.

6.13 Category One Waterways

Paramus contains a portion of one Category One waterway, which is the Soldier Brook located in the northernmost portion of the borough. Category One waterways, as well as those areas within 300 feet of the stream, receive special protection under New Jersey's Surface Water Quality Standards (SWQS) because of their exceptional ecological, water supply, and/or recreational significance. In addition, protection is afforded to those waterways with exceptional shellfish or fisheries resources.

In those waters designated as Category One and their surrounding buffers, known as Special Water Resource Protection Areas (SWRPA), existing development is not regulated. However, new construction or expansion to existing structures that will disturb one acre or more of the property or that would increase impervious surfaces on-site by at least one-quarter of an acre is prohibited within SWRPAs.

6.14 Wetlands

The National Wetlands Inventory, prepared by the United States Department of the Interior Fish and Wildlife Service, provides an inventory of wetland areas in Paramus as well as other municipalities in the State of New Jersey. The wetland delineations are based upon vegetation, visible hydrology and geography in accordance with acknowledged source data pertaining to wetlands classification. This data has been mapped by the New Jersey Department of Environmental Protection (NJDEP) and is illustrated on the accompanying Environmental Features map. Although this map provides a good indication of where wetlands are located in the borough, only an official determination from the NJDEP (called a "letter of interpretation" or "LOI") can validate the presence of wetlands on a given property.

The adoption of the Freshwater Wetlands Protection Act in 1988 established a host of regulations aimed towards the preservation of New Jersey's wetlands as well as transition areas, or "buffers". Specifically, the Act requires the NJDEP to regulate virtually all activities proposed in wetlands, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. In addition, the DEP must determine the width of transition areas around wetlands, which is dependent on the sensitivity of the particular wetland. For example, especially valuable wetlands may require a 150-foot buffer. On the other hand, zero feet of buffer may be required when transition area averaging is applied. Most wetlands, however, require a minimum 50-foot buffer. Proposed activity within these transition areas typically require permits from the DEP.

6.15 Soil Characteristics

After the environmental constraints map, the following pages detail all the soil types located in the municipality. In addition the table provides each of the soils characteristics including development limitations. The table corresponds to the soils map located on page 33.

Soil Name and Symbol	Dwellings without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads and Streets	Shallow Excavations	Lawns and Landscaping
AdrAt (0 to 2% slopes) Adrian muck	Very limited: subsidence, flooding, depth to saturated zone, organic matter content, ponding	Very limited: subsidence, flooding, depth to saturated zone, ponding	Very limited: subsidence, flooding, depth to saturated zone, organic matter content, ponding	Very limited: depth to saturated zone, subsidence, frost action, flooding, ponding	Very limited: depth to saturated zone, cutbanks cave, ponding, organic matter content, flooding	Very limited: Flooding, organic matter content, depth to saturated zone, ponding
BohB (3 to 8% slopes) Boonton moderately well drained gravelly loam	Somewhat limited: depth to saturated zone	Very limited: depth to saturated zone	Somewhat limited: slope, depth to saturated zone.	Somewhat limited: frost action, depth to saturated zone	Very limited: depth to saturated zone, cutbanks cave	Somewhat limited: depth to saturated zone, large stones content
BohC (8 to 15% slopes) Boonton moderately well drained gravelly loam	Somewhat limited: slope, depth to saturated zone	Very limited: depth to saturated zone, slope	Very limited: slope, depth to saturated zone	Somewhat limited: slope, frost action, depth to saturated zone	Very limited: depth to saturated zone, cutbanks cave, slope	Somewhat limited: slope, gravel content, depth to saturated zone, large stones content, droughty
BohD (15 to 25% slopes) Boonton moderately well drained gravelly loam	Very limited: slope, depth to saturated zone	Very limited: slope, depth to saturated zone	Very limited: slope, depth to saturated zone	Very limited: slope, frost action, depth to saturated zone	Very limited: slope, depth to saturated zone, cutbanks cave	Very limited: slope, gravel content, depth to saturated zone, large stones content, droughty
BohE (25 to 45% slopes) Boonton moderately well drained gravelly loam	Very limited: slope, depth to saturated zone	Very limited: slope, depth to saturated zone	Very limited: slope, depth to saturated zone	Very limited: slope, frost action, depth to saturated zone	Very limited: slope, depth to saturated zone, cutbanks cave	Very limited: slope, gravel content, depth to saturated zone, droughty, large stones content
BouB (0 to 8% slopes) Boonton-Urban land complex	Not limited	Not limited	Somewhat limited: slope	Somewhat limited: frost action	Very limited: cutbanks cave	Not limited
BouC (8 to 15% slopes) Boonton-Urban land complex	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: slope, frost action	Very limited: cutbanks cave, slope	Somewhat limited: slope
BouD (15 to 25% slopes) Boonton-Urban land complex	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope, frost action	Very limited: slope, cutbanks cave	Very limited: slope
BouE (25 to 45% slopes) Boonton-Urban land complex	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope, frost action	Very limited: slope, cutbanks cave	Very limited: slope
CarAt: (0 to 2 % slopes) Carlisle muck, frequently flooded	Very limited: subsidence, flooding, depth to saturated zone, organic matter content, ponding	Very limited: subsidence, flooding, depth to saturated zone, organic matter content, ponding	Very limited: subsidence, flooding, depth to saturated zone, organic matter content, ponding	Very limited: depth to saturated zone, subsidence, frost action, flooding, ponding	Very limited: depth to saturated zone, organic matter content, ponding, flooding, cutbanks cave	Not rated
DuoB: (3 to 8% slopes) Dunellen loam	Not limited	Not limited	Not limited	Somewhat limited: frost action	Very limited: cutbanks cave	Not limited
DuoC: (8 to 15% slopes) Dunellen loam	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: frost action, slope	Very limited: cutbanks cave, slope	Somewhat limited, slope
DuuA: (0 to 3% slopes) Dunellen-Urban land complex	Not limited	Not limited	Not limited	Somewhat limited: frost action	Very limited: cutbanks cave	Not limited
DuuB: (3 to 8% slopes) Dunellen-Urban land complex	Not limited	Not limited	Not limited	Somewhat limited: frost action	Very limited: cutbanks cave	Not limited

Soil Name and Symbol	Dwellings without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads and Streets	Shallow Excavations	Lawns and Landscaping
DuuC: (8 to 15% slopes) Dunellen-Urban land complex	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: slope, frost action	Very limited: cutbanks cave, slope	Somewhat limited: slope
DuuD: (15 to 25% slopes) Dunellen-Urban land complex	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope, frost action	Very limited: slope, cutbanks cave	Very limited: slope
FmhAt: (0 to 3% slopes) Fluvaquents, loamy, frequently flooded	Very limited: flooding, depth to saturated zone, ponding	Very limited: flooding, depth to saturated zone, ponding	Very limited: flooding, depth to saturated zone, ponding	Very limited: depth to saturated zone, frost action, flooding, ponding	Very limited: depth to saturated zone, ponding, flooding, cutbanks cave	Very limited: flooding, depth to saturated zone, ponding
OtsE: (25 to 35% slopes) Otisville gravelly loamy sand	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope, cutbanks cave	Very limited: slope, droughty, gravel content, large stones content
PbuA: (0 to 3% slopes) Pascack silt loam	Somewhat limited: depth to saturated zone	Very limited: depth to saturated zone	Somewhat limited: depth to saturated zone	Very limited: frost action, depth to saturated zone	Very limited: depth to saturated zone, cutbanks cave	Somewhat limited: depth to saturated zone
PrnAt: (0 to 3% slopes) Preakness silt loam, frequently flooded	Very limited: flooding, depth to saturated zone, ponding	Very limited: flooding, depth to saturated zone, ponding	Very limited: flooding, depth to saturated zone, ponding	Very limited: depth to saturated zone, frost action, flooding, ponding	Very limited: depth to saturated zone, cutbanks cave, ponding, flooding	Very limited: flooding, depth to saturated zone, ponding
RkrA: (0 to 3% slopes) Riverhead sandy loam	Not limited	Not limited	Not limited	Somewhat limited: frost action	Very limited: cutbanks cave	Not limited
RkrB: (3 to 8% slopes) Riverhead sandy loam	Not limited	Somewhat limited: depth to saturated zone	Somewhat limited: slope	Somewhat limited: frost action	Very limited: cutbanks cave, depth to saturated zone	Not limited
RkrC: (8 to 15% slopes) Riverhead sandy loam	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: slope, frost action	Very limited: cutbanks cave, slope	Somewhat limited: slope
UdkttB: (0 to 8% slopes) Udorthents, loamy, frequently flooded	Not limited	Not limited	Not limited	Very limited: frost action, low strength	Somewhat limited: too clayey, cutbanks cave	Not limited
UdouB: (0 to 8% slopes) Udorthents, organic substratum-Urban land complex	Not rated	Not rated	Not rated	Not rated	Not rated	Not rated
UdrB: (0 to 8% slopes) Udorthents, refuse substratum	Somewhat limited: depth to saturated zone	Very limited: depth to saturated zone	Somewhat limited: depth to saturated zone	Very limited: low strength, depth to saturated zone	Very limited: depth to saturated zone, cutbanks cave	Somewhat limited: depth to saturated zone.
UdwB: (0 to 8% slopes) Udorthents, wet substratum	Not rated	Not rated	Not rated	Not rated	Not rated	Not rated
UdwuB: Udorthents, wet substratum-Urban land complex	Not rated	Not rated	Not rated	Not rated	Not rated	Not rated
UR: Urban land	Not rated	Not rated	Not rated	Not rated	Not rated	Not rated
WemC: (8 to 15% slopes) Wethersfield gravelly loam	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: slope, frost action	Very limited: cutbanks cave, slope, dense layer	Somewhat limited: slope, gravel content, large stones content

Soil Name and Symbol	Dwellings without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads and Streets	Shallow Excavations	Lawns and Landscaping
WemE: (25 to 35% slopes) Wethersfield gravelly loam	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope, frost action	Very limited: slope, cutbanks cave, dense layer	Very limited: slope, gravel content, droughty, large stones content
WeuC: (8 to 15% slopes) Wethersfield-Urban land complex	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: slope, frost action	Very limited: cutbanks cave, slope, dense layer	Somewhat limited: slope, gravel content, droughty, large stones content
WeuD: (15 to 25% slopes) Wethersfield-Urban land complex	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope, frost action	Very limited: slope, cutbanks cave, dense layer	Very limited: slope, gravel content, droughty, large stones content

*Note: In cases of complex soils, descriptions based upon properties of dominant soil component **only**.*

Source: Soil Survey Geographic (SSURGO) database, Natural Resources Conservation Service, December 2004.

6.2 RELATIONSHIP TO OTHER PLANS

6.21 New Jersey State Development & Redevelopment Plan

The State of New Jersey's State Development and Redevelopment Plan (SDRP), adopted on March 1, 2001, serves as a blueprint for future development and redevelopment on a statewide basis. The plan's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal, economic and other systems. Generally, the Plan attempts to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. While the Plan does not take power away from planning and zoning at the municipal level, the State will use the plan as a guide for decisions regarding funding for infrastructure improvements.

The Plan created four types of planning areas. Paramus falls within the Metropolitan Planning Area (PA-1) category, which means there is little distinction between municipal boundaries in the region. Municipalities in the Metropolitan Planning Area have the following characteristics: they are predominantly developed with little available vacant land; have an aging infrastructure; they recognize that development will be the predominant form of growth; and they understand that certain municipal services and systems need to be regionalized. The Plan recommends that there be both public and private investment/reinvestment in the Metropolitan Planning Area and that growth and redevelopment be promoted in these communities. The Plan encourages both development and redevelopment in order to take advantage of the benefits of areas within the Metropolitan Planning Area which have an existing development pattern, extensive public transportation system, and access to regional markets.

All New Jersey governments and agencies thereof, are encouraged to review their plans with the goal to bring them into "consistency" with the strategies, objectives and policies of the State Plan. The following is a summary of the major policy objectives for Metropolitan Planning Areas, which are as follows:

- 1) Land Use: Guide new development and redevelopment as to ensure efficient and beneficial utilization of scarce land while capitalizing on inherent public facility and service efficiencies created by the concentrated development patterns.
- 2) Housing: Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.
- 3) Economic Development: Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.

6.22 Bergen County Master Plan

Bergen County does not currently have a master plan in effect for Paramus or the surrounding area. However, the County Department of Planning and Economic Development is currently working on creating a new master plan for the county.

6.23 Master Plans of Adjacent Municipalities

The Municipal Land Use Law for the State of New Jersey requires that a master plan review the master plans of its surrounding communities as well as any pertinent County and State plans.

Section 40:55d-28(d) of the New Jersey Municipal Land Use Law requires that: "The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located and (3) any comprehensive guide plan pursuant to section 15 of P.L. 1961, c. 46 (c.13:1B-15.52)" State Land Use Plan.

Fair Lawn. Fair Lawn is a predominantly residential community with a fair amount of industrial development. The boundary between Fair Lawn and Paramus is primarily formed by the Saddle Brook River. This area, east of Saddle Brook Road, is characterized by the Saddle Brook River Park and single-family residential neighborhoods, similar to the development on the Paramus side. The goals and objectives of the 1992 master plan seek to protect residential areas as well as environmental sensitive areas and open space.

Glen Rock. Glen Rock and Paramus meet at a point along the western boundary of Paramus. In Paramus, this portion of the borough is occupied by the Dunker Hook Area, and Glen Rock is occupied by the Glen Rock Area; both are part of the Saddle River County Park. The Land Use Plan element for Glen Rock designates this area as a water resource conservation area/stream corridor under the conservation land use category. This is consistent with Paramus' use.

Ridgewood. The Village of Ridgewood is located to the northwest of Paramus and is predominantly a single family residential community. A portion of the border between these two communities is formed by the Saddle Brook River and the surrounding Saddle Brook River Park. The rest of the adjacent area is defined by single family housing. The 1983 master plan for Ridgewood and its subsequent reexaminations have expressed an ongoing desire to maintain the existing residential character of the Village. Paramus' land use in the area essentially mirrors that of Ridgewood with the exception of the retail space adjacent to Route 17.

Washington. The Borough of Washington lies north of Paramus and is primarily a residential community. The land use in Washington near Paramus is made up of low density residential, as well as the Beth-El Cemetery. Washington seeks to maintain the low-density, single family residential character of this portion of the Borough. These uses are compatible with the residential areas nearby in Paramus

Emerson. The Borough of Emerson is a residential community that has a fair amount of open space largely due to the Oradell Reservoir. Emerson has an odd shaped border with the northeastern portion of Paramus, and is characterized by residential uses and the Cedar Park Cemetery in this area. In Paramus, the area is entirely occupied by the cemetery with residential uses beyond that. Emerson seeks to maintain the existing character of the area, which is compatible with Paramus's goals.

Oradell. The Borough of Oradell is a residential community that has a fair amount of open space primarily due to the Oradell Reservoir and several golf courses. The Borough is northeast of Paramus and is comprised of residential land uses near the municipal boundary. The land use plan and subsequent reexaminations express a desire to maintain the residential character, which is compatible with the residential uses in Paramus.

River Edge. River Edge is a largely developed residential community, located to the east of Paramus. Van Saun County Park rests around a portion of the boundary between Paramus and River Edge. The Van Saun Mill Brook also defines a portion of the boundary. Both Paramus and River Edge have single family residential development in this area, in addition to the park, and the River Edge land use plan expresses its desire to maintain this character.

Hackensack. Hackensack adjoins Paramus at the very southeastern tip of the Borough. The two municipalities are separated by Cole's Brook. This area of Hackensack is characterized by low density residential development and park, recreation and open space. The 2001 land use plan calls for low density (single family) development as well as parks, recreation and open space, which is in conflict with the existing uses in Paramus. However, with the combination of the inward orientation of the development in Paramus and the location of Cole's Brook, the uses of the two boroughs are agreeable.

Maywood. The Borough of Maywood lies to the south of Paramus. The area around Spring Valley Road is primarily residential, while Spring Valley Avenue is characterized by commercial and office uses. Spring Valley Avenue, east of Maywood Avenue is residential. Paramus' land uses are compatible with the 2003 Land Use Plan for Maywood except for the area east of Maywood Avenue. In Paramus, the make up of the area is commercial, including the Bergen Mall. Maywood seeks to maintain the single family residential character of the area.

Rochelle Park. Rochelle Park is south of Paramus and is primarily a residential community. However, the portion of Rochelle Park that abuts Paramus is comprised of residential, business and industrial uses. Paramus is also comprised of a mix of uses including office, residential and commercial (including the Garden State Plaza). Rochelle Park's land use plan expresses its desire to protect residential neighborhoods. For the most part, Paramus' land use is compatible with the residential areas in this part of Rochelle Park. Additionally, some areas of Paramus here are more compatible with the residential uses in Rochelle Park than the surrounding uses in Rochelle Park itself.

Saddle Brook. Saddle Brook adjoins Paramus at a point in the southern portion of the borough. The Saddle Brook River runs between the two, and the Saddle Brook River Park surrounds the river on the Saddle Brook side, while the immediate area in Paramus adjacent to the river is undeveloped with office space just beyond this. The Saddle Brook Master Plan designates this area as parkland. The location of the river provides for compatibility between the differing land uses.

6.3 CENSUS DATA

6.31 Population Characteristics

Population Size. According to the 2000 census, the borough experienced a population increase of 2.7 percent to 25,737 residents compared to the 25,067 residents recorded in 1990. This population increase reversed a 20 year trend of declining population totals.

In 1970, the U.S. Census Bureau counted 28,381 residents living in Paramus. By 1990 this number had decreased by 3,314 residents, a nearly 12 decline in population. The accompanying table depicts the Borough's population growth since 1900, thereby providing a hundred-year framework of the Borough's changing population.

Table 2
RATE OF POPULATION GROWTH, 1900-2000
Paramus, New Jersey

Year	Population	Population Change	Percent Change
1900	779	---	---
1910	889	110	14.1
1920	1,321	432	48.6
1930	2,649	1,328	100.5
1940	3,688	1,039	39.2
1950	6,268	2,580	70.0
1960	23,238	16,970	270.7
1970	28,381	5,143	22.1
1980	26,474	-1,907	-6.7
1990	25,067	-1,407	-5.3
2000	25,737	670	2.7

Source: 1997 Borough of Paramus Master Plan and U.S. Bureau of the Census, 1990 & 2000

Births and Deaths Statistics. The number of births in a community is an important element in assessing future needs for community facilities and services, particularly with respect to school systems and recreational facilities. As shown in Table 3, the birth and death statistics indicate the borough has experienced a natural net population decrease over the past 10 years. The number of births has fluctuated year by year, averaging 219. Contrarily, the number of deaths has been gradually increasing, except for the year 1996 when the number of deaths decreased compared to the previous year.

Despite the higher number of deaths over live births, the Census Bureau recorded a 2.7% population increase between 1990 and 2000. The rise in total population over this 10 year period is the result of greater migration into the borough than the cumulative effect of out migration from the borough and the higher number of deaths compared to births

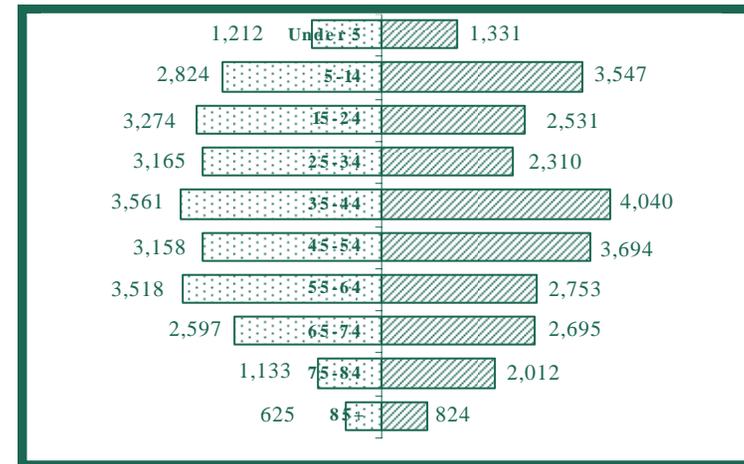
*Table 3
BIRTHS AND DEATHS, 1990 - 2000
Paramus, New Jersey*

Year	Births	Deaths	Change in Birth/Deaths
1990	209	234	-25
1991	226	243	-17
1992	216	254	-38
1993	237	265	-28
1994	210	273	-63
1995	202	292	-90
1996	221	269	-48
1997	233	303	-70
1998	237	302	-65
1999	212	302	-90
2000	209	304	-95
Total	2,412	2,940	-528

Source: State of New Jersey Department of Health and Senior Services.
Bergen County Department of Planning and Economic Development.

Age Characteristics. The accompanying chart summarizes age distributions in Paramus. The total population recorded in 2000 was 25,737 persons, an increase of 2.7% from the 1990 population of 25,067 persons. Yet, it should be noted that population aged 75 and older has experienced the greatest population increase of approximately 61 percent to 2,836 persons in 2000 from 1,758 persons in 1990. Contrarily, the number of residents aged between 15 through 34 has decreased 25 percent compared to the 1990 census data. The median age of 42.9 years in 2000 increased from the 1990 median age of 41.0 years.

*Chart 1
Age Characteristics, 1990 and 2000
Paramus, New Jersey*



6.32 Housing Characteristics

Household Size. The borough's household size has decreased throughout the past three decades. The average household size in the year 1970 was 3.81 persons per household, which was gradually reduced to 3.31 and 3.07 in 1980 and 1990, respectively. The most recent census data indicates 3.00 persons per household.

This decline is consistent with state and national trends, with similar declines registered in most Bergen County's municipalities. Bergen County's average household size, for example, decreased steadily from 3.19 persons per household in 1970 to 2.64 in 1990. Of some interest is the fact that the most recent census recorded stabilization in household size for Bergen County as a whole, as a 2.64 person household size was again recorded.

Table 4
Average Household Size, 1970 - 2000
Paramus, New Jersey

Year	Number of Households	Household Size: Paramus	Household Size: Bergen County
1970	7,492	3.81	3.19
1980	7,644	3.31	2.79
1990	7,776	3.07	2.64
2000	8,082	3.00	2.64

Source: U.S. Bureau of the Census.

Dwelling Units. As Tables 5 and 6 reflect, the number of dwelling units has been increasing since 1970. The total number of dwelling units in 2000 is 8,209 housing units, which indicates the highest number ever recorded in Paramus. Of the 8,209 housing units recorded, 8,082 housing units are occupied. According to the 1990 census, 7,776 of 7,873 dwelling units were occupied. The occupancy rates are fairly consistent between 1990 and 2000, showing approximately 98 percent. This is reflective of a tight housing market. As far as vacancy rates are concerned, 127 housing units are noted as vacant in the 2000

census and 116 vacant dwelling units were recorded in the 1990 census. Both vacancy rates consist of 1.5 percent of the overall number of dwelling units. The proportion between occupant and vacant units is unchanged despite the increase in the total number of dwelling units.

Table 6 indicates that the vast majority of dwelling units in the borough are owner occupied. The percentage of residents who own the dwelling they occupy remained constant during the 10 year period between 1990 and 2000.

Table 5
Dwelling Units: 1970-2000
Paramus, New Jersey

Year	Number Of Dwelling;	Numerical Change	Percentage Change
1970	7,179	---	---
1980	7,698	519	7.2
1990	7,873	175	2.3
2000	8,209	336	4.3

Source: U.S. Bureau of the Census.

Table 6
Year-Round Housing Units by Tenure
And Occupancy Status, 1990 and 2000
Paramus, New Jersey

Characteristics	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Owner Occupied	7,082	89.7	7,331	89.3
Renter Occupied	694	8.8	751	9.1
Vacant Units	116	1.5	127	1.5
Total	7,892	100.0	8,209	100.0

Source: U.S. Bureau of the Census, 1990 and 2000.

Table 7 outlines the type of housing counted in Paramus during the 2000 census. Residential structures in Paramus are largely single family homes as this type of housing stock represents 93 percent of the total dwelling units. The second largest component of dwelling units are two family dwellings, which comprise 3.6 percent. Townhouses represent 1.3 percent of the total residential dwellings, which is the third largest component.

*Table 7
Units in Structure, 2000
Paramus, New Jersey*

Units in Structure	Number	Percent
Single Family, Detached	7,637	93.0
Single Family, Attached	104	1.3
2	294	3.6
3 or 4	78	1.0
5 to 9	5	0.1
10 to 19	7	0.1
20 or more	77	0.9
Mobile Home	7	0.1
Total	8,209	100.0

Value of Housing Units. The median value of owner occupied housing in 2000 was recorded as \$284,800, which is an approximately 16 percent increase compared to the 1990 median owner occupied housing value of \$246,200. Additionally, the 2000 census data indicates the median value of renter occupied housing as \$1,483. This is a 50 percent increase from the same data recorded in 1990. The accompanying table outlines the details of the owner occupied housing.

*Table 8
Specified Owner-Occupied Housing Units by Value, 1990 and 2000
Paramus, New Jersey*

Value	1990	Value	2000	Numerical Change
Less than \$15,000	5	Less than \$50,000	82	36
\$15,000 to \$19,999	3			
\$20,000 to \$29,999	18			
\$30,000 to \$49,999	20			
\$50,000 to \$99,999	37	\$50,000 to \$99,999	24	-13
\$100,000 to \$149,999	191	\$100,000 to \$149,999	133	58
\$150,000 to \$199,999	1,103	\$150,000 to \$199,999	610	493
\$200,000 to \$249,999	2,013	\$200,000 to \$299,999	3,190	-
\$250,000 to \$299,999	1,402			225
\$300,000 to \$399,999	1,202	\$300,000 to \$499,999	2,651	1,149
\$400,000 to \$499,999	300			
\$500,000 or More	179	\$500,000 to \$999,999	322	143
		\$1,000,000 or more	41	41
Total	6,473	Total	7,053	580
Median	\$246,200	Median	\$284,800	

Source: U.S. Bureau of the Census, 1990 & 2000.

6.33 Income Characteristics

The comparison between 1989 and 1999 household income is reported in Table 9. The median household income reflects a substantial increase from \$58,995 in 1989 to \$76,918 in 1999, a 30 percent increase. In Bergen County, the median household income was reported as \$49,249 in 1990 and \$65,241 in 1999. Household income in Paramus is 15% higher than in Bergen County as a whole.

Table 9
Household Income, 1989 and 1999
Paramus, New Jersey

Income Category	1989		1999	
	Number	%	Number	%
Less than \$5,000	99	1.2	---	---
\$5,000 to \$9,999	193	2.4	176	2.2
\$10,000 to \$14,999	417	5.2	207	2.6
\$15,000 to \$24,999	715	9.0	512	6.3
\$25,000 to \$34,999	738	9.3	550	6.8
\$35,000 to \$49,999	972	12.2	903	11.2
\$50,000 to \$74,999	2,083	26.1	1,572	19.5
\$75,000 to \$99,999	1,310	16.4	1,371	17.0
\$100,000 to \$149,999	1,055	13.2	1,723	21.3
\$150,000 to 199,999	355	.5	543	6.7
\$200,000 or more			519	6.4
Total	7,973	100.0	8,076	100.0
Median household	\$58,995	---	\$76,918	---

Source: U.S. Bureau of the Census, 1990 and 2000.

6.34 Employment Characteristics

Employment data is obtained from New Jersey Employment and Wages Covered by Unemployment Insurance developed by the New Jersey Department of Labor and the U.S. Census 2000.

Employment Base. Table 10 outlines the top five municipalities in Bergen County characterized by the largest employment base. The 1999 annual average of both private and public employment data was used as a basis of this analysis. As indicated in the 1997 master plan, the borough has continued to have the largest private employment base. Although the total number of public employment in Hackensack exceeds Paramus' public employment, the overall employment data indicates that Paramus has the largest employment base in the county.

Table 10
Top Five Private and Public Employment by Municipality, 1999
Bergen County, New Jersey

Municipality	Private	Public	Total
Paramus	41,482	2,640	44,122
Hackensack	37,654	5,148	42,802
Fort Lee	14,277	1,270	15,547
Englewood	13,973	807	14,780
Mahwah	13,381	653	14,484

Source: State of New Jersey, Department of Labor; New Jersey Employment and Wages Covered by Unemployment Insurance by Municipality (1999)

Employment Status. Table 11 summarizes the employment status of residents aged sixteen and older. Approximately 60 percent of the residents are classified in the labor force category. The table also includes an unemployment rate of 1.3 percent. The municipal unemployment rate is below the Bergen County unemployment rate, which was recorded at 2.3 percent in the 2000 census

Table 11
Employment Status of Residents Sixteen & Over By Occupation, 2000
Paramus, New Jersey

Status	Number	Percent
In Labor Force	<u>12,069</u>	<u>58.7</u>
In Civilian Labor Force	12,069	58.7
Employed	11,793	57.4
Unemployed	276	1.3
Armed Forces	---	---
Not In Labor Force	8,484	41.3
Total	20,533	100.0

Source: U.S. Bureau of the Census, 2000.

Journey to Work. Tables 12 and 13, and Chart 2, summarize journey to work information in connection with the borough. The number of residents used as a basis of the analysis is the number of workers in Table 10. According to the census glossary, “workers” referred in the commuting to work data are those that did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business. Therefore, the number of residents who were with a job but not at work during the reference week, for example, residents who were sick or on vacation, is not included in the total number of workers in Table 12. Thus, there is a slight difference in the number of residents employed in civilian labor force in Table 11 and the total number of workers in Table 12.

Table 12 describes locations of employment by residents of Paramus. The table shows that 7,308 persons, or 63 percent of the workers, are employed in Bergen County. Nearly 23 percent of employed borough residents also work in the community. The data also indicates that most of those who are commuting to outside the state are employed in the State of New York. The number of Paramus residents who commute to work in Manhattan is 1,215 persons, which represents the second largest group of residents’ employment location. The details of the employment locations will be further discussed with Chart 3.

*Table 12
Commuting to Work By Paramus Residents Sixteen and Over
Paramus, New Jersey*

Location of Employment	Number	Percent
Within Paramus (Work at Home)	2,647 (403)	22.9 (3.5)
Within Bergen County	4,661	40.3
Within New Jersey	2,326	20.1
Out of State	1,942	16.8
Total	11,576	100.0

Source: U.S. Bureau of the Census, 2000.

Table 13 outlines those who are commuting to the Borough of Paramus. Approximately 32,000 persons are commuting to Paramus from the other communities in the region.

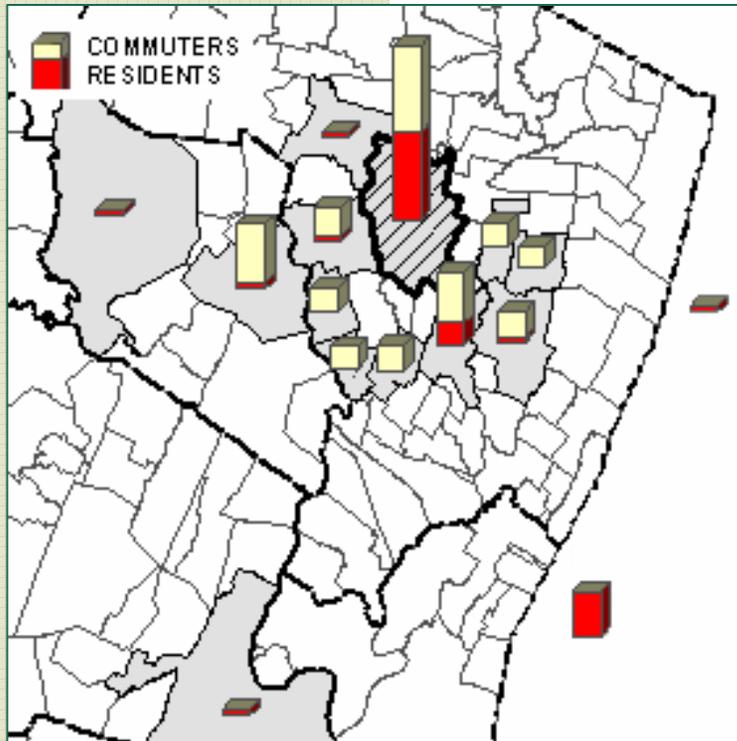
*Table 13
Commuting to Work By Commuters Sixteen and Over
Paramus, New Jersey*

Location of Residence	Number	Percent
Within Paramus	2,647	6.9
Within Bergen County	19,264	50.1
Within New Jersey	12,562	32.6
Out of State	4,011	10.4
Total	38,484	100.0

Source: U.S. Bureau of the Census, 2000.

Chart 2 geographically details commuting patterns at the municipal level. The top ten municipalities are recorded in relation to the borough's journey to work data. The red bars (or darker colored bars) describe where residents of Paramus commute to work. This information describes Table 12 in detail. The yellow bars (or lighter colored bars), referred to as commuters, represent locations of residence for those who commute to Paramus, which can be reviewed in conjunction with Table 13.

*Chart 2
Journey to Work
Paramus, New Jersey*



Source: U.S. Bureau of the Census, 2000.

The accompanying Table 14 includes the numerical information corresponding to Chart 2. As noted previously, the largest group of workers who travel through the community are those who live in Paramus (2,647 persons). The second most popular employment location of borough residents is the Borough of Manhattan, New York (1,215 persons). Manhattan is then followed by the City of Hackensack (693 persons), Village of Ridgewood (208 persons), and City of Paterson (185 persons).

Commuters' location of residence is also observed. As clearly indicated, the largest group of commuters live in the Borough of Paramus. The second largest group of workers who commute to Paramus reside in the City of Paterson, which are recorded as 1,801 persons. The City of Hackensack follows next with 1,525 residents commuting to jobs in Paramus.

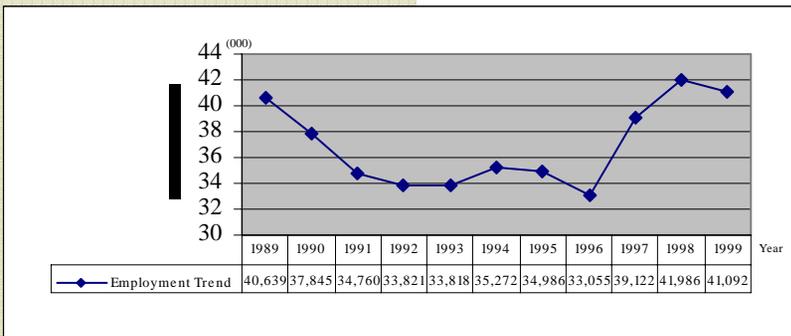
*Table 14
Journey to Work, 2000
Paramus, New Jersey*

	Residents of Paramus		Commuters of Paramus	
	Work Place	Counts	Residence	Counts
1	Paramus, NJ	2,647	Paramus, NJ	2,647
2	Manhattan, NY	1,215	Paterson, NJ	1,801
3	Hackensack, NJ	693	Hackensack, NJ	1,525
4	Ridgewood, NJ	208	Fair Lawn, NJ	853
5	Paterson, NJ	185	Teaneck, NJ	836
6	Bronx, NY	179	Lodi, NJ	784
7	Newark, NJ	175	Elmwood Park, NJ	745
8	Wayne, NJ	170	Garfield, NJ	682
9	Fair Lawn, NJ	166	Bergenfield, NJ	666
10	Teaneck, NJ	166	New Milford, NJ	664

Source: U.S. Bureau of the Census, 2000.

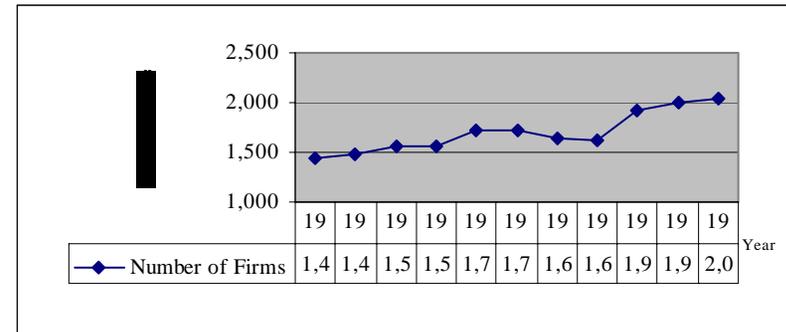
Covered Employment. Charts 3 and 4 represent a summary of employment data for employers covered under the New Jersey Unemployment Compensation Law from 1989 to 1999. The number of jobs has been fluctuating over the past 10 years. The borough experienced the largest employment increase in 1997. The most recent 1999 municipal data indicates a slight decrease in the number of jobs. Additionally, Chart 5 includes the number of firms in Paramus. The number of firms as a whole has been steadily increasing since 1996. In 1999, the number of firms in Paramus was recorded as 2,034, which is the largest number ever recorded.

Chart 3
Covered Employment Trend, 1989-1999
Paramus, New Jersey



Source: "Covered" Private Sector Employment (1989-1992), 1997 Borough of Paramus Master Plan and State of New Jersey, Department of Labor; New Jersey Employment and Wages Covered by Unemployment Insurance by Municipality (1993-1999).

Chart 4
Trend in Number of Firms, 1989-1999
Paramus, New Jersey



Source: "Covered" Private Sector Employment (1989-1992), 1997 Borough of Paramus Master Plan and State of New Jersey, Department of Labor; New Jersey Employment and Wages Covered by Unemployment Insurance by Municipality (1993-1999).

Employment Characteristics. Tables 15 and 16 describe the employment characteristics and occupational patterns of the residents of Paramus. Table 15 indicates that approximately 49 percent of all jobs are concentrated in three fields - education, health and social services, retail trade, and professional and related services. Table 16 identifies resident employment by occupation. It indicates that 77 percent of the population's employment is concentrated in two categories - management, professional and related occupations and sales and office occupations.

Table 15
Employed Residents Sixteen and Over, By Industry, 2000
Paramus, New Jersey

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	---	---
Construction	636	5.4
Manufacturing	1,252	10.6
Wholesale Trade	570	4.8
Retail Trade	1,898	16.1
Transportation and Warehousing, and Utilities	574	4.9
Information	418	3.5
Finance, Insurance, Real Estate, and Rental and Leasing	1,021	8.7
Professional, Scientific, Management, Administrative, and Waste Management Services	1,404	11.9
Educational, Health and Social Services	2,441	20.7
Arts, Entertainment, Recreation, Accommodation and Food Services	602	5.1
Other Services (except Public Administration)	573	4.9
Public Administration	404	3.4
Total	11,793	100.0

Source: U.S. Bureau of the Census, 2000.

Table 16
Employed Residents Sixteen and Over By Occupation, 2000
Paramus, New Jersey

Occupation	#	%
Management, Professional, and Related Occupations:	<u>5,206</u>	<u>44.1</u>
Management, business, and financial operations occupations	2,099	17.8
Professional and related occupations	3,107	26.3
Service Occupations:	<u>1,073</u>	<u>9.1</u>
Healthcare support occupations	134	1.1
Protective service occupations	188	1.6
Food preparation and serving related occupations	334	2.8
Building and grounds cleaning and maintenance occupations	156	1.3
Personal care and service occupations	261	2.2
Sales and Office Occupations:	<u>3,932</u>	<u>33.3</u>
Sales and related occupations	1,876	15.9
Office and administrative support occupations	2,056	17.4
Farming, Fishing, and Forestry Occupations:	<u>0</u>	<u>0.0</u>
Construction, Extraction, and Maintenance Occupations:	<u>736</u>	<u>6.2</u>
Construction and extraction occupations	413	3.5
Installation, maintenance, and repair occupations	323	2.7
Production, Transportation, and Material Moving Occupations:	<u>846</u>	<u>7.2</u>
Production occupations	443	3.8
Transportation and material moving occupations	403	3.4
Total	11,793	100.0

Source: U.S. Bureau of the Census, 2000.

6.35 Recent Development Activity

Substantial development activity has been recorded in Paramus. The annual residential development summary indicates that a total of 337 residential lots have been created since 1990. Slightly more than a third of these lots were created in 1995.

The number of multi family dwelling units approved in the borough during the same timeframe totals 995 dwelling units as of the year 2002. In 2000, 460 multi family dwelling units were approved. Of this total, 235 units represent a townhouse development located on Century Road at Paramus Road. 225 additional units represent a nursing home located on West Ridgewood Avenue. The details are summarized in Table 17.

*Table 17
Residential Lots and Multi-Family Units Approved, 1990-2002
Paramus, New Jersey*

Year	Number of Residential Lots Created	Number of Multi-Family Dwellings Approved
1990	10	0
1991	6	0
1992	3	0
1993	9	0
1994	34	0
1995	117	0
1996	6	274
1997	2	61
1998	4	200
1999	71	0
2000	12	460
2001	59	0
2002	4	0
Total	337	995

Source: Bergen County Department of Planning and Economic Development.

Between 1990 and 2002, a total of 617 residential building permits were issued by the Borough. 488 residential building permits were issued for single-family unit structures. This accounts for 79 percent of all residential building permits issued. The balance, 129 building permits, were issued for multi family unit structures, which represents 21 percent of the total. There were 60 residential demolition permits issued during the same period. The details are summarized in Table 18.

The Bergen County Department of Planning and Economic Development was the source for data as to the extent of non-residential development activity in the borough between 1990 and 2002. The Borough granted approvals for the construction of approximately 2,546,387 square feet of nonresidential floor space. Approximately 84 percent was for commercial use, 14 percent for public and quasi public use, and 2 percent for office use. No industrial or warehouse development approval was granted during the same period. Table 19 summarizes non-residential development activities.

*Table 18
Number of Residential Building & Demolition Permits Issued, 1990-2002
Paramus, New Jersey*

Year	# of Permits	Demolition Permits Issued
1990	11	0
1991	7	0
1992	8	2
1993	21	1
1994	40	3
1995	64	1
1996	64	10
1997	57	4
1998	36	8
1999	34	5
2000	57	8
2001	123	8
2002	95	10
Total	617	60

Source: New Jersey Department of Labor.

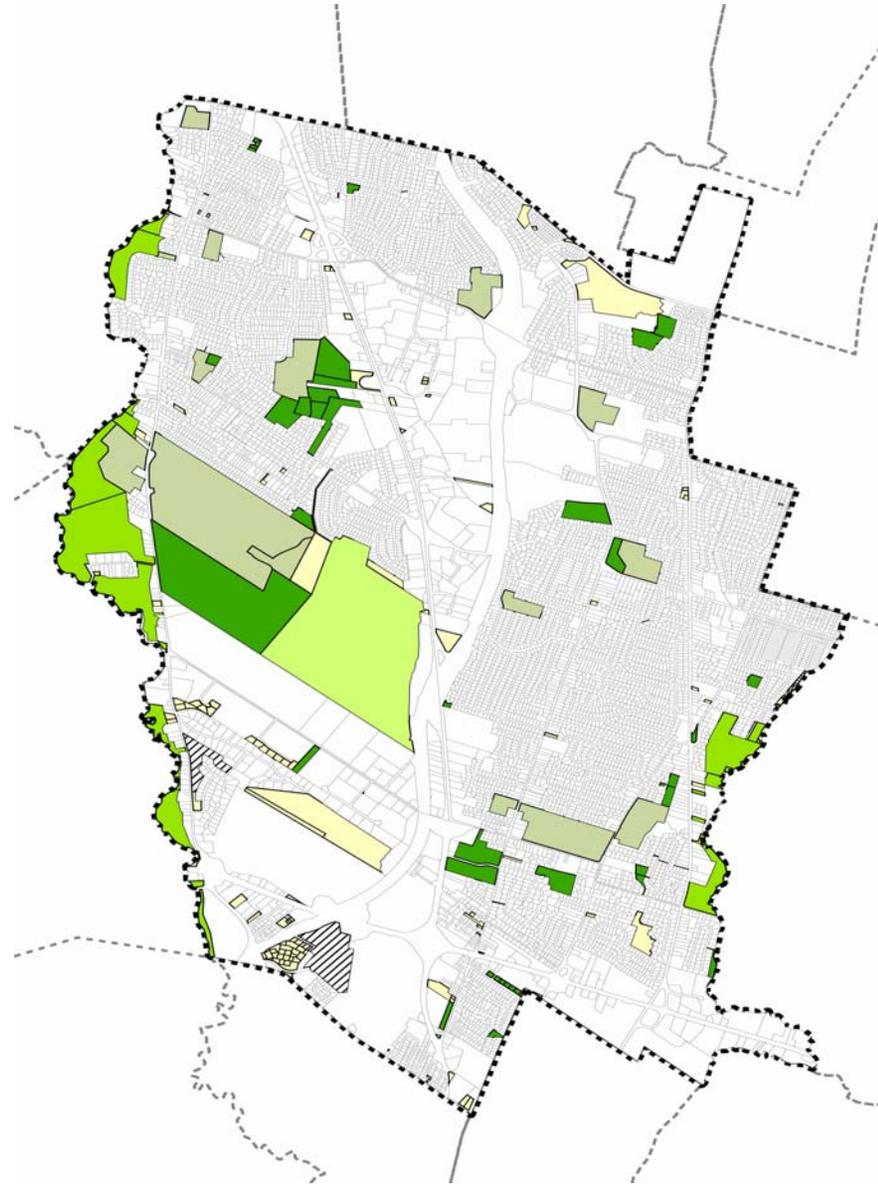
Table 19
Square Footage of Non-Residential Space Approved, 1990 - 2002
Paramus, New Jersey

<i>Year</i>	<i>Commercial</i>	<i>Office</i>	<i>Industrial & Warehouse</i>	<i>Public & Semi-Public</i>	<i>Total</i>
1990	192	3,500	0	38,000	41,692
1991	39,711	450	0	59,000	99,161
1992	111,282	0	0	0	111,282
1993	29,294	0	0	34,000	63,294
1994	803,746	-14,535	0	21,000	810,211
1995	43,130	0	0	0	43,130
1996	38,796	0	0	0	38,796
1997	50,527	0	0	36,876	87,403
1998	306,953	0	0	0	306,953
1999	8,815	0	0	0	8,815
2000	7,765*	4	0	159,987	167,726
2001	49,161	0	0	5,000	54,161
2002	650,739	63,024	0	0	713,763
<i>Total</i>	<i>2,140,081</i>	<i>52,443</i>	<i>0</i>	<i>353,863</i>	<i>2,546,387</i>

Source: Bergen County Department of Planning and Economic Development.

* Note: Data available from County differ in numbers.

6.4 EXISTING OPEN SPACE AND RECREATION INVENTORY



1. MADISON PARK (MINI PARK)



View of the park from the cul-de-sac entrance.



New playground designed for children 2-5 years of age with synthetic surface.



New playground designed for children 5-12, also with synthetic surface.



Section of park being rebuilt. The new sidewalk extends only for the length of this picture.



EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 1.23 acre mini-park is at the end of the June Drive and Jay Drive cul-de-sac and serves as a buffer between the residential subdivision and the Stop-and-Shop supermarket on State Route 17. Two new playground sets have recently been installed and a third parcel is currently fenced off for further rebuilding. An asphalt walkway extends along the perimeter, although there are few benches within the park. A six-foot chain link fence separates the park from the Stop-and-Shop parking lot.

2. DIMAGGIO PARK (MINI PARK)



Entrance to park from bend in road.



First new playground with swing set and metal bench.



Second new playground set.



Handball wall and shuffleboard court.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 1.21 acre mini park features two new playground sets, an open field, one half-court basketball court, a handball wall and shuffleboard courts. It is accessible only from a bend in Olive Road and Nichols Drive.

3. CONSERVATION AREA BEHIND WEST BROOK MS (NATURAL RESOURCE AREA)



Informal pathway from WBMS into conservation area



Informal pathway into wooded portion of conserva-



Informal pathway into marshland.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 33.65 acre conservation area borders the playing fields at West Brook Middle School and connects to the Municipal Pool via a stone bridge. Informal, un-maintained pathways run throughout the marsh area. Formalized pathways would provide greater open space utilization.

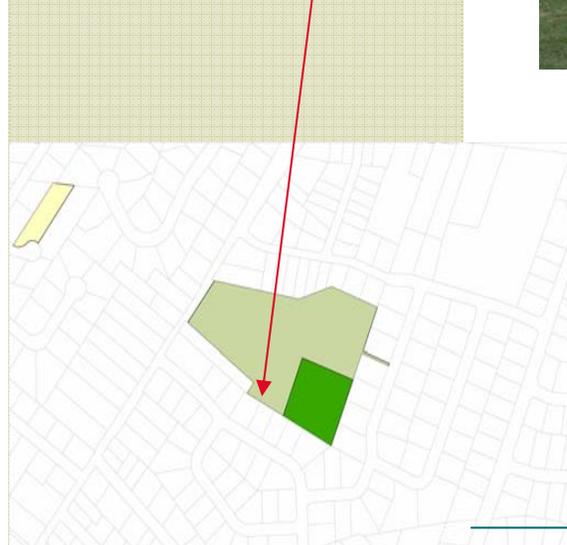
4. MUNICIPAL POOL (NEIGHBORHOOD / COMMUNITY PARK)



EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 8.56 acre municipal pool offers a swimming facility, grassy open space and playground equipment. Van Binsberger Boulevard and a parking lot separate it from Midland Avenue, and a foot bridge (view from bridge bottom left) connects the pool with West Brook Middle School. The grounds are well maintained and the playground set is new, but the bare parking lot could be improved with landscaping.

5. MIDLAND FIELD / PHIL O'NEILL (MINI PARK)



EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

The 1.51 acre Midland/O'Neill Field is a recently renovated Little League field (bottom left) adjacent to the Midland School, with which it shares a parking lot (bottom right). The school has its own baseball field and playground, seen in the first row. While the Midland/O'Neill field is borough-owned, the field and the school grounds effectively form one site.

6. SIRIANNI PARK (MINI / NEIGHBORHOOD PARK)



Metal playground equipment and tire crawl with a sand surface.



Basketball court. Cracks run through the asphalt playing surface, and weeds and grasses are beginning to through.



Handball wall and shuffleboard court, both with asphalt surfaces. Old metal bench and garbage can be seen in foreground.



Second playground area with sand surface. The slide and red climbing equipment are new.

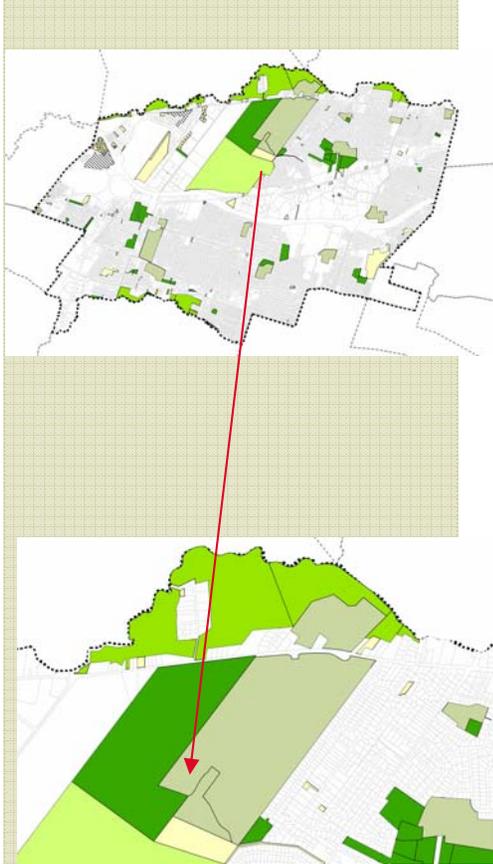


New baseball field.



Men's and women's restroom facility in the center of the park.

6. SIRIANNI PARK (CONT.) (MINI / NEIGHBORHOOD PARK)



Pathway entrance from Morningside Road cul-de-sac. Path continues around perimeter.



Entrance from Midwood Road with parking lot.



Midwood Road parking lot



Perimeter walkway with asphalt surface.

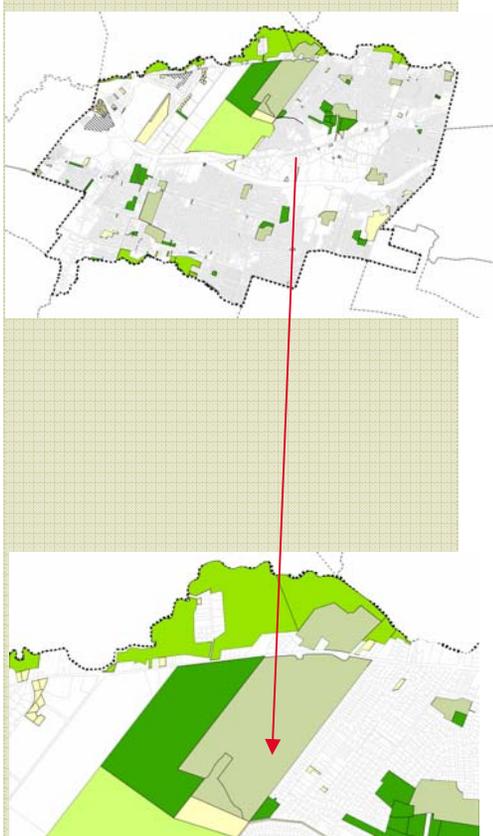


Perimeter walkway bordering on Ridgewood GC right-of-way.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 3.59 acre park connects the Midwood Road and Morningside Road cul-de-sacs and features a baseball field, basketball courts, an old metal playground, bathroom facilities and an asphalt walkway that encircles the park. There is also a parking lot at the Midwood Road entrance with 19 parking spots. The park is well maintained, although the asphalt surfaces on the basketball courts and perimeter walkway should be upgraded.

7. ORCHARD HILLS GOLF COURSE



View of a green and pathway.



View from first tee box.



Entrance off BCC traffic circle.



Parking lot looking toward Paramus Road.



Entrance driveway from traffic circle to parking lot



View of course from Paramus Road looking north

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This approximately 75 acre golf course is a county-owned facility on the campus of Bergen Community College. The entrance (top right) is a driveway off the BCC traffic circle (bottom middle) that leads past a fairway and green and several maintenance facilities before reaching the clubhouse. No buffer landscaping separates the road from the parking lot and its three adjacent maintenance facilities.

8. PARAMUS GOLF COURSE (SPECIAL USE)



First hole.



Clubhouse/Restaurant



Entrance from Paramus Road.

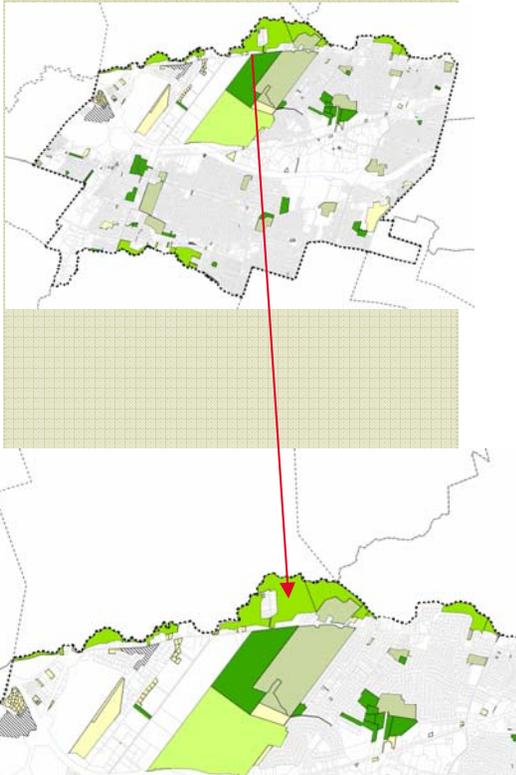


Driving Range

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This is a 115.84 acre borough-owned golf course. It features subsidized golf for town residents as well as golf lessons, a driving range (second from left), practice greens, and a restaurant/clubhouse (third from left). The course appears to be well-landscaped, well-maintained and widely used.

9. SADDLE RIVER COUNTY PARK—DUNKERHOOK AREA (LARGE PARK)



Dunkerhook Park waterfall. (courtesy of County of Bergen)

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This county-owned park along the banks of the Saddle River features two picnic areas, each with capacity for 120 people, a pavilion with capacity for 240 people, playgrounds, tennis courts and bicycle paths.

10. BOLSSOLT NURSERY (NATURAL RESOURCE AREA)



Entrance off Century Road.



View from opposite side of Century Road. A townhouse development is visible to the right.



Nursery area.



EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 2.83 acre nursery, owned by the Shade Tree and Parks Commission, is located on a narrow lot along Century Road. It serves as a buffer between a new residential subdivision and an office park, and is across the street from George Washington Memorial Cemetery and a Department of Public Works facility.

11. FABER PARK (MINI PARK)



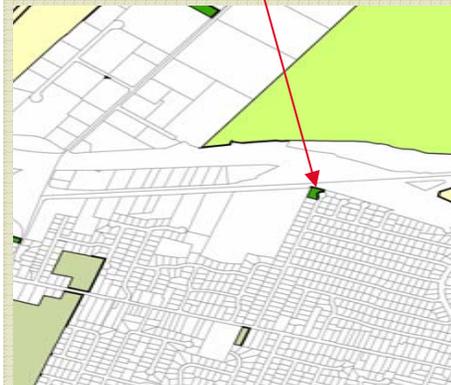
Park as viewed from the street.



Old see-saws, metal monkey bars and a metal swing set on a sand surface.



Asphalt surface basketball courts. Far backboard is rusted.



Rusted basketball hoop.



New playground equipment. Paramus Town Center in background.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 0.49 acre mini-park is located at the end of the Hemlock Drive cul-de-sac and features two playground areas, and an asphalt surface basketball court. The court's surface is cracking and the backboards are in poor condition. High evergreen trees and a fence serve as a buffer between the residential subdivision and the Paramus Towne Center and State Route 17.

12. JOCKISH SQUARE / SENIOR CENTER (MINI-PARK)



Jockish Square gazebo, surrounded by parking lots.



EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 20.59 acre site is an office park for the Borough's administrative buildings and maintenance facilities. Jockish Square is a gazebo and well-maintained island of grass and trees in the middle of a parking lot, and there is a small grove of trees separating the police station from Farview Avenue. The Senior Center is located along Farview Avenue with its rear on the maintenance facilities.

13. HOWLAND HOUSE / BAND SHELL (NEIGHBORHOOD PARK)



Bandshell and grassy field.



Bandshell and pathway separating its field from playing fields.



Board of Education-owned football and soccer field.



Baseball field of BOE property. The bridge over the brook is to the left of the backstop.



Bridge connecting BOE playing fields to a fenced-in grassy lot.

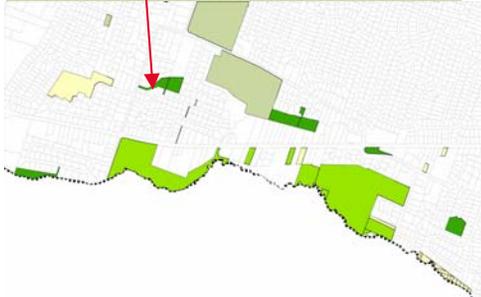
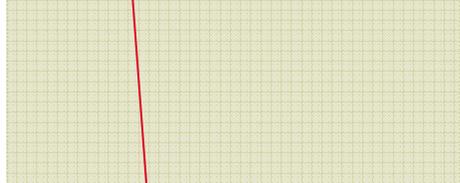


An unused and fenced-in grassy lot.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 8.02 acre neighborhood/community park features a recently-renovated band shell and open grassy field behind the Public Library off Century Road. This lot is adjacent to a Board of Education-owned football, soccer and baseball field, which appears to be poorly watered despite an existing irrigation system. Additionally, a small footbridge over a brook links the football field to a small, fenced-in, unused grassy lot. Termites have destroyed the guardrails on the bridge and the asphalt walkways are cracked. Grass has also sprouted on the baseball diamond and the backstop is rusting.

14. BESEN PARK (NEIGHBORHOOD PARK)



Wood plank bridge with metal handrails over brook. It connects



Old metal swing set and monkey bars in a sandy play area.



Second old metal swing set and merry-go-round.



Swinging bench on edge of play-ground area.



Grassy open field and perimeter walkway with benches under shade trees.



Pathway to park from Village Circle West.

14. BESEN PARK (CONT.) (NEIGHBORHOOD PARK)



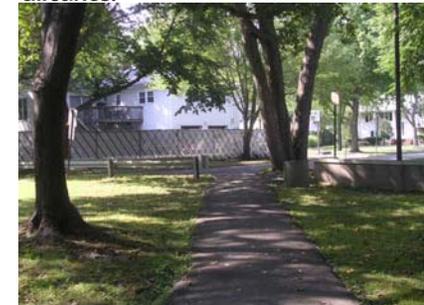
Wood plank bridge connecting park to Schimmel St. open field.



Schimmel St. open field.



Dry, approximately two-inch deep drainage ditch that runs through field to the bridge and brook in the distance.



Entrance from Lucky Hollow Drive to Schimmel St. field and pathway to bridge.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 6.57 acre neighborhood park connects Schimmel Street, Ramile Court, Village Circle, and Lucky Hollow Drive via a series of pathways, bridges and fields. The park features two old swing sets, a metal merry-go-round, new swinging benches, new climbing equipment, an open grassy field with an asphalt perimeter walkway and benches. A bridge over a brook connects with an unmaintained open field between Schimmel Street and Lucky Hollow Drive; this plot is owned by Trans Gas Pipeline Corp. and is not included in the borough's open space database.

15. BROWN CIRCLE CONSERVATION AREA (NEIGHBORHOOD RESOURCE AREA)



Entrance to the conservation area. A rusted chain blocks the unpaved, overgrown walkway.



Walkway to the stream.



Dammed stream.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 1.75 acre conservation area runs along the Van Saun Mill Brook on the border with River Edge. It can be accessed from an unmaintained, chained-off walkway between two Brown circle houses, but there is no space to walk along the overgrown stream banks. There appears to be open space above the dam, but it is currently inaccessible from the walkway. The adjacent properties in River Edge are a mixture of one-family homes with conservation easements, municipal land and the Temple Sholom synagogue.

16. VAN SAUN COUNTY PARK (LARGE PARK)



EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This county-owned park features six picnic areas with capacities ranging from 32 to 160 people, three pavilions with capacities for 128 to 360 people, a baseball field, a softball field, playgrounds, basketball court, tennis courts, zoo, pony rides, train ride, bicycle path, soccer field and fishing. (Photos courtesy of County of Bergen).

17. SPRING VALLEY NATURAL CENTER (NATURAL CENTER)



Walkway from Spring Lane to the school side driveway. The Green Acres land is at the end of the driveway.



Unused open field at end of school driveway. The natural center and a brook are in the background.



Brush along the edge of the Natural Center.



End of Spring Way adjacent to the Natural Center.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This natural center comprises 4.10 acres of woods, a brook, and the Spring Valley Cemetery. A stairway from the end of Spring Lane connects the street to the side of East Brook Middle School. Currently, there are no paths into the Natural Center or along the brook, and a combination of private homes and overgrown brush prevents access to the site from all sides.

18. FIREMEN'S MEMORIAL PARK (MINI PARK)



Memorial as seen from Forest Avenue.



View of park from northern tip with Spring Valley on left and Forest on right. Spring Valley curves right to make a four-way intersection, visible in the background, at southern edge of the park. The park slopes downward left to right.



Intersection of Spring Valley Road and Forest Ave.



Forest Avenue side of park.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This is a 0.41 acre strip of sloping land at the major intersection of Forest Avenue and Spring Valley Road. There is no parking specifically designated for the park, nor are there benches within it. Crossing the street from either side is extremely difficult and discourages any pedestrian use of the site. As it is currently designed, the park serves only symbolic and aesthetic purposes.

19. MELE PARK (MINI PARK)



An old bench (top) and a new bench (bottom).



Entrance to the park's parking area from the end of Silverrod Ct.



First new playground area with new benches and a swinging bench located around its perimeter.



Rectangular open field with an asphalt perimeter walkway. Benches and street lamps ring the perimeter.



Second new playground, with a similar bench arrangement.



Parking area and second new playground.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 1.87 acre mini park at the end of the Silverrod Court cul-de-sac features two new playgrounds, an open field with a perimeter walkway, and a parking area with 16 spaces. While the benches in the two play areas are new, the benches and perimeter walkway are old and should be updated.

20. CONSTITUTION GROVE (SPECIAL USE / SCHOOL PARK)



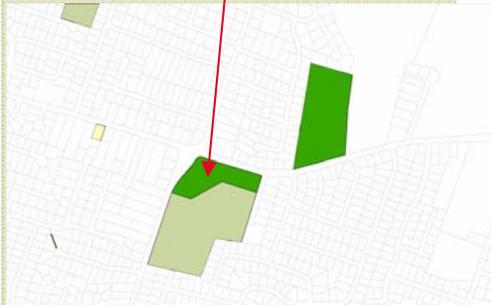
Memorial School softball field looking south from Carletta Court. Grove in background.



Grove as it forms a horseshoe around the field.



New playground and picnic area with grove in background.



Basketball courts with grove in background.

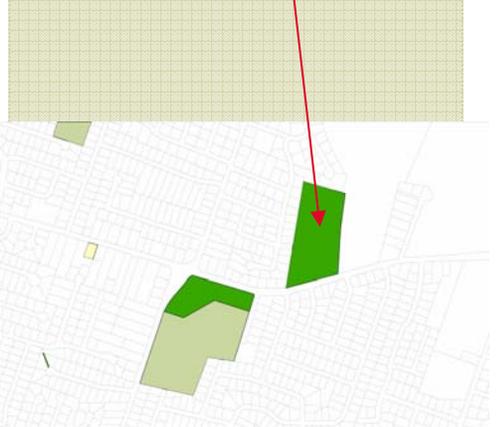


Pathway to school from Carletta Court. Grove on right.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 8.51 acre L-shaped grove separates Memorial School from the busy intersection of Midland and Farview Avenues. It serves as a buffer between the intersection and school's play areas, softball field and picnic area. Walking paths could be cleared within the grove to provide for passive recreation and to further integrate the school grounds into the neighborhood. The basketball hoops are lopsided and under regulation height and the asphalt surface is cracked.

21. PETRUSKA PARK (COMMUNITY PARK)



Combination street hockey/ basketball court.



Playground with metal monkey bars, tire crawl and picnic benches.



Metal seesaws, wooden train for climbing in background, outfield fence on right.



First new playground set.



Second new playground set and metal swing set.



Pony League-sized baseball field.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 11.02 acre athletic complex and park off Farview Avenue features a combination basketball and street hockey court, one Pony League size baseball fields, one softball field, a large playground area, a handball wall, shuffleboard courts, and a perimeter walkway. The borough currently leases land for a parking lot from the adjacent Bergen Pines facility on Block 6402, Lot 3. The ability to expand this parking lot has been noted as a future improvement. The playgrounds are planned to be further upgraded for ADA compliance.

21. PETRUSKA PARK (CONT.) (COMMUNITY PARK)



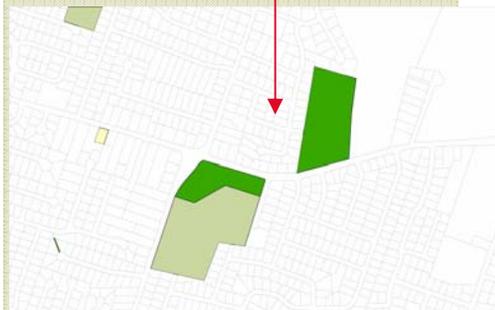
Pathway from Ivanhoe Court and Greglawn Drive.



Softball field.

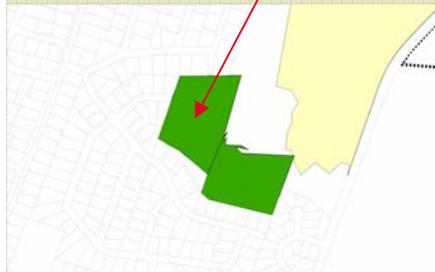


Handball wall.



Bridge and pathway to alternate parking lot on north side of the park.

22. REID PARK (NEIGHBORHOOD PARK)



Combination baseball/soccer field.



Entrance to nature trail. Edge of soccer field to left.

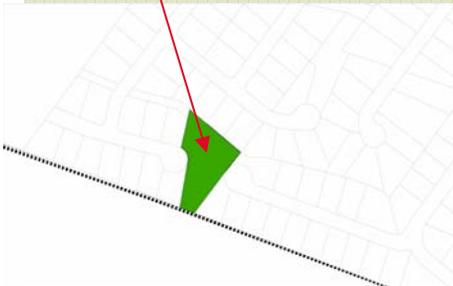


New playground set with swings, seesaws and perimeter walkway.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 9.96 acre park features a well maintained baseball field with soccer goals in the outfield, a new playground set and a newly-constructed nature walk with floating walkways through an adjacent wooded and wetland area. The nature walk features interpretive signage for ecosystem education. Future project planned to implement a reconfiguration and extension of the parking lot to ease on street parking demands. In addition future improvements to scoreboard and bleachers are planned.

23. McELLEN PARK (MINI PARK)



Entrance from Vassar Road cul-de-sac.



First playground with swing set and metal monkey bars.



Second playground and swing set. The two swinging benches in the photo are the park's only two benches.



Pathway to Barnard Road.



Entrance from Heather Lane.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This 0.91 acre mini park is located at the end of the Vassar Drive and Heather Lane cul-de-sacs with a connecting pathway to Barnard Road. The park features two new playground sets, two swing sets and an asphalt surface basketball court. The Barnard Road pathway's surface and fencing should be replaced and upgraded, as should the benches within the park.

24. CLIFF GENARELLI SPORTS PLEX (SPORTS COMPLEX)



Entrance to the facility from a Garden State Plaza parking lot. The lot is accessible from the Passaic Street entrance to the mall.



New tennis courts.



Little League size baseball field.



Playground area with bathroom facilities in background and netting to protect the area from foul balls.



Covered picnic area. The Little League field is to the right.

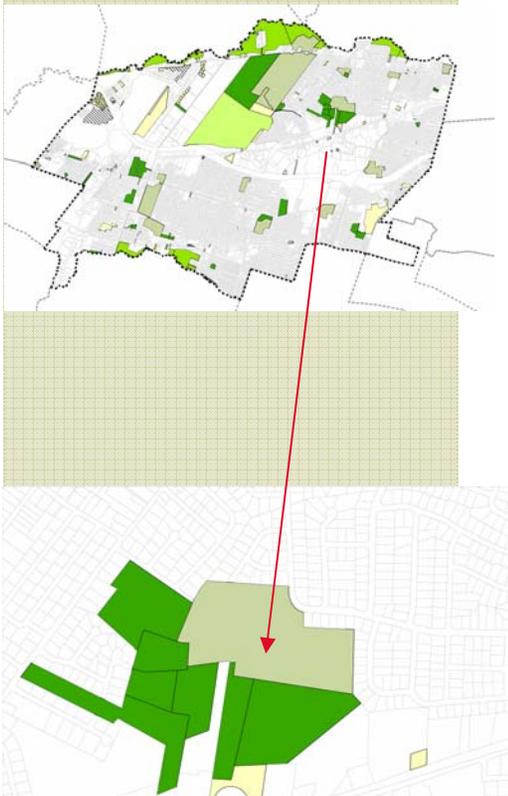


Pony League size baseball field.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This new sports complex is located between a townhouse and senior housing development and shares a parking lot with the Garden State Plaza. It features two baseball fields, one softball field, two new tennis courts, a new basketball court, a fitness walk around the perimeter, bathroom facilities, new playground equipment, a covered picnic area and a bocce court.

25. WEST BROOK MIDDLE SCHOOL (SCHOOL PARK)



EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

The West Brook Middle School features two tennis courts with artificial grass surface, four basketball courts and a baseball/soccer field. The site borders a conservation area and a stone bridge (see above) connects it to the Municipal Pool. The school's facilities could be upgraded and better integrated with the borough-wide park system. Future consideration should be given to expanding field sports where feasible within the underdeveloped portions of the school property.

26. NEW PARK OFF PARAMUS ROAD (MINI PARK)



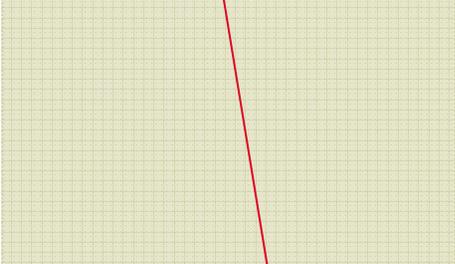
Marsh and walkway. The entrance from the cul-de-sac is on the right.



Playground for children ages 2-5. Paramus Road is in the background.



Same playground looking toward the development.



Path looking from woods and playgrounds towards marsh and entrance.



Path from marsh into the woods and playgrounds.



Playground for children 5-12. A chain link fence separates it from Paramus Road.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

This mini park is a strip of marshlands and woods that separate a new residential subdivision from Paramus Road. Although there is access to the playground area from the sidewalk along Paramus Road, the sidewalk terminates on either end of the development. As a result, the park is only accessible from a cul-de-sac within the development itself. A walkway with benches extends along the marsh area and connects to a wooded area with two new playgrounds. Also, no barrier separates the playground for children ages 2-5 from Paramus Road.

29. EAST BROOK MIDDLE SCHOOL (POTENTIAL SCHOOL PARK)



Running track and field.



Sprinting land and cinder track.



Baseball field.



Artificial surface tennis courts.

EXISTING INVENTORY AND PROPOSED IMPROVEMENTS

The East Brook Middle School features two large fields, one encircled by an outdated cinder track, the other with a combination baseball and soccer field. There are also outdoor asphalt surface basketball courts and two artificial surface tennis courts. The tennis court and running track are heavily used and should be upgraded. It also appears that facilities are shared with Paramus High School across the street. The school's grounds could easily be integrated with pathways through the Spring Valley Natural Center to increase opportunities for passive recreation to complement the existing opportunities for active recreation.

6.5 HISTORIC PROPERTIES INVENTORY

**Old Stone Mill, Red Mill Road
BLOCK 101 LOT 1**

Old Stone Mill Park, located at the intersection of Paramus Road & Route 4
*Easton Tower, Red Mill Road, NJ Route 4 and Saddle River Road. State COE 09/04/2002 (ID#4074).

The site is a three-stage tower with a sandstone and concrete foundation and adjacent shed. The cupola atop the tower is shingled. An attached shed covers a waterwheel.



**PARONAGE, UNITED METHODIST CHURCH OF ARCOLA
BLOCK 103 LOT 10: S-52 PARAMUS ROAD**

Built in 1911. Former Corckery Hotel, 19th century structure.

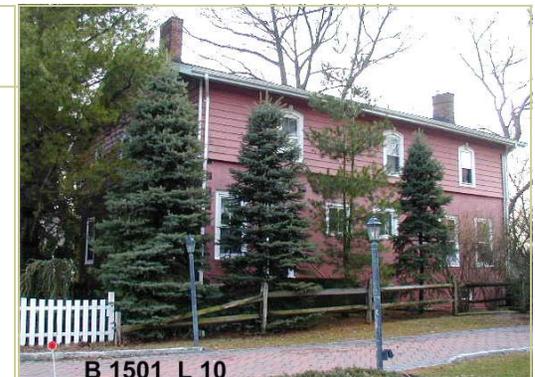
The original Methodist Episcopal church built in 1843 on the west side of Paramus Road was the oldest church in Paramus. It was of Classic revival style with a belfry. In February 1911 it was destroyed by fire, but in September, Mr. Edward D. Easton, in exchange of the old property, gave the present plot, on which it stands today.

This church followed an English Gothic style. The walls of random coursed ashlar with salient buttresses support the gable roofs. It has a rose window with ogee arch on the façade of the church.



**VAN DIEN ZABRISKIE HOUSE
BLOCK 1501 LOT 10:109 PARAMUS ROAD**

Built in 1904. Brown sandstone, 19th century. Also known as Zabriskie-Cauwels House. SR 10/03/1980 (ID#620), Thematic Nomination of Early Stone Houses of Bergen County (#125).



**TERHUNE– GARDNER LINDENMEYR HOUSE
BLOCK 1603 LOT 4: 218 PARAMUS ROAD**

Built in 1904. Wood and stone with smokehouse and barns, 19th century. NR 02/07/1972 (Ref. # 72000769), SR 11/19/1971(ID#618).

Pre-Revolutionary homestead of David Terhune (1713-1792), weaver and patriot official who served as Freeholder from New Barbadoes Borough 1770 to 1785; and of his son, John D. Terhune, a Freeholder in 1787. Farm raided by British four times during Revolutionary War. From 1807 the country estate of Thomas T. Gardner, Gentleman, of New York City, who erected large north wing about 1808. Owned by the Gardner family until 1907.

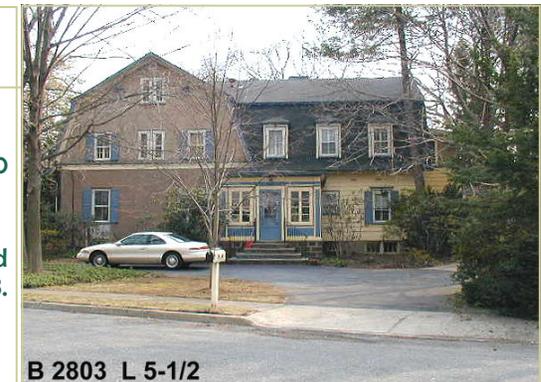


B 1603 L 4-1/3

**THOMAS VAN BRUSKIRK ZABRISKIE YHOUSE
BLOCK 2803 LOT 5: 375 PARAMUS ROAD**

Built in 1904. Sandstone, 19th century, somewhat altered. Also known as Steven T. Zabriskie House. SR 10/03/1980 (ID#622), Thematic Nomination of Early Stone Houses of Bergen County (#124)

This house has been altered , enlarged and modernized over the years. Historians believe that the south gable end bears the date since 1792. It was occupied by Stephen T. Zabriskie and later owned by his son Thomas V.B. Zabriskie.



B 2803 L 5-1/2

**RUFFGARDEN–MANNING WING OF HOUSE LOCATED AT
BLOCK 5102 LOT 3: W 117 MIDLAND AVENUE**

Ruffgarden–Manning wing of house at W117 Midland Avenue. “Mud” house constructed of harden puddle med, early 19th century, perhaps earlier.

This structure is of interest for its mud fabric, as construction of buildings of earth is not common in the north-eastern United States.



**J.G. ZABRISKIE HOUSE
BLOCK 3001 LOT 3 : 360 PARAMUS ROAD**

19th century Federalist Period, wooden frame. On Paramus Golf and Country Club property.

*Ridgewood Golf Course Clubhouse, West Midland Avenue. SHPO Opinion 08/04/1977 (ID#617). (Paramus Municipal Golf Course).

This house was built around early 19th century, with a typical simple five bay farmhouse.



**VAN DIEN-PAXTON HOUSE
BLOCK 3501 LOT4: 449 PARAMUS ROAD**

Early 19th century, brown sandstone with smokehouse in rear. Also known as Harmon-Van Dien House. NR 01/10/1983 (Ref. # 83001561). SR 10/03/1980 (ID#619). Thematic Nomination of Early Stone Houses of Bergen County (#122).

The Van Dien house built by Harmon Van Dien, 1811 is 1 ½ stories high under gambrel roof with deep overhangs in the "Dutch" style with a lower gabled side wing. Walls are primarily of stone, but to obtain a federal style the use of stucco on the main front and of Flemish bond brick has been used, which is rare in Paramus. Some more noticeable details are the corner quoins, the large windows with trapezoidal lintels and the transom and sidelights of entrance door, which is further accented by a cornice. In the upper story of the wing are the glazed apertures familiarly called "eyebrow" windows, which are used in many contemporary houses in Paramus.



**BOGERT-RICHARDSON HOUSE
BLOCK 3902 LOT 3: 254 SPRING VALLEY ROAD**

Sandstone covered with clapboard. Probably late 18th or early 19th century.
Note: Original siding appears to have been replaced with vinyl siding.

The site was designed like a typical farmhouse with the residence facing south on land rising from the brook at the east. The massing of the structure, with wings to each side and to the rear, the periods when they were built is however, not clear.

This building is a prime example of a vernacular middle-class ownership.



BALDWIN-BLAUVELT HOUSE
BLOCK 4001 LOT 9 : 527 PARAMUS ROAD

Sandstone smokehouse in rear.

It is also known as the Hooper- Baldwin- Blauvelt grist mill and is located on Saddle River. It is an exceptional landmark not only for Paramus but also for Bergen County. The mill was probably built about 1800 on property then owned by Albert G. Hooper, but the earliest record show that the deed was sold to James Van Riper in 1847 by Garret A. and Sophia Hooper. In 1857 it was sold to David D. Baldwin, and was indicated on maps as Saw and Grist Mill. The Saw mill was razed in 1933 when the site became a bathing beach.



ZABRISKIE-HARPER-CLEENPUT HOUSE
BLOCK 4005 LOT 14

Built in 1904. Sandstone. Also known as Terhune House. NR 02/28/1996 (Ref. # 82005390). SR 10/03/1980 (ID#2959). Thematic Nomination of Early Stone Houses of Bergen County (#121).



B 4005 L 14-1/2

ISSAC VOORHIS HOUSE
BLOCK 4610 LOT 7: 385 SPRING VALLEY ROAD

Late 18th century, wooded frame with sandstone foundation.

This property is reputed to be the oldest house on Spring Valley Road. It is a typical farmhouse construction with notable Greek Revival style details like the upper frieze on the main block , in which molded panels alternate with small attic windows. The paneled door with transom and sidelights also reflect Greek Revival style.

This house has a very significant pre-civil war phase of vernacular architecture with only the stained glass window in the south wing being the modern intrusion.



**PARAMUS NURSING HOME,
BLOCK 4806, LOT 3: 571 PARAMUS ROAD**

Former GA Hopper House .

This house, a combination of brick façade with framed structure, is an classical example of a well preserved formally designed home belonging in the 19th century. The central second story façade window appears to have been remodeled as it resembles a Classical Revival Palladian window that has an arched window above and narrow side lights.



**VOORHIS-LOZIER
BLOCK 4614 LOT 17: 357 SPRING VALLEY ROAD**

19th century, altered. Beehive oven, basement with hand-hewn beams.



**MIDLAND SCHOOL
BLOCK 4905 LOT 13: W. 239 Midland Avenue.**

Wood frame, formerly one-room schoolhouse (1876), former Borough Hall (1922-1948), current branch of Paramus Library. NR 04/07/1978 (Ref. #780001740), SR 04/04 /1977 (ID#616).

In Paramus, it is known as the best example of picturesqueness advocated in the late 19th century is the Midland School. It was built in 1876 and was added to the National register of Historic Places in 1978. Midland School has clapboarded walls under a rather steeply pitched gabled roof, with gable end facing the street. Its ornamental details followed medieval designs, with picturesqueness produced by light and shadow patterns of the late Gothic motives in the bargeboard of the front gable and by Gothic pointed arches in the hood over the entrance and in the belfry. Its steeply pitched gables are Gothic but they are also used in Stick Style.

Stick Style Features: The linear accents of stick work which appear in the diagonal braces of the belfry walls and in the struts supporting the entrance hood are Stick Style features.



B 4905 L 13

**ZABRISKIE-WESSELLS-BOARD SLAVE HOUSE
BLOCK 2804 LOT 1: 263 DUNDERHOOK ROAD**

Built in 1904. Sandstone, early 19th century. Also known as Zabriskie Tenant House. NR 07/24/1984 (Ref. #84002602), SR 10/03/1980 (ID#622), Thematic Nomination of Early Stone Houses of Bergen County (#124).

Originally built as a barn, it is now a clubhouse of Paramus country club. It depicts vernacular architecture with sandstone walls, four large gabled windows on west side surmounted by four gabled dormers. This house dates as far back as 1775.

The roofline of the house was altered by new windows, a flat-roofed stone extension was added on the north end and a 2-story gabled frame wing on the south-end porch during the conversion to clubhouse of Paramus country club.



**JACOB ZBRISKIE HOUSE
BLOCK 5905 LOT 2: 617 PARAMUS ROAD**

Dutch gambrel, early 19th century, wood and fieldstone, sandstone smokehouse in rear.

This was built by Jacob J. Zabriskie in 1826. Many Dutch elements appear here in the gambrel roof and the half round windows of gambrel ends. It has a smaller 1 1/2 story wing attached to a 1 1/2 storied house. It is defined by Federal Style which can be noticed by well finished clapboard surfaces, cornices to large windows with 12/12 panes and to central door with transom and leaded sidelights and a one-bay center porch. It has a sandstone smokehouse in the rear.



**LUTKINS-HOPPER-NEARING HOSUE
Block 6701 Lot 7: W. 143 EAST RIDGEWOOD AVENUE**

Late 18th or early 19th century, sandstone with adjacent converted mill.

Sited on high ground on east bank of Saddle River. Northwest of house is the former mill now converted into a residence, remodeled. It is 2 1/2 stories high, gabled, with one end chimney and 6/6 sash windows. The house is situated on a main, narrow road and the area nearby has small commercial establishments. Its original pleasant sitting has to a large measure been diminished by highways.

No Photograph

BLAUVELT-DONOVAN HOUSE
Block 6702 Lot 3: 661 PARAMUS ROAD

This is an attractive house of Victorian style house with an asymmetrical plan . One of the most prominent features of the house is the corner octagonal tower with eyebrow windows in the upper stage and flared tent roof. It has a corner porch with several chimneys.



ALBERT J. ZABRISKIE HOUSE
BLOCK 6813 LOT 23: 7 E. RIDGEWOOD AVENUE

Dutch gambrel, early 19th century. NR 11/07/1977 (Ref. # 77000847), SR 3/28/1977 (ID#621), Thematic Nomination of Early Stone Houses of Bergen County (#120).

This house was built in 1805 and is a traditional 1 1/2 story gambled roofed sandstone New Jersey Dutch Farm dwelling. The stone work is roughly coursed on the side and rear elevations and is defined characteristic of frugal New Jersey Dutch buildings.



COL. STEPHEN BERDAN HOUSE
Block 7312 Lot 1: W. 113 GLEN AVENUE

Historians have dated this house back to early 19th century with alterations and changes done around 1910. The house is a vernacular two and a half story structure with Doric columns provided at the entrance.



MOUNT SAINT ANDREW'S SANITARIUM
BLOCK 5106 LOT 10: 55 W. MIDLAND AVENUE

Built in 1915 of brown sandstone. The Mount Saint Andrew's Sanitarium was built by the Sisters of Charity, from the Catholic Diocese of Newark. Elderly men and monks once resided in the sanitarium, but today it serves as a nursing home.

Just across Midland Avenue was the House of Divine Providence for Aged Women, which was also built by the Sisters of Charity in 1915. That building, which contained both a hospital and a church, burned down in 1924. It was reconstructed in 1952 and became the Church of the Annunciation.



*Garden State Parkway Historic District, Entire Garden State Parkway Right-of-Way. SHPO Opinion 10/12/2001 (ID#3874).

Notes:

- Unless noted by an asterisk, the above-listed properties were identified as worthy of preservation by the Borough of Paramus in Ordinance No. 96-35, which amended Article XXVI of the Paramus code concerning the HP Historic Preservation Zone (source: 1997 Master Plan, pp. 60-62).
- National and State Preservation Trust information (<http://www.state.nj.us/dep/hpo/identify/lists/bergen.pdf>)

Glossary:

- **COE:** A Certification of Eligibility is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs.
- **NR:** This abbreviation indicates that a property is listed on the National Register of Historic Places
- **NR Reference #:** This number is provided for properties which have been included in the National Register Information System (NRIS) database, which is available online from the National Park Service.
- **SHPO Opinion:** This is an opinion of eligibility issued by the State Historic Preservation Officer. It is in response to a federally funded activity that will have an effect on historic properties not listed on the National Register.
- **SR:** This abbreviation indicates that a property is listed on the New Jersey Register of Historic Places (State Register).
- **Thematic Nomination (TRA):** Thematic Nominations were prepared for groups of properties all related under a common theme or a single property type. This format was replaced by the Multiple Property Submission in 1986.

Source: http://www.state.nj.us/dep/hpo/identify/nrsr_lists.htm



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Project Title
MASTER PLAN
 BOROUGH OF PARAMUS
 BERGEN COUNTY, NEW JERSEY

Key Map
 Scale NOT TO SCALE

Dwg. Legend
 [] Parcels
 [] Recommended Zoning
 [] Public Use Overlay District
 [] Historic Preservation Overlay District

R-50 Residential One-Family
 R-75 Residential One-Family
 R-100 Residential One-Family
 R-150 Residential One-Family
 R-150 ML Mount Laurel Residential
 R-2F Residential Two-Family
 R-P Residential/Professional
 R-AH Residential-Affordable Housing
 R-GC Golf Course Cluster Townhouse
 RML Mount Laurel Residential
 MLAL Mount Laurel Assisted Living Residential
 MFML Mount Laurel Multifamily Residential
 BL Limited Business
 BN Neighborhood Business
 BIL Business-Limited Industrial
 BG General Business
 BML Mount Laurel Business
 BML-II Mount Laurel Business Office Building
 CEM Cemetery
 CR Conservation/Recreation

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Recommended Zoning

Graphic Scale

BRIGETTE BOGART AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 5679

Project No.	1624.32
Sheet No.	1 of 1
Date	May 2006
Drawn	RW
Scale	1"=1,020'
File Name	1624.32RZ1

Dwg. No.
RZN
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Source 1: NJDEP Municipal Boundaries for the State of New Jersey.
 Source 2: County of Bergen, Department of Planning and Economic Development, May 2004, Parcels.

Dwg. Legend

Parcels

Existing Land Use

[White]	Vacant
[Light Yellow]	Residential - 1 Fam.
[Light Orange]	Residential - 2 Fam.
[Orange]	Residential - 3 Fam.
[Dark Orange]	Residential - 4 Fam.
[Brown]	Mult-Family
[Dark Brown]	Senior Housing
[Red]	Commercial
[Pink]	Office
[Grey]	Industrial
[Purple]	Public School
[Dark Purple]	Private School
[Light Blue]	Public Use
[Dark Blue]	Quasi-Public
[Blue with Diagonal Lines]	Medical/Hospital
[Green]	Recreation
[Light Green]	Conservation Area
[Dark Green]	Farm
[Cyan]	Cemetery
[Light Blue with Dots]	Parking
[Black Outline]	Zoning Districts

Dwg. Title

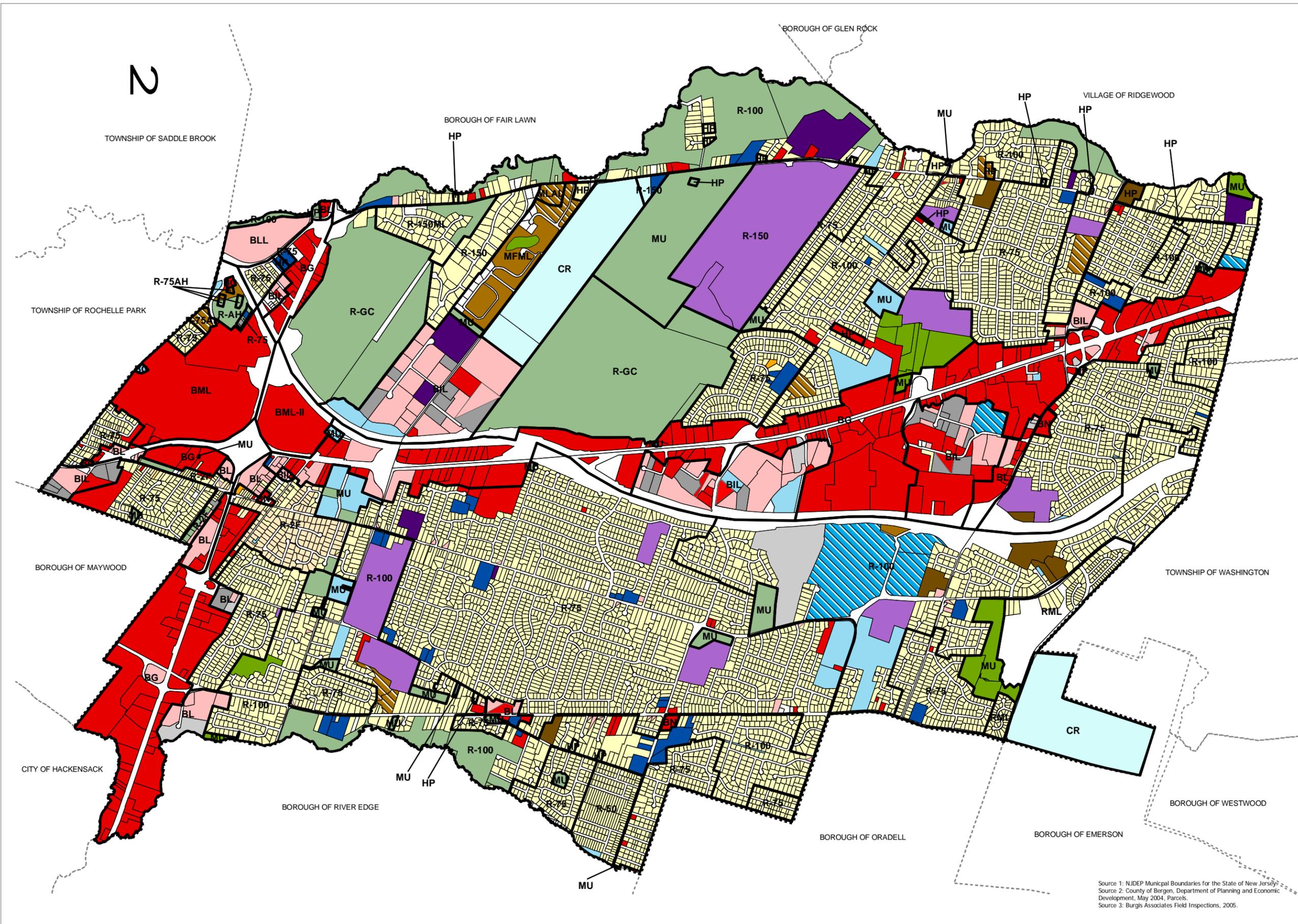
Existing Land Use and Zoning

Graphic Scale

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Project No.	1624.32
Sheet No.	1 of 1
Date	May 2006
Drawn	KAK
Scale	NTS
File Name	1624.32ELUEZ

Dwg. No.
 ELUEZ
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Source 1: NJDEP Municipal Boundaries for the State of New Jersey
 Source 2: County of Bergen, Department of Planning and Economic Development, May 2004, Parcels.
 Source 3: Burgis Associates Field Inspections, 2005.

Project Title
MASTER PLAN

BOROUGH OF PARAMUS
 BERGEN COUNTY, NEW JERSEY

Key Map
 Scale: NOT TO SCALE

- Dwg. Legend
- Municipal Boundary
 - Surrounding Municipalities
 - Parcels
 - Lakes
 - Streams
 - Category One Waterways
 - 300-Ft Buffer
 - Wetlands
 - 100-Year Floodplain
 - 500-Year Floodplain
 - Slopes > 15%
 - Parcels

Rev	Description	Date	Drawn	Checked

Dwg. Title

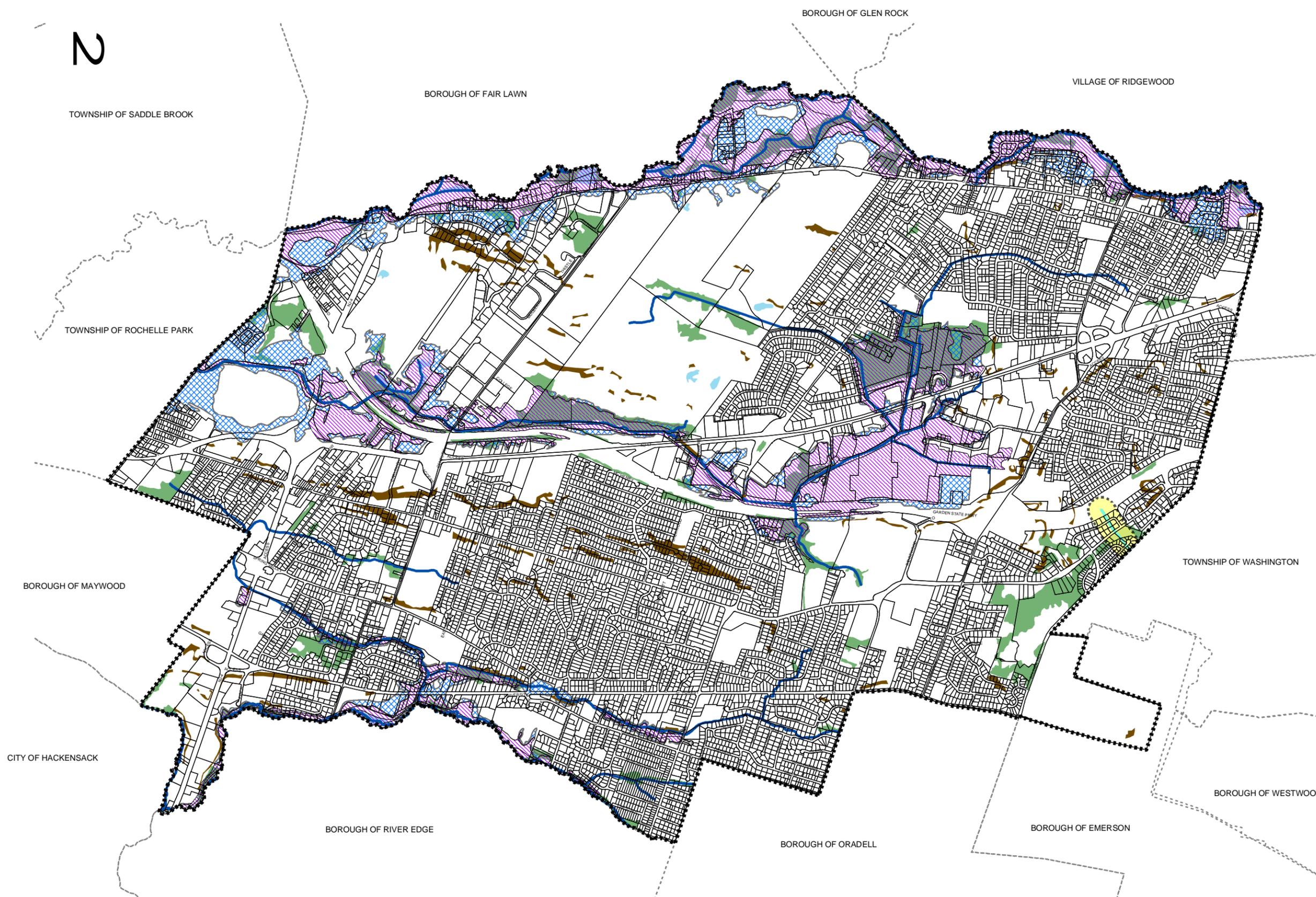
Environmental Features

Graphic Scale

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Project No. 1624.32
 Sheet No. 1 of 1
 Date May 2006
 Drawn RW/KK
 Scale 1"=2,170'
 File Name 1624.32ENV

Dwg. No.
 ENV
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Notes 1: This map is for illustrative purposes only; it is intended to show potential environmental constraints and findings should be verified by further analysis.
 Source 1: Topographic information obtained from New Jersey Geological Survey.
 Source 2: NJDEP Municipal Boundaries for the State of New Jersey.
 Source 3: County of Bergen, Department of Planning and Economic Development, May 2004, Parcels.

- Dwg. Legend
- Low Density Residential
 - Moderate Density Residential
 - Medium Density Residential
 - High Density Residential
 - Two-Family Residential
 - Golf Course-Townhouse
 - Affordable Housing
 - Mt. Laurel Housing (Low Dens.)
 - Mt. Laurel Housing (High Dens.)
 - Mt. Laurel Assisted Living
 - Mt. Laurel Multi-Family
 - Residential/Professional
 - Neighborhood Business
 - Limited Business
 - General Business
 - Mt. Laurel Business
 - Mt. Laurel Business (II)
 - Office Building
 - Business-Ltd Industrial
 - Conservation/Recreation
 - Cemetery
 - Historic Preservation Overlay
 - Public Use Overlay

Rev	Description	Date	Dwn	Ckd

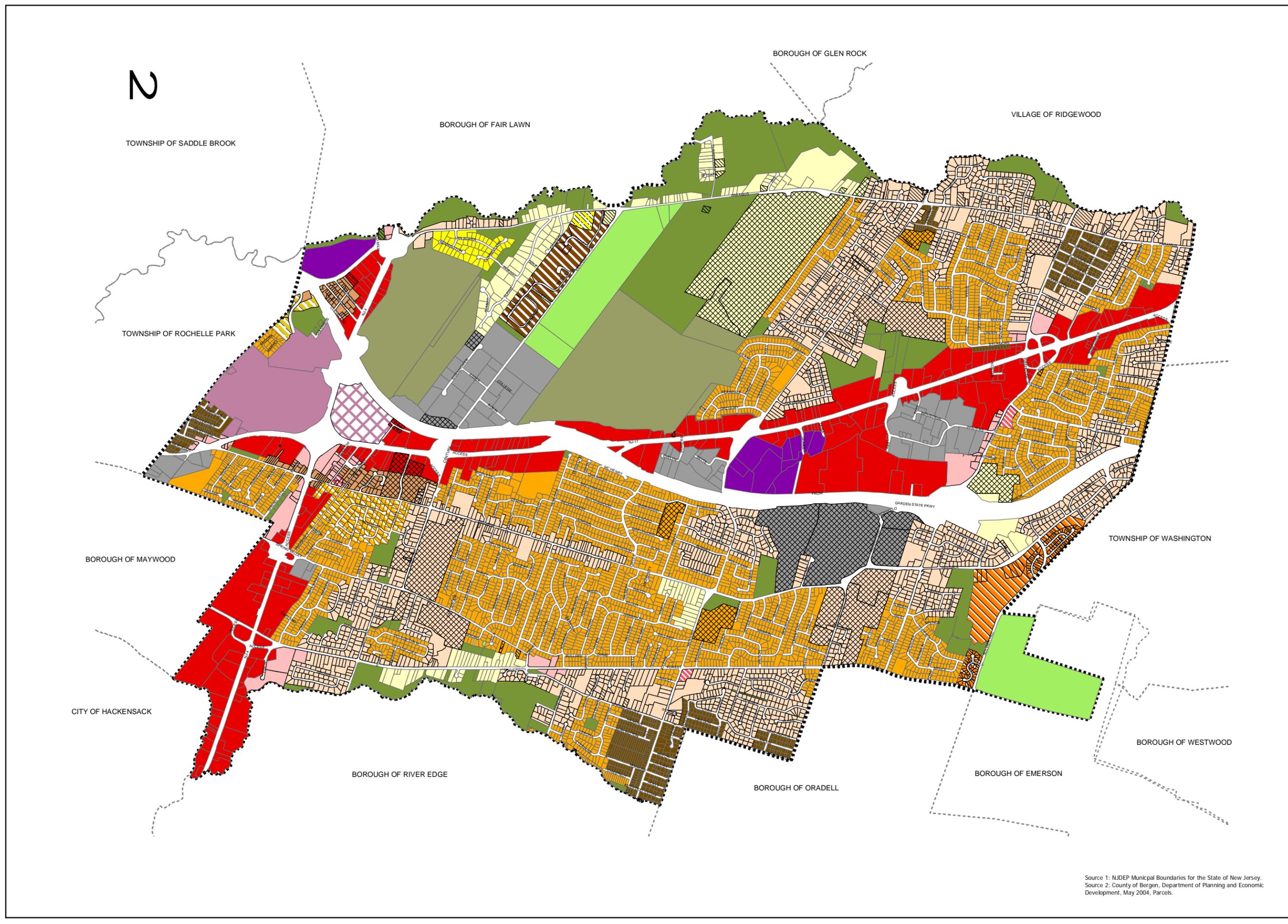
Dwg. Title
Land Use Plan

Graphic Scale

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Project No.	1624.32
Sheet No.	1 of 1
Date	May 2006
Drawn	RW
Scale	1"=1,020'
File Name	1624.32LUP

Dwg. No.
LUP
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Source 1: NJDEP Municipal Boundaries for the State of New Jersey.
 Source 2: County of Bergen, Department of Planning and Economic Development, May 2004, Parcels.

Dwg. Legend

- - - Surrounding Municipalities
- ▬ Municipal Boundary
- ▭ Parcels
- ▭ Vacant
- ▭ Municipal Facility
- ▭ County Facility
- ▭ Private Facility
- ▭ Board of Education
- ▭ Site for Potential Open Space Preservation

(A preliminary review has identified these sites. Additional sites may be added after a detailed analysis has been performed.)

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Open Space and Recreation

Graphic Scale



- Park Inventory**
1. Madison Park
 2. DiMaggio Park
 3. Conservation Area
 4. Municipal Pool
 5. Midland Field/Phil O'Neil
 6. Siriani Park
 7. Orchard Hills Golf Course/
Bergen Community College
 8. Paramus Golf Course
 9. Saddle River County Park
 10. Bossolt Nursery
 11. Faber Park
 12. Jockish Square/Senior Center
 13. Howland House/Bandshell
 14. Besen Park
 15. Brown Circle Conservation Area
 16. Van Saun County Park
 17. Spring Valley Natural
Center/Cemetery
 18. Firemen's Memorial Park
 19. Mele Park
 20. Constitution Grove
 21. Petruska Park
 22. Reid Park
 23. McEllen Park
 24. Cliff Genarelli Sports Plex
 25. Westbrook Middle School
 26. Paramus Rd. Park
 27. Eastbrook Middle School
 28. Paramus High School
- Private Open Space**
- A. Ridgewood Country Club
 - B. Arcola Country Club
 - C. Swimming Hole

Source 1: NJDEP municipal boundaries for the State of New Jersey.
 Source 2: Bergen County Department of Planning and Economic
 Development parcels, May 2004.

Project Title
MASTER PLAN

BOROUGH OF PARAMUS
 BERGEN COUNTY, NEW JERSEY

Key Map
 Scale 1" = 2,607.5'

Dwg. Legend
 Municipal Boundary
 Surrounding Municipalities
 Parcels

Rev	Description	Date	Dim	Ckd

Dwg. Title
Soils

Graphic Scale

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Project No. 1624.32
 Sheet No. 1 of 1
 Date 08/01/05
 Drawn RW
 Scale 1"=2,607.5'
 File Name 1624.32Soils

Dwg. No.
 Soils
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- Soils**
MUNAME
- Adrian muck, 0 to 2 percent slopes, frequently flooded
 - Boonton moderately well drained gravelly loam, 15 to 25 percent slopes
 - Boonton moderately well drained gravelly loam, 25 to 45 percent slopes
 - Boonton moderately well drained gravelly loam, 3 to 8 percent slopes
 - Boonton moderately well drained gravelly loam, 8 to 15 percent slopes
 - Boonton-Urban land complex, 0 to 8 percent slopes
 - Boonton-Urban land complex, 15 to 25 percent slopes
 - Boonton-Urban land complex, 25 to 45 percent slopes
 - Boonton-Urban land complex, 8 to 15 percent slopes
 - Carlsle muck, 0 to 2 percent slopes, frequently flooded
 - Dunellen loam, 3 to 8 percent slopes
 - Dunellen loam, 8 to 15 percent slopes
 - Dunellen-Urban land complex, 0 to 3 percent slopes
 - Dunellen-Urban land complex, 15 to 25 percent slopes
 - Dunellen-Urban land complex, 3 to 8 percent slopes
 - Dunellen-Urban land complex, 8 to 15 percent slopes
 - Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded
 - Otisville gravelly loamy sand, 25 to 35 percent slopes
 - Pascack silt loam, 0 to 3 percent slopes
 - Preakness silt loam, 0 to 3 percent slopes, frequently flooded
 - Riverhead sandy loam, 0 to 3 percent slopes
 - Riverhead sandy loam, 3 to 8 percent slopes
 - Riverhead sandy loam, 8 to 15 percent slopes
 - Udorthents, loamy, 0 to 8 percent slopes, frequently flooded
 - Udorthents, organic substratum-Urban land complex, 0 to 8 percent slopes
 - Udorthents, refuse substratum, 0 to 8 percent slopes
 - Udorthents, wet substratum, 0 to 8 percent slopes
 - Udorthents, wet substratum-Urban land complex (SSURGO1)
 - Urban land
 - Water
 - Wethersfield gravelly loam, 25 to 35 percent slopes
 - Wethersfield gravelly loam, 8 to 15 percent slopes
 - Wethersfield-Urban land complex, 15 to 25 percent slopes
 - Wethersfield-Urban land complex, 8 to 15 percent slopes
 - Parcels



Source 1: Soils data obtained from the NJDEP.
 Source 2: NJDEP Municipal Boundaries for the State of New Jersey.
 Source 3: County of Bergen, Department of Planning and Economic Development, May 2004, Parcels.