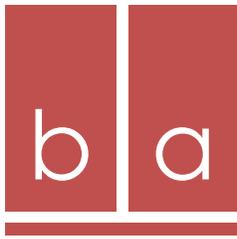


Reexamination Report of the Master Plan

Adopted May 10, 2023

Borough of Tenafly | Bergen County, New Jersey





COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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Reexamination Report of the Master Plan

Borough of Tenafly
Bergen County, New Jersey

Prepared for the Borough of Tenafly
Planning Board

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Section 1: Introduction

The following section provides an introduction to the 2023 Borough of Tenafly Reexamination Report of the Master Plan.

Introduction

The Borough of Tenafly has a deep and rich history of community planning.

This history can be traced back over eighty years, when Tenafly became the first municipality in Bergen County to adopt a master plan. Since that time, the Borough's master plan has been updated and reexamined on a regular basis to address Tenafly's evolving development patterns, changing socioeconomic trends, and the overarching needs and aspirations of its community. These efforts have all been designed to guide the Borough with sound planning practices.

The **2023 Borough of Tenafly Reexamination Report of the Master Plan** is the latest example of this community's comprehensive planning tradition. This Reexamination Report is representative of the Borough's ongoing efforts to ensure that its planning policies and land use goals remain effective, practical, and up to date with today's landscape. While this 2023 Reexamination Report does not drastically depart from the policies and land use goals set forth in prior master planning efforts, it nevertheless offers updates regarding the Borough's goals, objectives, and policies statements. It also offers recommendations to modify the Borough's land use plan and zoning ordinances.

Tenafly's Planning Board was established in 1931, and the Borough was the first community in Bergen County to adopt a Master Plan. These early planning efforts are responsible for the attractiveness and quality that prevails today throughout the Borough.

The 2023 Reexamination Report ultimately recognizes that Tenafly is a developed community, having grown considerably from its beginnings before the time of the American Revolution when it consisted of four homes, a militia headquarters, and a schoolhouse surrounded by forest and hills. Today, the 4.5-square mile Borough boasts a population of over 14,500 residents, as well as an attractive central business district, well-planned open space and recreation amenities, and a renowned public school system, all of which contribute to Tenafly's reputation as a desirable place to live. The fully developed character of the Borough necessitates a planning response which focuses on maintaining the established character of the community and identifying those areas of Tenafly which warrant an upgraded planning and zoning approach to development.

Accordingly, the following 2023 Reexamination Report of the Master Plan is divided into the following section.

❖ [Introduction](#)

The remainder of this introductory section provides an overview of the legal requirements for a master plan and a reexamination report.

❖ [Section 1: Major Problems and Objectives](#)

The next section identifies the major problems and objectives which relate to land development which were identified in the Borough's last reexamination report. Updates on these problems and objectives are also provided.

❖ [Section 2: Significant Changes](#)

This section identifies the significant changes which have occurred on the local, regional, and state-wide levels which have the potential to impact the Borough.

❖ [Section 3: Specific Changes](#)

Section 3 offers specific changes recommended for the Borough's master plan and land use regulations.

❖ [Section 4: Redevelopment](#)

The penultimate section of this 2023 Reexamination Report discusses recommendations concerning the incorporation of redevelopment plans into the Land Use Plan Element.

❖ [Section 5: Public Electric Vehicle Infrastructure](#)

Finally, Section 5 discusses recommendations regarding the locations appropriate for the development of public electric vehicle infrastructure.

Overview of a Master Plan

The Municipal Land Use Law (MLUL), which serves as the guiding legal document for planning and zoning throughout the State of New Jersey, identifies a master plan as:

"...a composite of one or more written or graphic proposals for the development of the municipality." (NJSA 40:55D-5)

In other words, a master plan is a comprehensive, long-term strategic document which is intended to guide the growth and development of a community. It is a roadmap, one which identifies where a municipality presently is and where it wishes to be in the future. A master plan develops the general parameters around which development is to occur and, specifically, where different types of development should occur. By doing so, a master plan links a municipality's land use vision to its existing and proposed zoning regulations.

Master plans therefore provide municipalities with the legal basis to control development through the adoption of land use ordinances which are designed to implement its goals, policies, and recommendations.

As established by NJSA 40:55D-28 of the MLUL, the planning board is the designated entity responsible for the preparation and adoption of a master plan. A master plan must be adopted at a public hearing after proper public notice, thus ensuring that the community has an opportunity to contribute, ask questions, and offer recommendations.

The MLUL further identifies the mandatory contents of a master plan, which include:

- ❖ A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
- ❖ A land use plan;
- ❖ A recycling plan, and;
- ❖ A housing plan.

In addition, the MLUL identifies a number of other optional plan elements which may be incorporated into a comprehensive master plan. These optional elements include, but are not limited to, the following.

Economic development	Circulation	Open space
Recreation	Community facilities	Historic preservation
Downtown development	Farmland preservation	

Overview of a Reexamination Report

Municipalities are required by the MLUL to periodically reexamine their master plan and development regulations at least once every ten years. This is essential to ensure that a community's master plan and development regulations are up-to-date, effective, and consistent with current development patterns and the provisions of the MLUL. Reexamination reports also help ensure that a municipality's zoning regulations are substantially consistent with a regularly revised and updated land use element, as mandated by the MLUL.

Accordingly, the adoption of a reexamination report helps guide governing bodies, planning boards, and zoning boards in making land use and policy decisions to enhance and protect the character of the community. In order to efficiently do so, the MLUL requires that a reexamination report must include six key elements which identify the following:

- [40:55D-89.a:](#) The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- [40:55D-89.b:](#) The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- [40:55D-89.c:](#) The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- [40:55D-89.d:](#) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- [40:55D-89.e:](#) The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- [40:55D-89.f:](#) The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

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Section 1: Major Problems and Objectives

The following section identifies the major problems and objectives relating to the Borough's land use development at the time of its prior master planning documents, and how those problems and objectives have changed in the ensuing years.

The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;

NJSA 40:55D-89.a

The extent to which such problems and objectives have been reduced or have increased subsequent to such date;

NJSA 40:55D-89.b

As part of the overall reexamination analysis, the MLUL requires an identification of the major land use problems and objectives that were outlined in the most recently adopted master plan or reexamination report.

In addition to identifying those major problems and objectives, the MLUL also requires municipalities to track the extent to which those problems have been reduced or increased.

Accordingly, the following section outlines the goals and objectives of the 2013 Land Use Plan Element of the Master Plan and Periodic Reexamination Report of the Master Plan and provides updates regarding them.

1.1: 2013 Land Use Plan

The goals and associated policy statements identified below were established by the Borough's 2013 Land Use Plan Element of the Master Plan and Reexamination Report of the Master Plan. Comments on these goals and policy statements are provided beneath each pair.

Goal 1: To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community, and reinforce the Borough's commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.

Policy Statement: The Borough recognizes that one of its most significant attributes is its unique land use arrangement, one that is characterized by attractive, detached single-family residential neighborhoods with a distinctive suburban flavor. This Plan's land use recommendations are designed to protect and reinforce this prevailing pattern. It recognizes the established densities existent within the Borough's residential neighborhoods and precludes the introduction of incompatible, non-residential use or intensity of development into these communities

2023 Comment: *While this remains an ongoing goal of the Borough, the Planning Board recognizes the evolving housing types in the community. Future development in the Borough should complement its established land use patterns.*

Goal 2: To ensure that any prospective development and/or redevelopment is responsive to Tenafly's environmental features.

Policy Statement: The Borough seeks to limit development to that which is sensitive to the community's particular characteristics and preserves its sensitive environmental elements. In particular, the Borough seeks to limit development to that which retains existing vegetation and preserves steeply sloped areas, wetlands and floodplains. Tributary watercourses that lead to drinking water sources should also be protected. Numerous sites exist throughout the Borough which contain extensive environmentally sensitive features, and therefore may not be able to accommodate their full-zoned development potential.

2023 Comment: *The Borough recognizes the increasing impacts of climate change on both the local and regional level. Thus, this remains a relevant goal and policy of the Borough and is regularly addressed through the Planning Board's site plan review process. In addition, the Borough adopted new stormwater management regulations by way of Ordinance No. 20-05. These regulations are consistent with New Jersey's revised stormwater regulations which are discussed in greater detail in Section 2 of this Report.*

Goal 3: To ensure that any future development of the Borough's infrastructure be limited to accommodate the Borough's present level of intensity as identified in this Plan.

Policy Statement: The Borough seeks to encourage a limited level of infrastructure improvement to accommodate local needs. The addition of new facilities that may be utilized to support higher levels of development than considered in this Plan is discouraged. The Borough's land use policy is explicitly designed to discourage infrastructure improvement projects that would encourage a significant increase in the carrying capacity of the land and consequently result in increased pressures for higher levels of development.

2023 Comment: *This remains a relevant goal and policy of the Borough and is addressed through its master planning process.*

Goal 4: To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses, as well as those separating residential uses of significantly differing intensities. This Plan encourages the use of buffer and screening devices utilizing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc.) with supplemental aesthetically pleasing fencing where appropriate. This should be accomplished primarily within the framework of appropriate open space buffers. In addition to the physical elements noted above, it is appropriate to provide suitable distances between on-site activity on non-residential lots and adjoining residential lots in instances where it can be provided.

2023 Comment: *The Borough has not adopted any changes to its zoning ordinance regarding additional buffer zone provisions. Buffering and landscaping are regularly reviewed during the Planning Board's site plan review process. Thus, this remains a relevant goal and policy of the Borough.*

Goal 5: To encourage residential zone bulk requirements, such as setbacks and coverage, as well as regulations regarding lighting, noise, etc., to permit development consistent with the established community character.

Policy Statement: The Borough seeks to encourage single-family detached housing that permits more creative designs while minimizing any impacts that would detract from the preexisting neighborhood character currently present in Tenafly.

2023 Comment: *This remains a relevant goal and policy of the Borough. The prior 2013 Land Use Plan Element of the Master Plan and Periodic Reexamination Report of the Master Plan noted that the Planning Board had its engineer prepare recommendations regarding building height, combined side yards, maximum impervious coverage, and below grade garages. Ordinance 11-08, which was approved on July 12, 2011, addressed several of these recommendations including amending Chapter 35 relating to floor area ratio (FAR) and the construction of below grade garages as well as amending Schedule B relating to maximum impervious coverage. Subsequently, the definition of "height of building" as well as the combined side yard standards were amended by Ordinance No. 19-01 which was adopted on February 26, 2019.*

Goal 6: To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.

Policy Statement: The Borough seeks to encourage single-family detached housing that permits more creative designs while minimizing any impacts that would detract from the preexisting neighborhood character currently present in Tenafly.

2023 Comment: *This remains a relevant goal and policy of the Borough and is addressed through both its master planning process as well as its review of development of applications.*

Goal 7: To preserve and enhance the Borough’s community facilities, ensuring that the Borough address the public safety, recreational, and other needs.

Policy Statement: The Borough seeks to enhance its existing community facilities while pursuing additional facilities where possible. In particular, the Borough seeks to develop a community center. In addition, any major residential and non-residential development projects should address how their proposals would affect the provision of community services and what additional burdens, if any, would be placed on the Borough.

2023 Comment: *This remains a relevant goal and policy of the Borough. Tenafly adopted its most recent Open Space and Recreation Plan (OSRP) Element of the Master Plan on January 11, 2023. Due to an ever-increasing need for gathering space and room for indoor activities, the 2023 OSRP recommended that Tenafly continue to consider a community center. It was further offered by the 2023 OSRP that such a community center could be utilized as a shelter during times of emergency. It is offered by this Reexamination Report that a community space, as opposed to a new building, located within an existing facility may also achieve this goal.*

Goal 8: To preserve and enhance the Borough’s Central Business District by defining its functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; permit a reasonable level of development in the business district; and to encourage the use of off-street parking facilities to provide greater convenience for shoppers and reduce conflicting traffic movements in the Central Business District.

Policy Statement: The Borough seeks to encourage the continuing development of its Central Business District for retail and commercial uses serving the daily needs of the area’s resident population. The Borough’s broad land use policy is to limit commercial development to the areas depicted on the Land Use Plan map. In addition, this Plan encourages a building design that is oriented toward the street corridor, to the extent possible. Consideration should be given to design features that encourage the integration of building, parking, signage and landscaping elements (including tree wells in parking lots) into a comprehensive and unified framework. In particular, this framework should include an emphasis on enhancing safety for pedestrians. Further, the Borough encourages the development of additional pedestrian and green spaces in its Central Business District. In an effort to facilitate the occupancy of buildings in the area and enhance the district’s character, this plan is designed to encourage a broader array of uses that are complementary to the commercial character, and to simplify the development application process.

2023 Comment: *This remains a relevant goal and policy of the Borough. A Downtown Revitalization Plan was prepared in May 2022. This document is discussed in greater detail in Section 2 of this report.*

Goal 9: To address the Borough’s affordable housing obligation in a manner that is consistent with other goals and objectives set forth herein.

Policy Statement: The Borough recognizes that the State is currently undergoing significant changes in its treatment of affordable housing, and it is therefore difficult to conclusively determine what its new prospective need numbers will be. If the state relies upon historic development trends, which would include the past few years when the Borough and the State as a whole experienced fairly little development, the housing need numbers should likely be lower than [the Council on Affordable Housing (COAH)] had previously projected.

2023 Comment: *As discussed in Section 2 of this report, COAH was ultimately declared as dysfunctional by the New Jersey Supreme Court in March of 2015. Consequently, the Supreme Court returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985. This decision has since been identified as the Mt. Laurel IV decision. Since that time, the Borough entered into a settlement agreement with Fair Share Housing Center (FSHC) and prepared a Housing Element and Fair Share Plan (HE&FSP) pursuant to that agreement. Accordingly, the Borough has been issued a Judgment of Compliance and Repose.*

Goal 10: To promote a safe and efficient circulation that serves the Borough while retaining Tenafly’s community character.

Policy Statement: The Borough seeks to continue improving its circulation issues, and in particular those regarding roads in the Central Business District. The Borough seeks to implement improved traffic signage and signalization and improve roadway alignments and the effectiveness and safety of certain intersections, as is necessary. Future residential and non-residential development should review the proposed impact of activity on the Borough’s street network and minimize, if not eliminate, any potential adverse impacts. The plan also seeks to promote safe and efficient circulation for pedestrians and cyclists.

2023 Comment: *This remains a relative goal and policy of the Borough. A Downtown Revitalization Plan was prepared in May 2022. The plan offers several recommendations regarding circulation in the downtown area. The Borough has also retained an engineering firm to conduct a traffic study of its downtown.*

Goal 11: To preserve the historic features of the Borough as an integral part of Tenafly's unique character.

Policy Statement: As is consistent with the Municipal Land Use Law's intention to preserve historic properties, the Borough seeks to continue its policy of protecting historically significant structures as identified within the Historic Preservation Element through the adoption of regulations. The community should give consideration to the provisions provided by the Residential Site Improvement Standards that allow for exceptions in construction and design criteria for historic areas.

2023 Comment: *This remains a relevant goal and policy of the Borough. In 2017, the Mayor and Council designated four new sites as historic including: The Sisson Houses located at 89 and 93 Highwood Avenue; the Everett-Dunn House located at 20 Forest Hill Road; and the Anthony Stable (Bonny Dell Farm Barn) located at 19 Peter Lynas Court. The Tenafly Historic Preservation Commission had also nominated five buildings along West Railroad Avenue for designation. While the Planning Board had approved those nominations and the Mayor and Council nominated four of them for designation, they were ultimately tabled and have therefore yet to be designated. In addition, the Borough adopted a new Historic Preservation Element of the Master Plan on September 25, 2019.*

Goal 12: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home rule.

Policy Statement: The Borough acknowledges that the general intent of the SDRP – to manage growth within the framework of a municipality's needs, infrastructural capabilities and environmental constraints – and the SDRP's specific tier designation represent a reasonable approach to growth management.

2023 Comment: *This remains a relevant goal and policy of the Borough. In October of 2011, the Draft Strategic Plan (SSP) was developed as an update to the SDRP. The Draft Final Plan was approved by the State Planning Commission on November 14, 2011 by Resolution No. 2011-08. However, no final version was adopted. This is discussed in greater detail in Section 2.*

Goal 13: To limit the further expansion of two-family dwellings in the R-7.5 District.

Policy Statement: The Borough seeks to encourage residential development that is consistent with historical densities and intensities of use. Therefore, it is the policy of the Borough to limit the expansion of two-family dwellings, which are largely out-of-character with the overall neighborhood pattern of development and have contributed to a general sense of over-crowding on building lots.

2023 Comment: *The 2013 Land Use Plan Element of the Master Plan and Periodic Reexamination Report of the Master Plan recommended the Borough conduct a study of the current zoning densities of the R-7.5 in order to better encourage a greater balance with its surrounding land use arrangement. Such a study has not yet been conducted, and two-family dwellings are still identified as a permitted use in the R-7.5 District.*

Goal 14: To preserve the Borough's large open tracts.

Policy Statement: The Borough recognizes that its larger, undeveloped and underdeveloped lots provide an enhanced aesthetic and visual impression and define the community's appeal by virtue of its open space character and treed environment. The development and redevelopment of such tracts would not only have adverse impacts on the capabilities of the municipality's infrastructure, traffic, and community facilities, but would also detract from the Borough's existing open space assets.

2023 Comment: *This remains a relevant goal and policy of the Borough. The Borough adopted a new Open Space and Recreation Plan (OSRP) Element of the Master Plan on January 11, 2023 which offers recommendations regarding both active and passive open space.*

Goal 15: To encourage senior citizen housing construction as well as special needs and assisted living housing construction.

Policy Statement: The Borough seeks to encourage the construction of senior citizen housing, assisted living housing, and special needs housing. These facilities provide housing opportunities for special needs residents who wish to remain in Tenafly who would otherwise be unable to do so. Such senior citizen housing and assisted living housing should be located in proximity to the Central Business District (CBD).

2023 Comment: *While this remains a relevant goal and policy, the Borough is cognizant of that only twenty-five percent of a municipality's affordable housing obligation may be addressed through age-restricted units, which includes assisted living residences.*

1.2: 2013 Plan Recommendations

In addition to the aforementioned goals and policy statements, the 2013 Land Use Plan offered a variety of recommendations for the Borough's master planning documents and its land use regulations. These are identified below, and are organized by residential, nonresidential, and split zoning recommendations. Updates for each recommendation are also provided.

Residential Recommendations

2013 Plan: As previously noted, the 2013 Plan recommended the Borough conduct a study of the current zoning densities of the R-7.5 District in order to better encourage a greater balance with its surrounding land use arrangement.

2023 Update: *No such study has been conducted. The R-7.5 continues to permit two-family dwellings.*

2013 Plan: To support its historic preservation efforts, the 2013 Plan recommended the Borough give consideration to the provisions provided by the Residential Site Improvement Standards (RSIS) that allow for exceptions in construction and design criteria for historic areas.

2023 Update: *The Borough has not adopted any ordinance provisions granting construction and design exceptions.*

2013 Plan: To address the concern regarding the "teardowns" of smaller dwellings in neighborhoods with similar sized dwellings and their subsequent replacements with much larger dwellings which, while compliant with zoning, were out of character with those neighborhoods, the 2013 Plan recommended the land use regulations address building height and side yard standards.

2023 Update: *The teardown process has slowed in recent years. However, the Borough remains concerned regarding extensive tree removal on residential properties.*

Nonresidential Recommendations

2013 Plan: The 2013 Plan recommended the Borough permit a wider variety of permitted uses in its B-1 Business District, B-2 Business District, C Commercial District, SR/B Senior Housing and Business District, and M-I Light Industrial District.

2023 Update: *By way of Ordinance No. 13-10, the Borough revised its land use regulations to permit a wider variety of permitted uses in the districts identified above.*

2013 Plan: The 2013 Plan recommended that due to the density and the pre-developed nature of the B-1 and the B-2 Districts, the Borough should adjust some of its more stringent parking regulations. Shared parking arrangements were also encouraged.

2023 Update: *By way of Ordinance No. 13-10, the Borough revised its parking standards to reflect the recommendations offered in the 2013 Plan.*

More recently, the Borough prepared a draft proposed Payment In Lieu of Parking (PILOP) ordinance. Based upon a recommendation from the May 2022 Downtown Plan discussed in Section 2, the draft proposed PILOP ordinance would establish an overlay district in a portion of the Borough's downtown area. The draft proposed PILOP ordinance would grant applicants, with Planning Board or Zoning Board of Adjustment approval, the ability to contribute to a Parking Improvement Program (PIP) Trust Fund in lieu of providing up to and including sixty percent of the total number of required parking. The draft proposed PILOP ordinance would also allow applicants to reserve a certain number of overnight parking spaces in the Borough's municipal parking lots for upper-story apartments. The intent of the draft proposed PILOP ordinance is to encourage additional upper-story residential growth in the Borough's downtown by creating flexibility for parking requirements. The ordinance is presently being considered by the Mayor and Council.

2013 Plan: The 2013 Plan recommended that updated definitions be provided for fast food restaurants and medical offices.

2023 Update: *By way of Ordinance No. 13-10, these updated definitions were provided.*

Split Zoning Recommendations

The 2013 Plan identified that over one hundred and thirty properties throughout the Borough, nearly the entirety of which contain residential uses, are split-zoned lots. The most commonly occurring instances of split-zoned lots occur between the R-7.5 and R-9 Districts, particularly along Tenafly Road and near Courtland Place; in fact, slightly more than one-quarter of split-zoned lots were located between those two residence districts. The second most commonly occurring instances of split-zoned lots occurred between the R-9 and R-10 Residence Districts, particularly near Highwood Avenue.

The 2013 Plan recommended that the Borough study those parcels and possibly rezoning them in order to better implement the recommendations set forth in the Land Use Plan.

Such a study nor subsequent rezoning has been conducted.

Section 2: Significant Changes

The following section identifies important changes on the local, regional, and statewide level which may influence the Borough's land use decisions.

The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;

NJSA 40:55D-89.c

Change matters. Understanding change is essential for planning. Without fully comprehending the trends which have shaped the past, it is impossible to adequately plan for the future.

As such, the MLUL requires that municipalities acknowledge change. One of the required components of a reexamination report is to "identify the extent to which there have been significant changes in the assumptions, policies, and objectives which form the basis of their master plans and development regulations."

Since the Borough adopted its 2013 Land Use Plan Element of the Master Plan and Periodic Reexamination Report of the Master Plan, there have been significant changes across the local, county, and state levels. These changes all have the potential to shape the landscape of Tenafly.

Accordingly, the following section discusses those changes. It begins with an analysis of the local socioeconomic changes which have occurred in the Borough over the past several decades, including changes in demographics, housings, and economics. It also discusses local planning changes, specifically in regard to the Borough's master planning efforts. Next, various changes at the county, state, and regional levels are summarized.

Information Regarding Data Sources

The information contained in Section 2.1 entitled "Local Socioeconomic Changes" was obtained from a variety of publicly available data sources. These are summarized below.

1. United States Decennial Census

The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation's people and economy. All incomes reported in the Census are adjusted for inflation.

2. American Community Survey (ACS)

The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.

3. New Jersey Department of Health

The New Jersey Department of Health is a governmental agency of the State of New Jersey. The department contains the Office of Vital Statistics and Registry, which gathers data regarding births, deaths, marriages, domestic partnerships, and civil unions.

4. New Jersey Department of Community Affairs (DCA)

The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.

5. New Jersey Department of Labor and Workforce Development

The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.

2.1: Local Socioeconomic Changes

The following section provides an analysis of the local socioeconomic changes which have occurred at the local level. These include changes in demographics, housing, and economics.

Demographic Changes

The study of demographic change is the centerpiece of any master plan or reexamination report. Such a study can shed light on a municipality's past trends and history as well as its anticipated growth in years to come. The following section provides details on the population, age, racial, and ethnic characteristics of the Borough.

Population

The Borough experienced a consistent level of growth between 1930 to 1960, wherein its population increased approximately one hundred and fifty percent. Between 1950 and 1960 alone, Tenafly's population increased by nearly fifty percent. This trend reversed during the 1970s and 1980s, which saw the Borough's population decline by 10.1% to 13,326 in 1990. By 2000, however, this trend reversed again and the Borough's population increased 3.6 percent to 13,806.

The 2021 ACS indicates a continuation of this growth, as the Borough's population increased to an estimated 15,307. With a growth rate of 5.6% between 2010 and 2021, Tenafly's growth was comparable to that of Bergen County's and the State of New Jersey's as a whole, both of which increased by approximately 5.6% during that same time period.

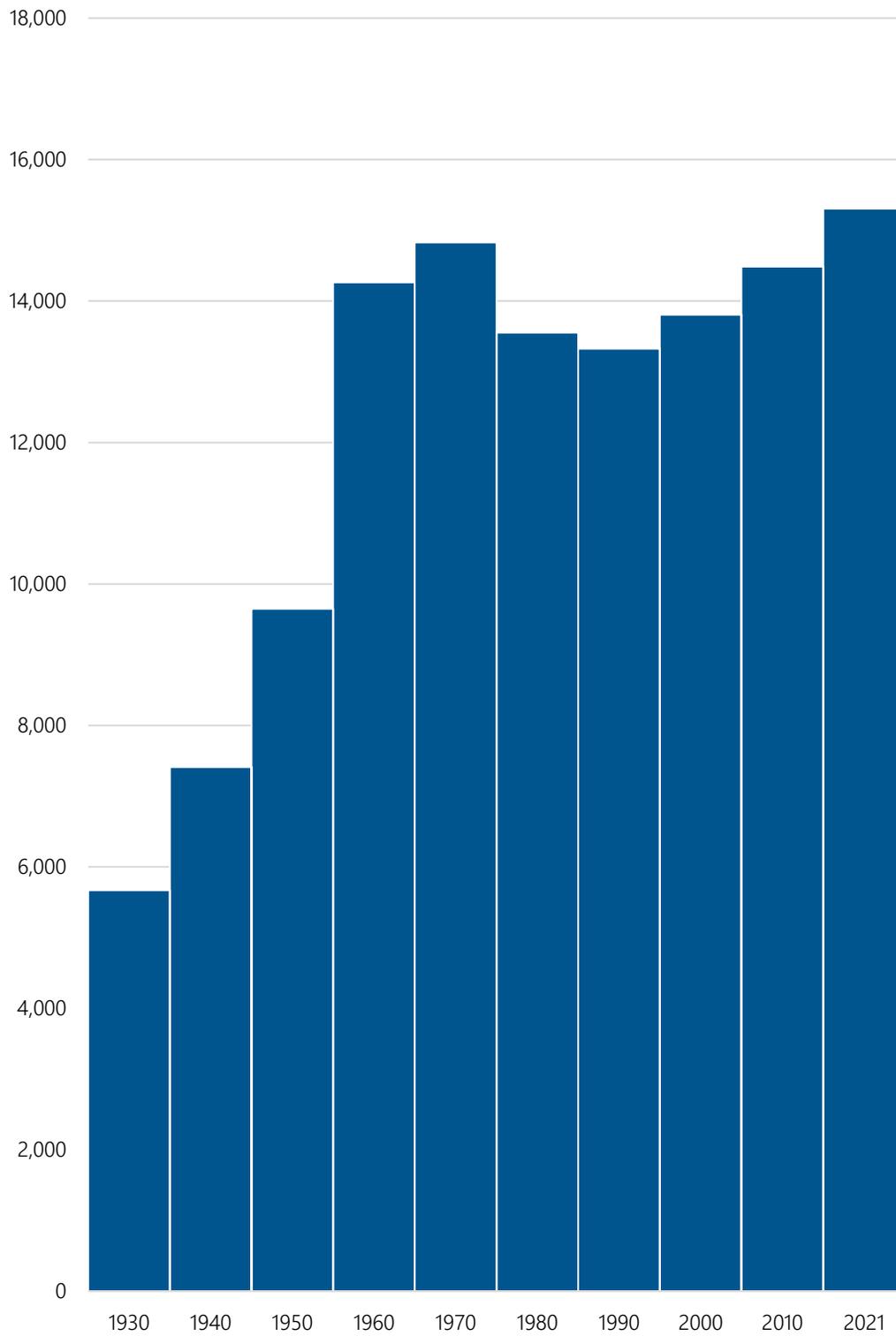
Due to the Borough's Settlement Agreement and its resulting Housing Element and Fair Share plan, it is anticipated that the Borough's population will increase over the next several years.

Table 1: Population Growth, 1920-2021

Year	Population	Change	Percent Change
1930	5,669	-	-
1940	7,413	1,744	30.8%
1950	9,651	2,238	30.2%
1960	14,264	4,613	47.8%
1970	14,827	563	3.9%
1980	13,552	-1,275	-8.6%
1990	13,326	-226	-1.7%
2000	13,806	480	3.6%
2010	14,488	682	4.9%
2021	15,307	819	5.6%

Source: US Census Bureau, 2021 ACS Five-Year Estimate

Figure 1: Population Growth, 1940-2020



Source: US Census Bureau, 2021 ACS Five-Year Estimate

Age Characteristics

Overall, the Borough's median age increased slightly from 40.9 years in 2000 to 41.9 years in 2021. Nevertheless, Tenafly is not aging as rapidly or dramatically as other municipalities throughout the state. This is particularly evident in its younger age cohorts. The percentage of the Borough's population aged 19 and under has increased over the past twenty-one years. In 2000, an estimated 30.2% of the Borough's population was aged 19 and under. By 2021, this percentage increased to an estimated 34.7%. Nevertheless, the Borough's public school population has remained relatively static. During the 2021-2022 school year, Tenafly's public school enrollment was 3,499 students. In the 2009-2010 school year, it was 3,500.

Meanwhile, the percentage of those aged 65 and over has decreased over the same time period. In 2000, an estimated 15.1% of the Borough's population was aged 65 and over. By 2021, this percentage decreased to an estimated 13.3%. The overall number of residents in this age cohort also decreased by approximately 2.8% during that same time period.

Table 2: Age Distribution, 2000-2021

Age	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Under 5	904	6.5%	728	5.0%	445	2.9%
5 to 19	3,275	23.7%	4,086	28.2%	4,866	31.8%
20 to 24	371	2.7%	424	2.9%	394	2.6%
25 to 34	1,000	7.2%	711	4.9%	725	4.7%
35 to 44	2,513	18.2%	2,209	15.2%	2,511	16.4%
45 to 54	2,232	16.2%	2,743	18.9%	2,592	16.9%
55 to 64	1,419	10.3%	1,634	11.3%	1,742	11.4%
65 to 74	1,064	7.7%	959	6.6%	1,187	7.8%
75 to 84	734	5.3%	678	4.7%	417	2.7%
85 and over	294	2.1%	316	2.2%	428	2.8%
Total		13,806		14,488		15,307
Median Age		40.9		41.8		41.9

Source: US Census Bureau, 2021 ACS Five-Year Estimate

Race and Ethnicity

While the Borough remains a predominantly white (non-Hispanic) community, it nevertheless has experienced an increase in racial diversity over the past two decades. This is particularly evident in the percentage of the Borough’s population identifying as “white alone,” which has decreased from approximately 73.7% in 2000 to 54.9% in 2021. Meanwhile, the percentage of the population identifying as “Asian” increased from 19.1% to 32.1% over that same period.

Table 3: Race, 2000-2021

Race	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone (not Hispanic)	10,176	73.7%	9,475	65.4%	8,410	54.9%
Black/African American	122	0.9%	123	0.8%	128	0.8%
American Indian/Alaskan Native	---	---	2	0.0%	0	0.0%
Asian	2,632	19.1%	3,794	26.2%	4,911	32.1%
Native Hawaiian/Pacific Islander	---	---	0	0.0%	0	0.0%
Other Race	234	1.7%	42	0.3%	54	0.4%
Two or More Races			276	1.9%	244	1.6%
Hispanic Origin	642	4.7%	776	5.4%	1,560	10.2%
Total	13,806	100.0%	14,488	100.0%	15,307	100.0%

Source: US Census Bureau, 2021 ACS Five-Year Estimate; Some 2000 information not available due to Census classification changes.

Mobility of Population

The following tables provide insights into the mobility and stability patterns of the Borough’s population. Table 4 suggests that the origin of the Borough’s population is fairly diverse. Since 2010, the percentage of the Borough’s population born within New Jersey has fluctuated between approximately one-quarter and one-third. Those born in a different state as well as outside of the United States (but within a US territory or to American parents) has fluctuated between approximately 39.6% and 36.2%. Meanwhile, approximately one-third of the Borough’s population is foreign born.

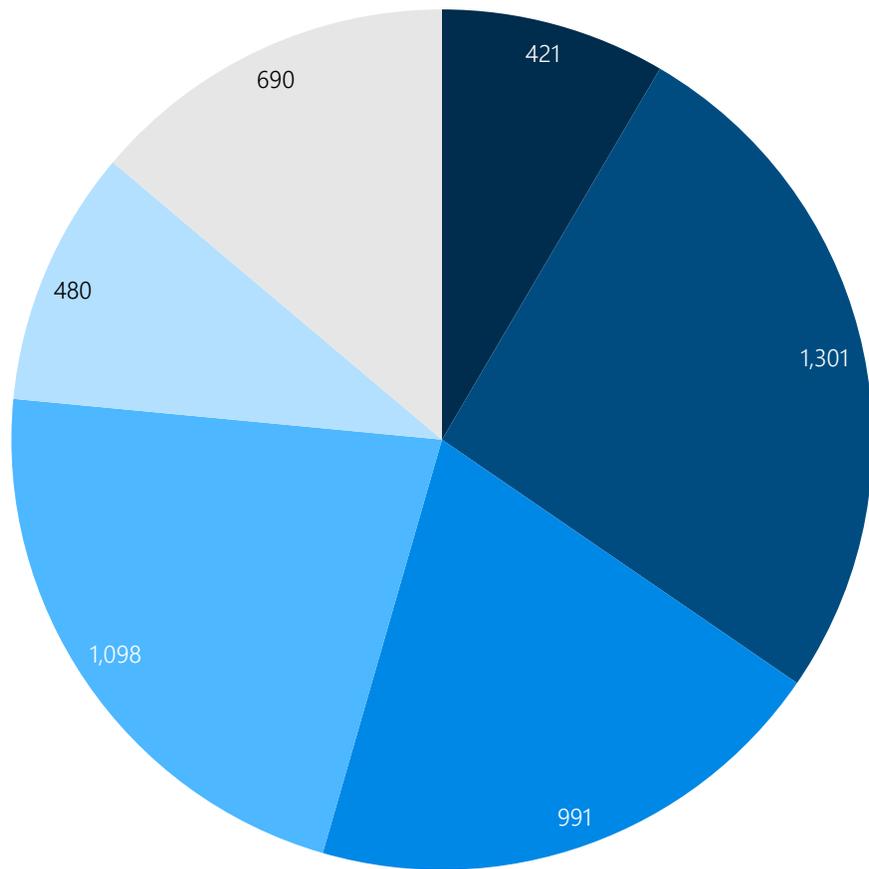
Table 4: Place of Birth by Nativity

		2010		2021	
		Number	Percent	Number	Percent
Native Born	Born in New Jersey	3,780	26.5%	4,652	30.4%
	Born in Different State	5,468	38.3%	5,157	33.7%
	Born Outside of US	181	1.3%	384	2.5%
Foreign Born		4,487	34.0%	5,114	33.4%
Total		14,276	100.00%	15,307	100.0%

Source: 2000 and 2021 American Community Survey Five-Year Estimates.

Figure 2 offers additional information as to the mobility of the Borough's residents. As per the 2021 ACS, slightly more than one-half (54.4%) of the Borough's population has resided in their dwelling since 2010. Alternatively, slightly less than one-half (45.6%) of the Borough's population has resided in their dwelling since before 2010. Approximately 13.8% of the community has resided in their dwelling since 1989 or earlier.

Figure 2: Year Householder Moved Into Unit



■ Moved in 2019 or later ■ Moved in 2015 to 2018 ■ Moved in 2010 to 2014
■ Moved in 2000 to 2009 ■ Moved in 1990 to 1999 ■ Moved in 1989 and Earlier

Source: 2021 American Community Survey Five-Year Estimates.

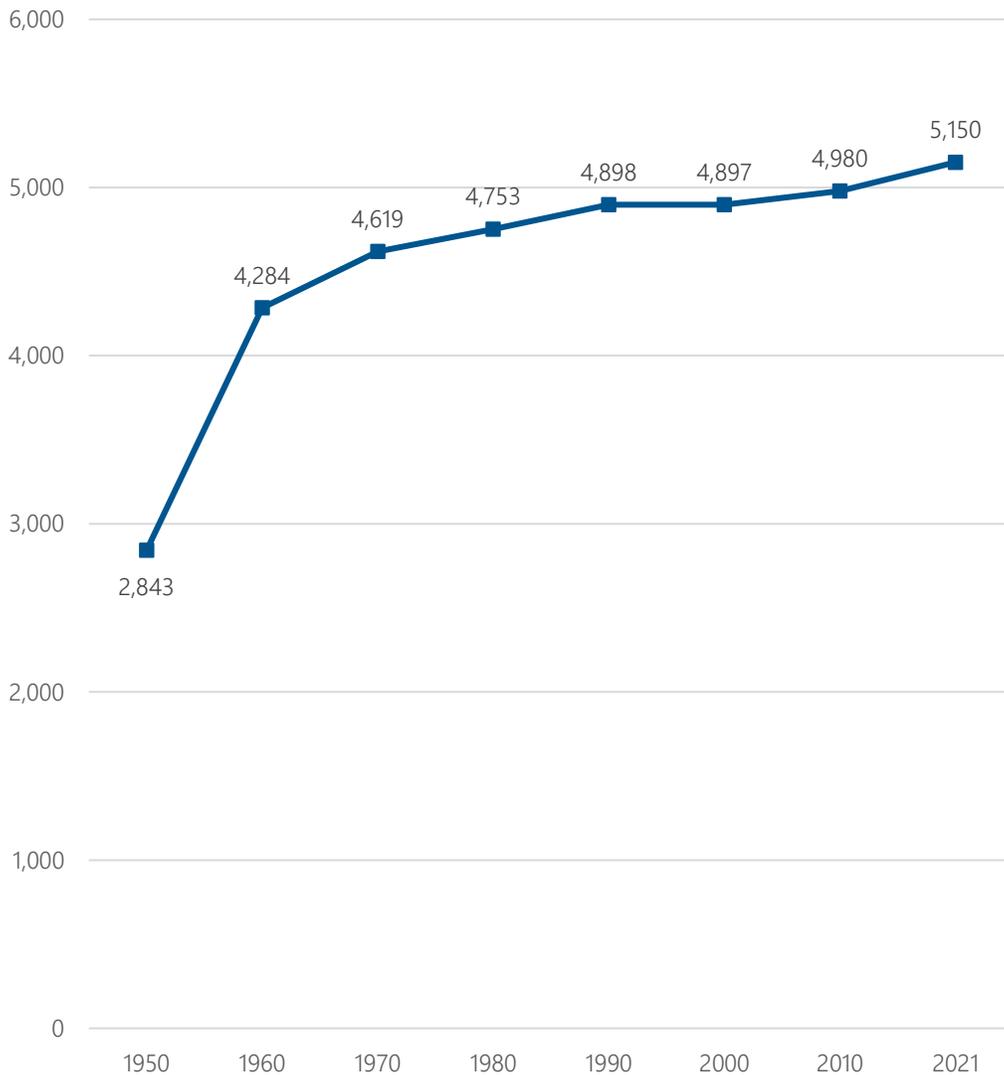
Local Housing Changes

Housing data can provide valuable insights into where and how Borough residents live. With this in mind, the following section outlines the housing changes experienced by the Borough of Tenafly.

Number of Dwelling Units

Between 1950 and 2021, the number of dwelling units in the Borough is estimated to have increased approximately 81.4%, from 2,843 units in 1970 to 5,150 units in 2021. However, the largest percentage increase in the Borough's housing stock took place between 1950 and 1960, wherein the number of units increased by 50.6%. Since that time, that growth rate has slowed. The US Census Bureau estimates that between 2010 and 2021, the Borough's housing stock increased only by approximately 3.4%. This can likely be attributed to the Borough's fully developed nature.

Figure 3: Dwelling Units, 1950-2021

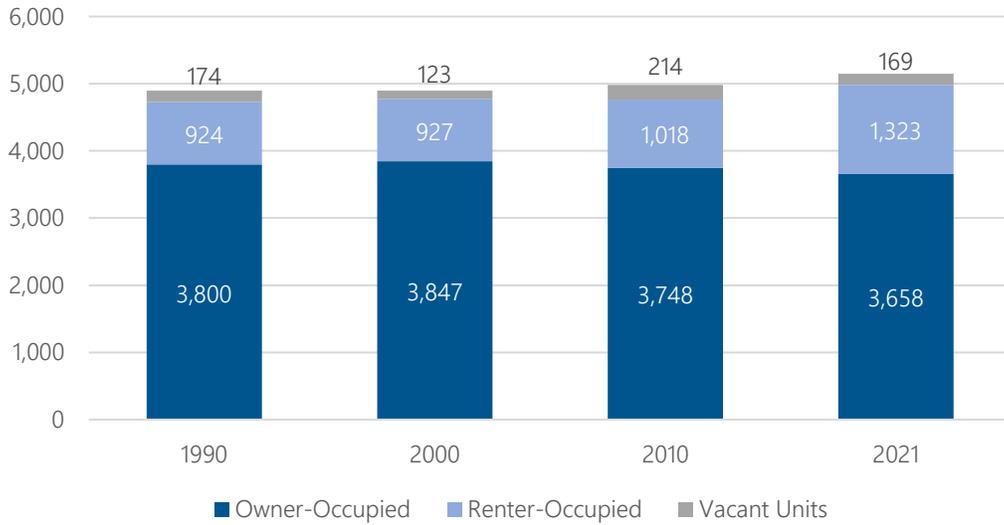


Source: US Census Bureau, 2021 ACS Five-Year Estimate

Housing Tenure and Occupancy

Over the past several decades, both the number of owner-occupied and renter-occupied units have remained relatively stable. Overall, the number of owner-occupied units is estimated to have decreased over the past twenty-one years, while the number of renter-occupied units is estimated to have increased. The 2021 ACS further estimates that the number of vacant units has decreased since 2010.

Figure 4: Owner-Occupied and Renter-Occupied Units, 1990-2021

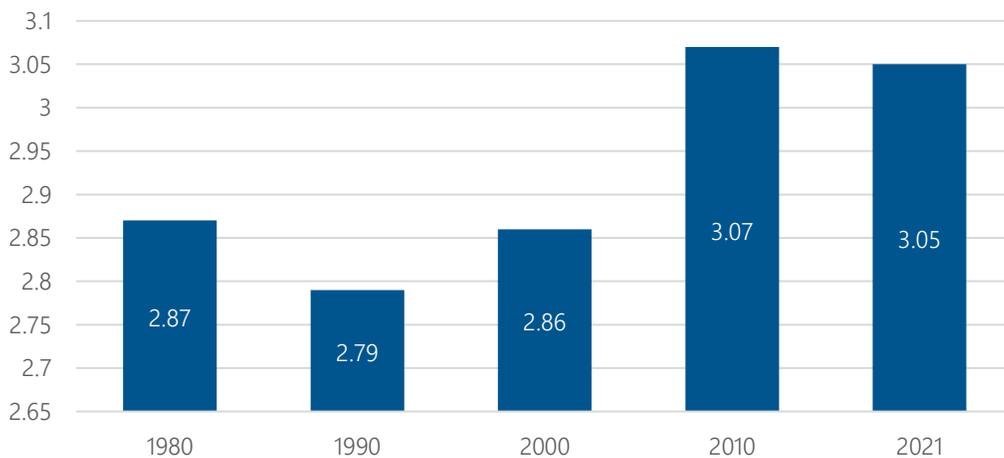


Source: US Census Bureau; 2021 American Community Survey Five-Year Estimate

Average Household Size

The Borough's average household size has generally increased since 1990. As per the 2021 ACS, it is estimated that the average household size in the Borough was 3.05 people per unit.

Figure 5: Household Sizes, 1990-2021



Source: US Census Bureau; 2021 American Community Survey Five-Year Estimate

Units in Structure

Information regarding the number of dwelling units in housing structures provides insights into the types of housing which exists throughout the Borough. The following table offers insights into the unit-composition of the Borough's structures since 2000.

As per the 2021 ACS, single-family detached dwellings account for an estimated 76.0% of the Borough's housing stock, down slightly from 81.0% in 2000. Those buildings with twenty or more units represent the second largest housing category at 6.6%. This category of housing has also experienced an estimated increase of 107.3% since 2000, which represents the largest percentage increase of all housing categories.

Table 5: Units in Structure, 2000-2021

Units in Structure	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Single Family, Detached	3,966	81.0%	3,766	77.5%	3,912	76.0%
Single Family, Attached	140	2.9%	152	3.1%	330	6.4%
2 Units	332	6.8%	452	9.3%	234	4.5%
3 to 4 Units	88	1.8%	146	3.0%	69	1.3%
5 to 9 Units	98	2.0%	109	2.2%	132	2.6%
10 to 19 Units	110	2.2%	144	3.0%	81	1.6%
20 or More	163	3.3%	89	1.8%	338	6.6%
Other	0	0.0%	0	0.0%	54	1.0%
Total	4,897	100.0%	4,858	100.0%	5,150	100.0%

Source: US Census Bureau; 2010 and 2021 American Community Survey Five-Year Estimates.

Purchase and Rental Value of Housing Units

The following two tables identify purchase values and rental values for the specified owner-occupied and renter-occupied units in Tenafly.

As shown in Table 6, the overall median value of the Borough's owner-occupied housing increased substantially between 2000 and 2010, from \$403,600 to \$742,500. Since that time, the ACS estimates that the median value of the Borough's owner-occupied housing stock increased, albeit at a slower rate. As of 2021, the ACS estimates that the median value of the Borough's owner-occupied housing is approximately \$848,900. This is nearly twice as high as Bergen County's estimated median value.

Unlike the value of owner-occupied units, Table 7 indicates that the greatest percentage increase in rents within the Borough occurred between 2010 and 2021. During that time period, the 2021 ACS estimates that rents increased approximately 58.6%. Rents in the Borough have historically been higher than those estimated for Bergen County as a whole.

Table 6: Value of Owner-Occupied Units, 2000-2021

Value Range	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	26	0.7%	12	0.3%	24	0.7%
\$50,000 to \$99,999	9	0.3%	15	0.4%	26	0.7%
\$100,000 to \$149,999	17	0.5%	15	0.4%	0	0.0%
\$150,000 to \$199,999	145	4.1%	0	0.0%	50	1.4%
\$200,000 to \$299,999	769	21.7%	83	2.4%	45	1.2%
\$300,000 to \$499,999	1352	38.2%	536	15.6%	305	8.3%
\$500,000 to \$999,999	938	26.5%	1,978	57.4%	2,016	55.1%
\$1,000,000 or More	283	8.0%	805	23.4%	1192	32.6%
Total	3,539	100.0%	3,444	100.0%	3,658	100.0%
Borough Median Value		\$403,600		\$742,500		\$848,900
Bergen County Median Value		\$250,300		\$483,300		\$489,600

Source: US Census Bureau; 2010 and 2021 American Community Survey Five-Year Estimates.

Table 7: Specified Renter Occupied Housing Units by Rent, 2000-2021

Rent Range	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Less than \$500	52	5.62%	13	1.08%	24	1.8%
\$500 to \$999	247	26.67%	0	0.00%	36	2.7%
\$1,000 to \$1,499	248	26.78%	293	24.40%	126	9.5%
\$1,500 to \$1,999	304	32.83%	836	69.61%	195	14.7%
\$2,000 to \$2,499					198	15.0%
\$2,500 to \$2,999					85	6.4%
\$3,000 or more					659	49.8%
No Rent paid	75	8.10%	59	4.91%	0	0.0%
Total	926	100.00%	1,201	100.00%	1,323	100.0
Median Rent		\$1,186		\$1,882		\$2,985
Bergen County Median Rent		\$872		\$1,236		\$1,637

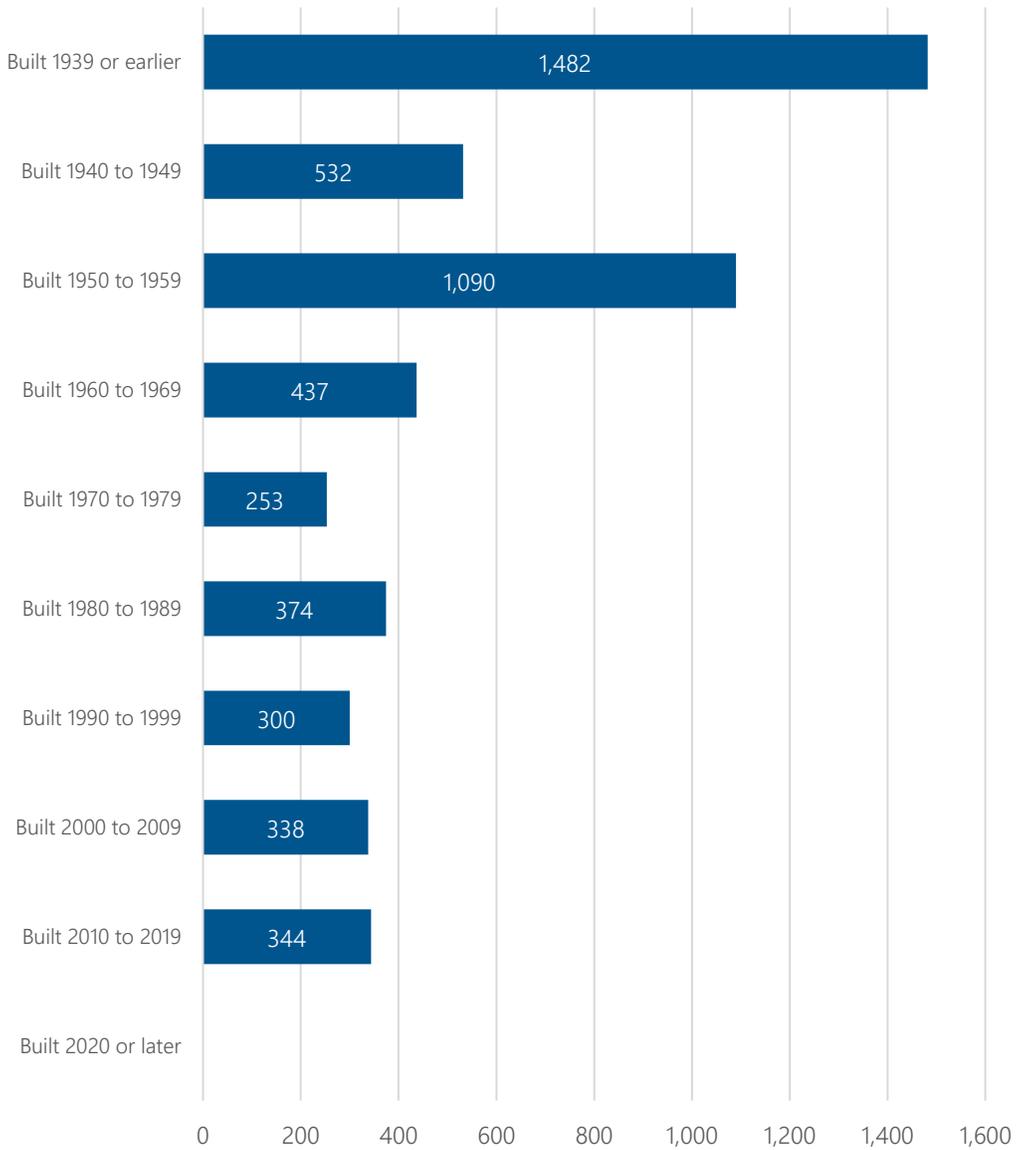
Source: US Census Bureau; 2010 and 2021 American Community Survey Five-Year Estimates.

Note: 2000 US Census and 2010 ACS provided different rental categories than 2021 ACS

Year Structure Built

The following figure identifies the years in which the Borough's structures were built. As shown, the Borough has an older housing stock, with slightly over sixty percent (60.3%) of all structures being built before 1960. Approximately 6.7% of the Borough's structures have been constructed after 2010.

Figure 6: Year Structure Built



Source: 2021 American Community Survey Five-Year Estimates.

Recent Residential Development Activity

Another way of examining the stability of a community's housing stock is by outlining the number of housing units certified and demolished every year. As shown on the accompanying table, the Borough has generally issued more building permits for construction than demolition permits.

Table 8: Certificates of Occupancy and Demolition Permits, 2000-2021

Year	Housing Certificates			Total	Demos	Net
	1 & 2 Family	Multifamily	Mixed Use			
2000*				30	24	6
2001*				31	20	11
2002*				54	26	28
2003*				24	18	6
2004	36	0	1	37	20	17
2005	48	0	0	48	36	12
2006	53	0	0	53	26	27
2007	35	147	0	182	26	156
2008	21	2	0	23	14	9
2009	14	12	0	26	19	7
2010	23	0	0	23	20	3
2011	22	0	0	22	27	-5
2012	22	0	0	22	18	4
2013	28	0	0	28	26	2
2014	29	0	0	29	35	-6
2015	32	0	0	32	36	-4
2016	35	0	0	35	12	23
2017	38	0	0	38	18	20
2018	39	0	0	39	52	-13
2019	46	0	0	46	38	8
2020	25	0	0	25	27	-2
2021	53	0	0	53	11	42
Total	599	161	1	900	549	351

Source: Department of Community Affairs

* Data not broken down by category

Economic Changes

The following subsection examines the economic profile of the community. It offers valuable information on both the employment opportunities in the Borough, the incomes of its residents, and the character of the local market.

Income Level

Households incomes have increased throughout the Borough since 1999. This is particularly evident in upper-tier incomes. In 1999, an estimated 30% of the Borough's households reported an income of \$150,000 or more. By 2021, this percentage increased to over sixty percent (60.9%) of households.

Overall, the Borough's median income increased approximately 161.6% over the past few decades, from \$68,742 per household in 1999 to \$179,833 per household in 2021. This represents a higher percentage than the County (71.2%) during that same time period. The Borough's median household income has also historically been higher than the County's as a whole.

Pursuant to the ACS, an estimated 4.2% of the Borough's population reported an income below the federal poverty line in 2021. This is below the County's estimated rate of 5.8%.

Table 9: Household Income, 2000-2021

Income Level	1999		2010		2021	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	198	4.1%	112	2.40%	112	2.2%
\$10,000 to \$14,999	116	2.4%	39	0.80%	91	1.8%
\$15,000 to \$24,999	244	5.1%	110	2.40%	115	2.3%
\$25,000 to \$34,999	258	5.4%	148	3.20%	166	3.3%
\$35,000 to \$49,999	392	8.2%	422	9.10%	223	4.5%
\$50,000 to \$74,999	722	15.1%	791	17%	250	5.0%
\$75,000 to \$99,999	599	12.5%	376	8.10%	182	3.7%
\$100,000 to \$149,999	815	17.0%	605	13%	809	16.2%
\$150,000 to \$199,999	375	7.8%	492	10.60%	780	15.7%
\$200,000 or more	1,062	22.2%	1550	33.40%	2,253	45.2%
Total	4,871	100.00%	4,645	100.00%	4,981	100.0%
Median Income		\$68,742		\$125,865		\$179,833
Bergen County		\$63,934		\$81,708		\$109,497

Source: US Census Bureau; 2010 and 2020 American Community Survey 5-Year Estimates.

Employment Status

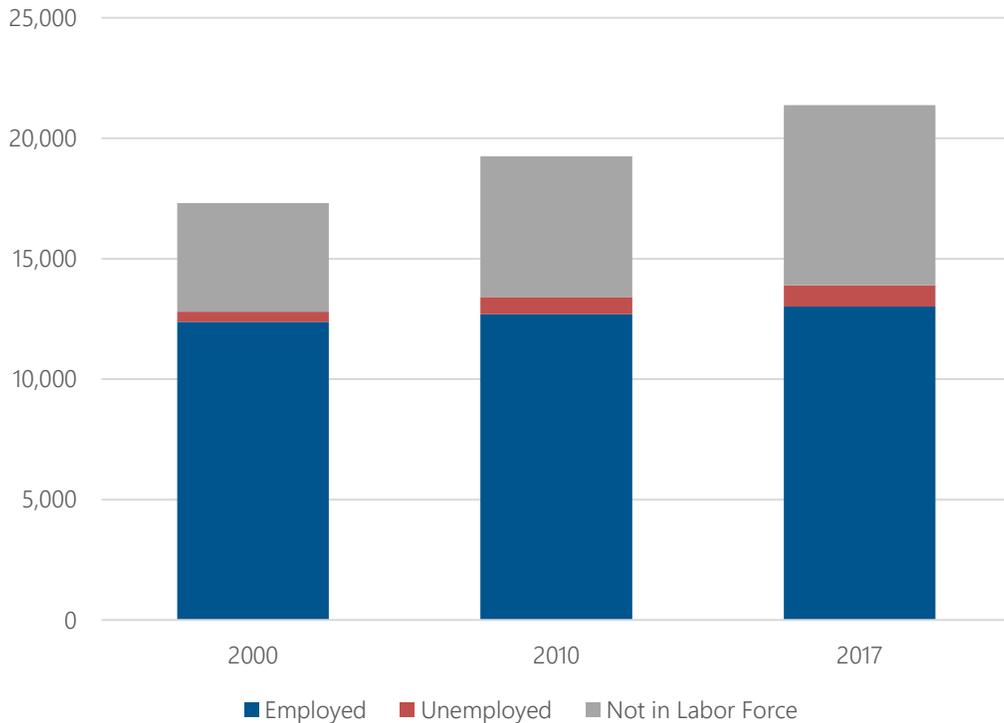
The following table provides an overview of the Borough’s employment characteristics for residents aged 16 and over. Both the overall number and percentage of those aged 16 and over in the labor force has increased since 2000. Likewise, both the number and percentage of those not in the labor force has decreased over that same time period. The Borough’s unemployment rate has increased slightly over the past twenty-one years, from 2.3% in 2000 to 4.7% in 2021.

Table 10: Employment Status for Population Age 16 and Over, 2000-2021

Employment Status	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
In labor force	6,559	62.4%	6,861	65.8%	7,429	68.6%
Civilian labor force	6,559	62.4%	6,861	65.8%	7,429	68.6%
Employed	6,321	60.2%	6,465	62.0%	6,918	63.9%
Unemployed	238	2.3%	396	3.8%	511	4.7%
Armed Forces	0	0.0%	0	0.0%	0	0.0%
Not in labor force	3,835	36.5%	3,564	34.2%	3,396	31.4%
Total Population 16 and Over	10,394	100.0%	10,425	100.0%	10,825	100.0%

Source: US Census Bureau; 2010 and 2021 American Community Survey Five-Year Estimates

Figure 7: Employment Status for Population Aged 16 and Over, 2000-2020



Source: US Census Bureau; 2010 and 2021 American Community Survey Five-Year Estimates

Employment Trends

The following two tables detail information on the employment and income characteristics of the Borough's employed residents. Table 11 details occupation characteristics, while Table 12 details industry characteristics.

The industry categories utilized by the US Census Bureau and the American Community Survey are derived from the North American Industry Classification System (NAICS), which is published by the Executive Office of the President, Office of Management and Budget. The NAICS was developed to increase comparability in industry definitions between the United States, Mexico, and Canada. It provides industry classifications that group establishments into industries based on the activities in which they are primarily engaged.

The NAICS provides the following descriptions of the above-mentioned industries:

Industry	Description
Agriculture, Forestry, Fishing and Hunting	Activities of this sector are growing crops, raising animals, harvesting timber, and harvesting fish and other animals from farms, ranches, or the animals' natural habitats.
Mining, Quarrying, and Oil and Gas Extraction	Activities of this sector are extracting naturally occurring mineral solids, such as coal and ore; liquid minerals, such as crude petroleum; and gases, such as natural gas; and beneficiating (e.g., crushing, screening, washing, and flotation) and other preparation at the mine site, or as part of mining activity.
Utilities	Activities of this sector are generating, transmitting, and/or distributing electricity, gas, steam, and water and removing sewage through a permanent infrastructure of lines, mains, and pipe.
Construction	Activities of this sector are erecting buildings and other structures (including additions); heavy construction other than buildings; and alterations, reconstruction, installation, and maintenance and repairs.
Manufacturing	Activities of this sector are the mechanical, physical, or chemical transformation of materials, substances, or components into new products.
Wholesale Trade	Activities of this sector are selling or arranging for the purchase or sale of goods for resale; capital or durable non-consumer goods; and raw and intermediate materials and supplies used in production and providing services incidental to the sale of the merchandise.
Retail Trade	Activities of this sector are retailing merchandise generally in small quantities to the general public and providing services incidental to the sale of the merchandise.
Transportation and Warehousing	Activities of this sector are providing transportation of passengers and cargo, warehousing and storing goods, scenic and sightseeing transportation, and supporting these activities.
Information	Activities of this sector are distributing information and cultural products, providing the means to transmit or distribute these products as data or communications, and processing data.

Industry	Description
Finance and Insurance	Activities of this sector involve the creation, liquidation, or change in ownership of financial assets (financial transactions) and/or facilitating financial transactions.
Real Estate and Rental Leasing	Activities of this sector are renting, leasing, or otherwise allowing the use of tangible or intangible assets (except copyrighted works) and providing related services.
Professional, Scientific, and Technical Services	Activities of this sector are performing professional, scientific, and technical services for the operations of other organizations.
Management of Companies and Enterprises	Activities of this sector are the holding of securities of companies and enterprises, for the purpose of owning controlling interest or influencing their management decisions, or administering, overseeing, and managing other establishments of the same company or enterprise and normally undertaking the strategic or organizational planning and decision-making role of the company or enterprise.
Administrative and Support and Waste Management and Remediation Services	Activities of this sector are performing routine support activities for the day-to-day operations of other organizations.
Education Services	Activities of this sector are providing instruction and training in a wide variety of subjects.
Health Care and Social Assistance	Activities of this sector are providing health care and social assistance for individuals.
Arts, Entertainment, and Recreation	Activities of this sector are operating or providing services to meet varied cultural, entertainment, and recreational interests of their patrons.
Accommodation and Food Services	Activities of this sector are providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.
Other Services	Activities of this sector are providing services not elsewhere specified, including repairs, religious activities, grantmaking, advocacy, laundry, personal care, death care, and other personal services.
Public Administration	Activities of this sector are administration, management, and oversight of public programs by Federal, State, and local governments.

As shown on Table 11, the largest percentage of the Borough’s residents have typically been employed in management, professional, and related occupations. More than one-half (58.4%) of the Borough’s residents were employed in this occupation in 2000; by 2021, this percentage increased to nearly seventy percent (71.6%). Sales and office occupations have historically comprised the second largest occupation throughout the Borough, although the number of residents employed therein has decreased approximately 14.3% since 2000.

Table 11: Employment Status by Occupation, 2000-2021

Occupation	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	3,690	58.4%	3,884	60.1%	4,950	71.6%
Service occupations	487	7.7%	428	6.6%	275	4.0%
Sales and office occupations	1,650	26.1%	1,609	24.9%	1,413	20.4%
Natural resources, construction, and maintenance occupations*	180	2.8%	182	2.8%	148	2.1%
Production, transportation, and material moving occupations	315	5.0%	362	5.6%	132	1.9%
Total	6,322	100.0%	6,465	100.0%	6,918	100.0%

Source: 2000 US Census Bureau; 2010 and 2021 Five-Year American Community Survey

* Formerly called "Construction, extraction, and maintenance occupations"

Table 12 provides additional information regarding the industry of employment for the Borough’s residents. Historically, the largest percentages of Borough residents have been employed in the “educational services, and health care and social assistance” industry. The number of residents employed in this industry has increased approximately 18.1% over the past twenty-one years, from 1,645 residents in 2000 to 1,943 residents in 2021. Today, more than one-quarter (28.1%) of Borough residents are employed in this industry.

The “professional, scientific, and management, and administrative and waste management services” industry has historically represented the second highest industry in which Borough residents are employed.

Table 12: Employment Status by Industry, 2000-2020

Industry	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.0%	34	0.5%	0	0.0%
Construction	142	2.2%	134	2.1%	138	2.0%
Manufacturing	503	8.0%	636	9.8%	412	6.0%
Wholesale trade	467	7.4%	481	7.4%	360	5.2%
Retail trade	570	9.0%	516	8.0%	738	10.7%
Transportation and warehousing, and utilities	194	3.1%	161	2.5%	87	1.3%
Information	302	4.8%	380	5.9%	234	3.4%
Finance and insurance, and real estate and rental leasing	708	11.2%	849	13.1%	986	14.3%
Professional, scientific, and management, and administrative and waste management services	1,049	16.6%	939	14.5%	1,401	20.3%
Educational services, and health care and social assistance	1,645	26.0%	1,526	23.6%	1,943	28.1%
Arts, entertainment, and recreation, and accommodation and food services	238	3.8%	295	4.6%	186	2.7%
Other services, except public administration	352	5.6%	444	6.9%	305	4.4%
Public administration	151	2.4%	70	1.1%	128	1.9%
Total	6,321	100.0%	6,465	100.0%	6,918	100.0%

Source: 2000 US Census Bureau; 2010 and 2020 5-Year American Community Survey

Covered Employment

Figure 8 and Figure 9 provide data on the Borough's covered employment trends between 2004 and 2021, as reported by the New Jersey Department of Labor and Workforce Development. "Covered employment" refers to any employment covered under the Unemployment and Temporary Disability Benefits Law. Generally, nearly all employment in the state is considered to be "covered employment."

Figure 8 depicts the number of reported "employment units" within the Borough. An "employment unit" is defined as an individual or organization which employs one or more workers. As shown, the Borough experienced a fairly consistent loss of employment units between 2005 and 2017. Since that time, however, the number of employment units have increased approximately 7.6%. As of 2021, there were a reported 512 employment units in the Borough.

While the Borough may have generally experienced a decrease of employment units between 2005 and 2017, Figure 9 suggests it actually experienced an increase in employment during that same time frame. Ironically, as the number of the Borough's employment units has increased since 2017, its employment has simultaneously decreased approximately 11.5%. As of 2021, the Borough's reported covered employment was 4,210 individuals.

In addition to the above data, the Department of Labor and Workforce Development also tracks the total wages provided by covered employment within a municipality. This is summarized in Figure 10. As shown, the amount of total wages paid throughout the Borough has somewhat fluctuated over the years. Between 2004 and 2006, total wages decreased approximately 13.8%. Subsequently, total wages increased consistently between 2006 and 2018. After experiencing a somewhat steep decline between 2018 and 2020, total wages increased to approximately \$258,827,488 in 2021.

Figure 8: Covered Employment Units, 2004 to 2021

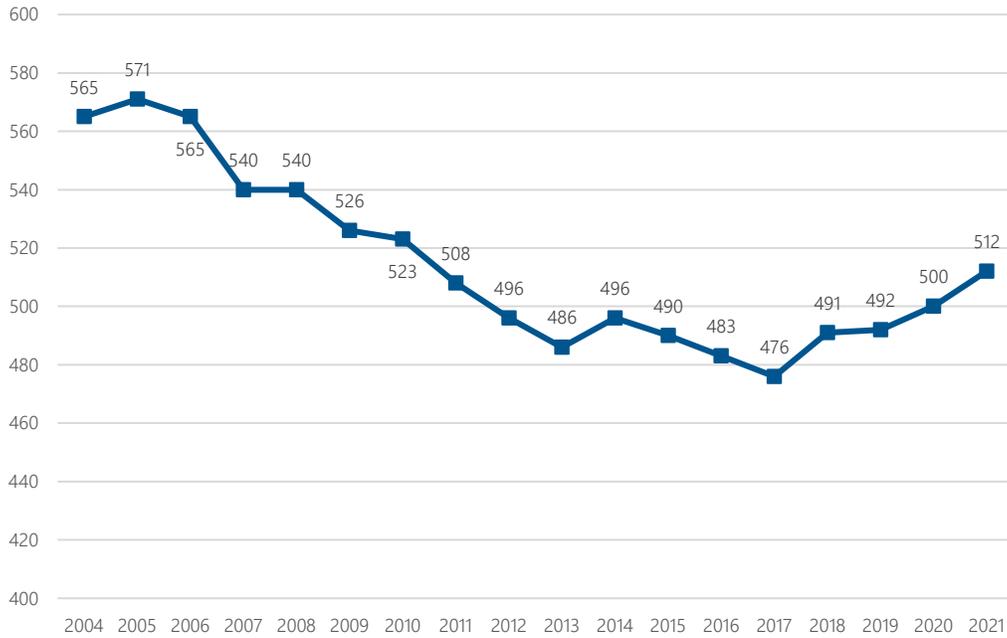
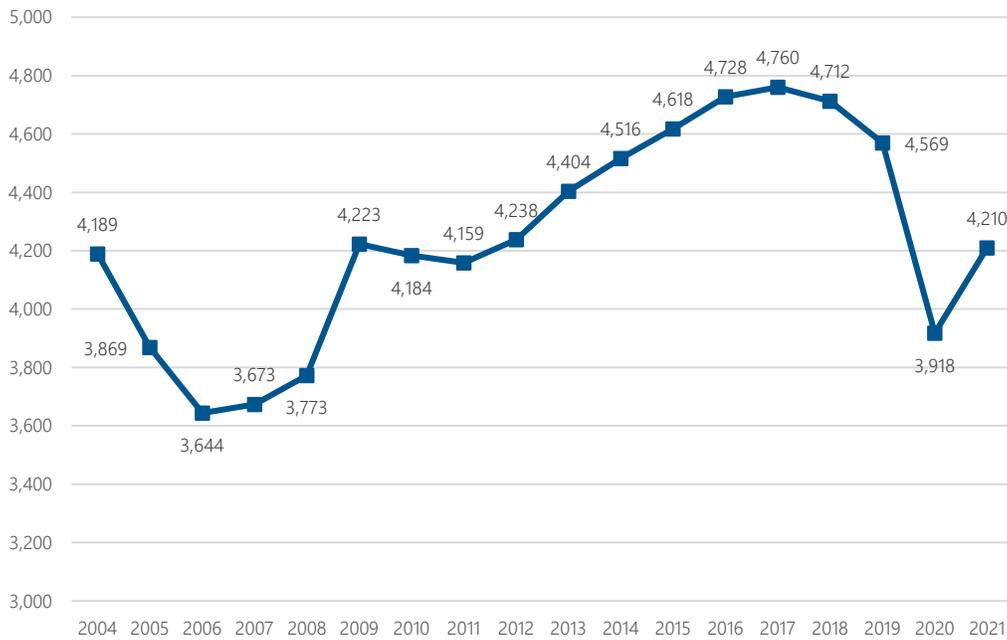
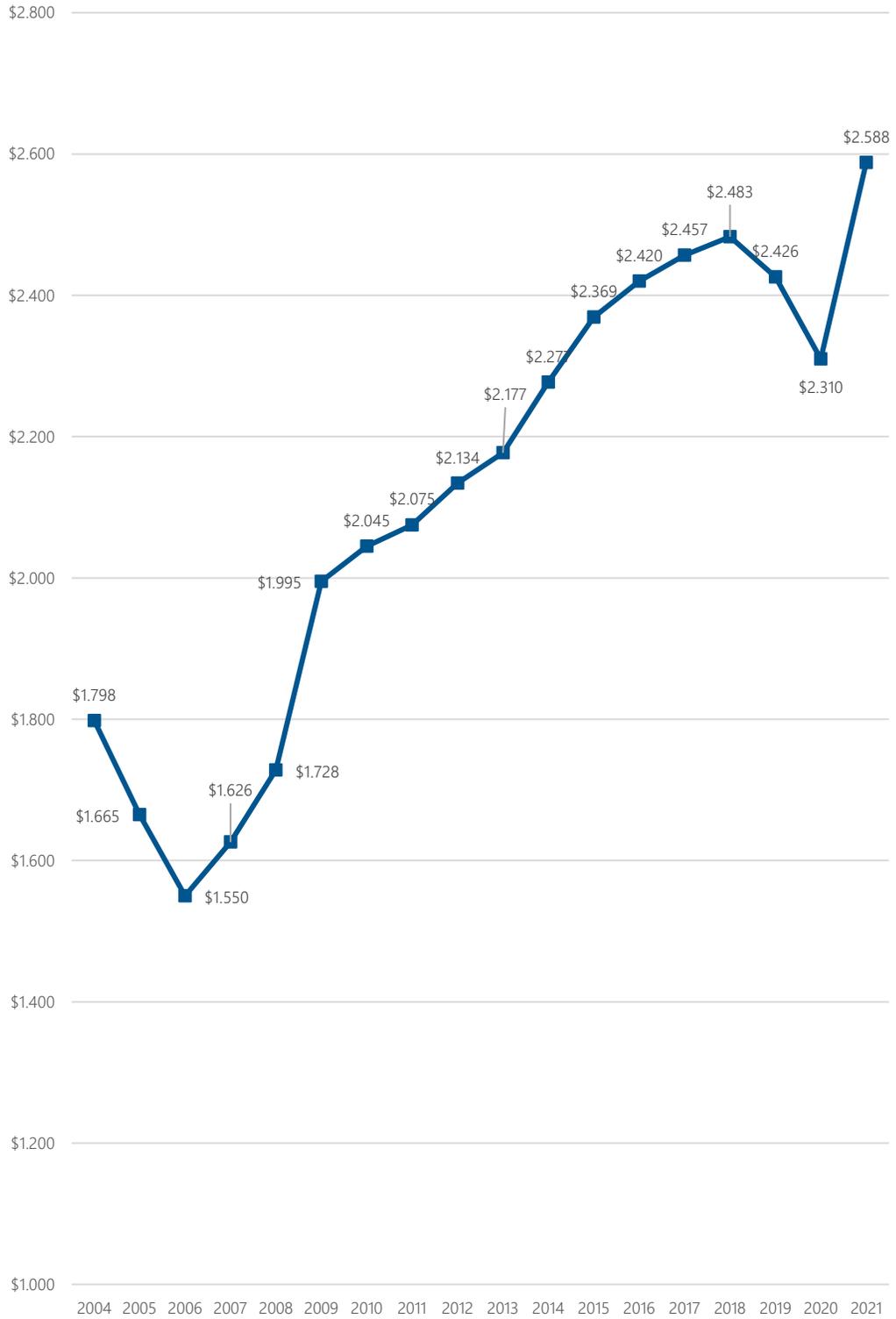


Figure 9: Average Covered Employment, 2004 to 2021



Source: Department of Labor and Workforce Development

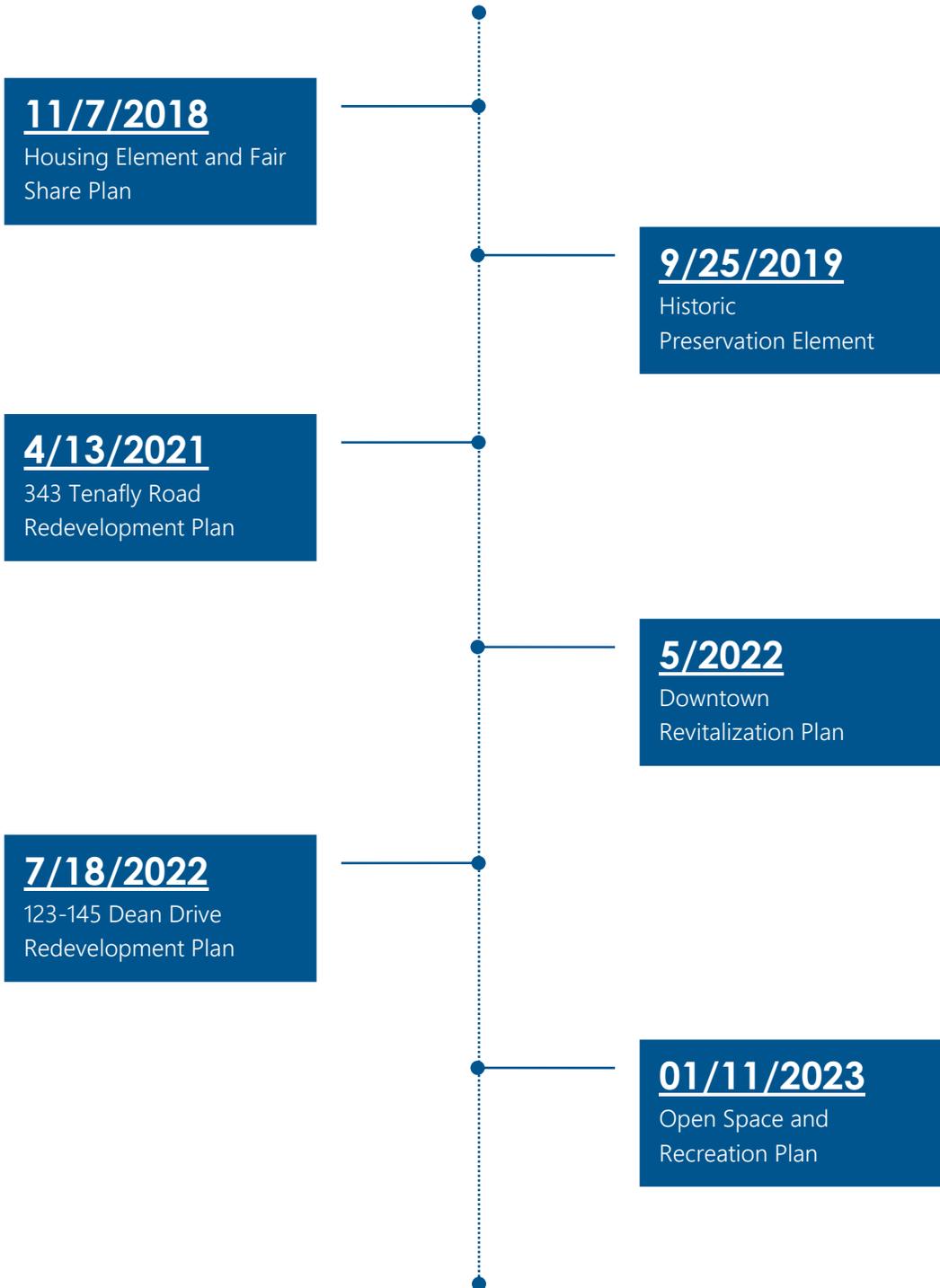
Figure 10: Total Wages (Hundreds of Millions), 2004-2021



Source: Department of Labor and Workforce Development

2.2: Local Planning Changes

The following section provides an analysis of the local planning changes which have occurred at the local level. These are identified in chronological order and include the following.



2018 Housing Element and Fair Share Plan (HE&FSP)

Following a number of changes at the state level pertaining to affordable housing (which are discussed in Section 2.4 of this Report), the Borough adopted a new Housing Element and Fair Share plan (HE&FSP) on November 7, 2018. The 2018 HE&FSP outlines the manner in which the Borough will address its affordable housing obligation. Pursuant to a settlement agreement signed between the Borough and the Fair Share Housing Center (FSHC), the Borough will address the following affordable housing obligations.

Table 13: Borough Affordable Housing Requirements

Obligation	Number of Units
Rehabilitation Obligation	4
Prior Round Obligation (1987-1999)	159
Third Round Prospective Need Obligation (1999-2025)	501

The Borough was ultimately entitled to a Third Round Prospective Need Realistic Development Potential (RDP) of ten units. The Borough proposed to address this RDP through the following components which contributed a total of twenty-one credits.

Table 14: Components to Address RDP

Plan Component	Block/Lots	Total Units	Affordable Units
Dean Drive Site	906/2, 3, and 4	20	5
Piermont Road Site	1304/2	32	7
Highwood Avenue Site	1006/1, 2, and 3	17	4
Serpentine Road Site	715/11, 12, and 13	5	5
Total		74	21

Furthermore, the Borough has a collective unmet need of five hundred and twenty-eight units which consists of a remaining prior unmet need of forty-eight units and a remaining prospective round unmet need of four hundred and eighty units. The Borough proposed to address this unmet need through several overlay zones which are summarized in Table 16. As shown, these overlay zones can produce a total of two hundred and sixty-four units including fifty-five units of affordable housing.

Subsequent to the adoption of the Borough's 2018 HE&FSP, the Mayor and Council adopted Ordinance No. 2018-27 and Ordinance No-28 which respectively enacted these rezonings and overlay zonings.

Table 15: Components to Address Unmet Need

Plan Component	Block /Lots	Total Units	Affordable Units
Harold Street Overlay District	1105/21, 22, 23, 37, 38, 39, 40	32	7
Dean Drive Overlay District	906/1	54	11
Riveredge Road/Tenaflly Road District	1009/1, 2, 3, 4, 5, 11	14	3
South Summit Street/Riveredge Road Overlay District	1010/1	5	1
Riveredge Road/W. Railroad Ave Overlay District	1010/3	5	1
Block 1305 Overlay District	1305/1, 2, 3, 4, 5	32	7
Block 1306 Lot 1.01 Overlay District	1306/1.01	8	2
Block 1308 Overlay District	1308/1 through 11	75	15
Block 1302 Overlay District	1302/1 and 2	39	8
Total		264	55

Due to a number of changes which have occurred since the adoption of the 2018 HE&FSP – including, but not limited to, the adoption of the 123-145 Dean Drive Redevelopment Plan as well as the purchase of an additional lot near the Serpentine Road Site which has increased its development potential – it is recognized that the Borough may need to amend its HE&FSP in the near future.

2019 Historic Preservation Element

The Borough adopted its most recently Historic Preservation Plan Element of the Master Plan on September 25, 2019. This plan is designed to update the Borough’s prior 2012 Historic Preservation Element. It identifies the goals of the Borough as they relate to historic preservation as well as provides background information on four sites which were designated as historic: the Sisson Houses located at 89 and 93 Highwood Avenue; the Everette-Dunn House located at 20 Forest Hill Road; and the Anthony Stable (Bonny Dell Farm Barn) located at 19 Peter Lynas Court.

343 Tenaflly Road Redevelopment Plan

On June 11, 2019, the Mayor and Council of the Borough of Tenaflly authorized the Borough Planning Board to conduct a preliminary investigation to determine if 343 and 351 Tenaflly Road (Block 1008 Lot 4 and Lot 5, respectively) constituted an Area in Need of Redevelopment. Following a public hearing on December 11, 2019, the Planning Board determined and recommended that 343 Tenaflly Road (Block 1008 Lot 4) met the statutory criteria necessary to designate it as an Area in Need of Redevelopment. Pursuant to that recommendation, the Mayor and Council adopted Resolution R#20-45 on January 14, 2020 which designated 343 Tenaflly Road as a Non-Condensation Area in Need of Redevelopment.

Subsequently, the Borough adopted the 343 Tenaflly Road Redevelopment Plan on April 13, 2021. This plan enables the redevelopment of the site as a convenience store in conjunction

with an automotive fueling station. The plan also establishes specific intensity and bulk regulations as well as building, design, and landscaping standards.

2022 Downtown Improvement Study

In May 2022, Tenafly prepared (but did not adopt as an element of its master plan) a Downtown Revitalization Plan which was a “collaborative effort led by the Borough to develop a vision, goals, and actionable strategies to make Downtown more attractive for residents, businesses, and visitors.” To do so, the Revitalization Plan ultimately offered fifteen projects which include a mix of capital, planning, and operational measures. Projects were divided into “Priority Projects” which are those measures proposed to begin within the next five years and “Other Projects” which can be done once the others are first achieved.

These projects are identified below. Certain zoning regulations recommended by the 2022 Revitalization Plan are incorporated in Section 3 of this Report.

Priority Projects

1. Piermont Corridor Enhancement
2. Downtown Branding, Signage, and Marketing Program
3. Downtown Design Guidelines and Zoning Changes
4. Streetscape Improvements and Clean Up Fund
5. Improve Downtown Lighting
6. Improve Two Alleys
7. Riveredge Road Mobility Enhancements
8. Washington Street – Open Street Events
9. Improve Outdoor Dining
10. Park Improvements

Other Projects

11. Public Parking Improvements
12. Electric Vehicle Stations
13. Safe Routes to school Study
14. Redevelopment Plan for Two Areas
15. Provide Resources for Downtown Events and Economic Development

123-145 Dean Drive Redevelopment Plan

On September 10, 2019, the Mayor and Council of the Borough of Tenafly authorized the Borough Planning Board to conduct a preliminary investigation to determine if the properties located between 123 and 145 Dean Drive (Block 906 Lots 1, 2, ,3 and 4) constituted an Area in Need of Redevelopment. Following a public hearing on February 12, 2020, the Planning Board determined and recommended that the entirety of the study area met the statutory criteria necessary to designate it as an Area in Need of Redevelopment. Pursuant to that recommendation, the Mayor and Council adopted Resolution R#20-129 on January March 10, 2020 which designated the site as a Non-Condemnation Area in Need of Redevelopment.

Subsequently, the Borough adopted the 123-145 Dean Drive Redevelopment Plan on July 18, 2022. This plan enables the redevelopment of the site as a hotel and assisted living/concrete care facility with ten percent of its beds set-aside as affordable. The plan also establishes specific intensity and bulk regulations as well as building, design, and landscaping standards.

2023 Open Space and Recreation Plan

The Borough adopted its most recent Open Space and Recreation Plan (OSRP) Element of the Master Plan on January 11, 2023. The purpose of the 2023 OSRP is to provide an up-to-date blueprint to assist the community in identifying its existing open space and recreation needs, where its existing facilities are in need of additional capacity, and opportunities for future potential open space and recreation acquisitions. The 2023 OSRP offers revised goals which are intended to serve as the basis for the Borough's open space and recreation policies and action plan. It also identifies site-specific recommendations for existing facilities, potential property acquisition opportunities, public area reservations, properties to expand existing facilities, and potential development ideas.

2.3: Changes at the County Level

The following section summarizes significant planning changes which occurred in Bergen County since the Borough adopted its 2013 Land Use Plan Element of the Master Plan and Periodic Reexamination Report of the Master Plan. These include the 2019 Bergen County Parks Master Plan and the 2021 Bergen county Multi-Jurisdictional Hazard Mitigation Plan.

2019 Bergen County Parks Master Plan

The Bergen County Parks Department adopted a new master plan for the Bergen County Park system on November 27, 2019. The overarching goal of the Department is to identify the characteristics of the County's recreation and open space system, accommodate the needs of current residents, and respond to the projected future growth of Bergen County.

The Bergen County Parks Master Plan identifies nine goals:

- ❖ Preserve and Balance Our Open Space
- ❖ Improve Access and Connectivity
- ❖ Steward Our Environmental Resources
- ❖ Provide Diverse Golf and Recreation
- ❖ Improve Amenities and Infrastructure
- ❖ Program Park Spaces and Events
- ❖ Increase Public Access to Information
- ❖ Operate and Maintain Sustainable Parks
- ❖ Develop a Sustainable Business Model

In regard to the Borough, the Bergen County Parks Master Plan references the Northern Valley Greenway, a grassroots effort led by the Rotary Club of Tenafly to establish a multi-use pathway on a little-used freight railroad line in the northeastern part of Bergen County. The 2019 Plan notes that a study commissioned by the New Jersey Department of Transportation (NJDOT) determined that such a project could be feasible. It ultimately notes that the Northern Valley Greenway has "great potential to achieve one of the primary goals of the Master Plan by connecting Overpeck County Park to the Joseph B. Clarke Rail Trail in Rockland County, NY in addition to all the various green spaces along the way."

2021 Bergen County Multi-Jurisdictional Hazard Mitigation Plan

The Bergen County Department of Public Safety, Division of Emergency Management received approval from the Federal Emergency Management Agency's (FEMA) for its most recent hazard mitigation plan in June 2021. The purpose of a hazard mitigation plan is to document the actions and strategies which can help reduce or eliminate the risks caused by hazards and disasters such as floods, hurricanes, wildfires, landslides, tornadoes, earthquakes, dam failures, or acts of terrorism. Hazard mitigation is designed to focus on long-term strategies which can help communities reduce hazard risks and disaster-related costs to communities.

Chapter 4 of the Hazard Mitigation Plan identifies Tenafly as having twelve critical facilities, nine pieces of critical infrastructure, and three historic and cultural resources. These are defined as follows:

- ❖ **Critical Facilities.** Includes emergency operations centers (EOCs), fire stations, police stations, hospitals, schools (including those used as Red Cross Shelters), childcare facilities, and senior care facilities.
- ❖ **Critical Infrastructure.** Includes airports, bridges, ferry ports, water treatment facilities, wastewater treatment facilities, and municipal public works buildings.
- ❖ **Historic and Cultural Resources.** Includes historic properties and sites that are included in the New Jersey or National Registers of Historic Places, or that have been determined eligible for inclusion through Federal or State processes as administered by the New Jersey Historic Preservation Office.

The Hazard Mitigation Plan also estimates that the Borough has a socially vulnerable population of three hundred people. Ultimately, the plan provides a hazard mitigation action summary for each municipality in Bergen County. Those actions identified for the Borough are identified on Table 16 on the following page.

Table 16: Hazard Mitigation Action Summary

Community Action	Action Name	Action Status	Action Category	Priority
61-06	Acquire, Elevate, or Floodproof Structures in Flood-prone Areas, with a Focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) Properties	Ongoing	Mitigation - Risk Reduction	High
61-13	Protect Critical Facilities from High-wind Events	Ongoing	Mitigation - Risk Reduction	High
61-14	Purchase and Install Generators at Critical Facilities	Ongoing	Maintenance / Response / Recovery	High
61-20	Apply Soil Stabilization Measures, such as Planting Soil Stabilizing Vegetation, on Steep, Publicly-owned Slopes	New	Mitigation - Risk Reduction	High
61-01	Purchase High-water Vehicle for Emergency Rescues	Ongoing	Maintenance / Response / Recovery	Medium
61-02	Stabilize the Banks of the Tenakill Brook and its Tributaries	Ongoing	Mitigation - Improving Functions	Medium
61-04	Install Backflow Preventers on Stormwater Outfall Pipes	Ongoing	Mitigation - Improving Functions	Medium
61-09	Elevate Bridge that Supports Continuity of Operations and Critical Evacuation Routes	Ongoing	Mitigation - Improving Functions	Medium
61-15	Dredge and Clean Streams to Reduce Flooding	New	Maintenance / Response / Recovery	Medium
61-16	Target Harden Critical Facilities by Installing Surveillance Cameras, Traps, and Bollards	New	Maintenance / Response / Recovery	Medium
61-17	Purchase Emergency Equipment such as Light Towers and Variable Message Signs	New	Maintenance / Response / Recovery	Medium
61-19	Repair Culverts in the Central Business District Where Repetitive Flooding Occurs	New	Maintenance / Response / Recovery	Medium
61-05	Expand Public Education on Flood Risk	Ongoing	Administrative	Low
61-07	Prepare Geographic Information System (GIS) Mapping of all Stormwater Infrastructure	Ongoing	Administrative	Low
61-10	Develop a Plan to Relocate Emergency Responder Staging Locations	Ongoing	Administrative	Low
61-11	Develop a Plan to Evaluate the Risk of Falling Trees	Ongoing	Administrative	Low
61-12	Prepare a Plan on the Need for Warming Stations	Ongoing	Administrative	Low
61-18	Develop a Cyber Attack Response Plan for Schools	New	Administrative	Low
61-03	Replace Sewer Main at Dean Drive	Completed		
61-08	Adoption of Floodplain Development Regulations	Completed		

2023 Bergen County Master Plan

As of April 2023, Bergen County is in the process of preparing a new County Master Plan. In its draft form, the Bergen County Master Plan outlines a series of goals and objectives to guide land use decisions in the region. These are summarized as follows:

Goal 1

Become the model for smart growth and sustainable development both in New Jersey and the region.

- ❖ Assist municipalities through the development of ordinances and standards.
- ❖ Study possible financial incentives for development which includes bike-friendly services, such as bicycle storage and showers in employment centers, and other ecologically sustainable practices that minimize surface parking, increase the proportion of non-vehicular trips, decrease commuting time, reduce traffic congestion, and reduce greenhouse gas emissions through fewer vehicle miles traveled.
- ❖ Balance new development and redevelopment with access to parks and open space.
- ❖ Provide convenient access to information on best practices.

Goal 2

Advance the redevelopment of brownfields and underutilized sites (Grayfields).

- ❖ Encourage development and investment in areas with existing infrastructure, supporting redevelopment of brownfield sites through traditional development or locally designated redevelopment/rehabilitation areas, and Transit Oriented Developments (TODs).
- ❖ Capitalize on the high value of the scarce remaining developable land.
- ❖ Promote the economic redevelopment of large brownfield sites for uses that provide positive fiscal benefits to the host municipality and larger region without increasing negative externalities such as traffic congestion and disproportionate municipal costs on any one municipality.

Goal 3

Limit sprawl development patterns which increase traffic and congestion.

- ❖ Continue to explore grant funding opportunities to identify available vacant land or underutilized brownfield sites for transit-oriented infill redevelopment or development.
- ❖ Continue to support small businesses, entrepreneurs, and start-ups which traditionally seek out downtown locations. Support should range from start-up assistance to finding brick-and-mortar locations in targeted downtowns that show potential for activity.
- ❖ Facilitate multijurisdictional coordination between the New Jersey Sports and Exhibition Authority (NJSEA), NJ Transit, and constituent municipalities in furthering transit connectivity and intensified development near destination land uses.
- ❖ Develop innovative corridor-based regional plans in cooperation with the stakeholder towns along highways.

Goal 4

Encourage a wide variety of housing types, range of densities, and price points.

- ❖ Encourage municipalities to welcome more mixed-use projects.
- ❖ Help municipalities identify how to seamlessly integrate a more diverse housing stock into a community.

Goal 5

Mainstream the use of green building and sustainable design.

- ❖ Continue to promote sustainable neighborhood design techniques and green building best practices through the county's newly adopted standards for land development.
- ❖ Educate and empower local decision makers to employ sustainable design.
- ❖ Reduce impermeable surfaces, heat island impacts, and stormwater runoff.
- ❖ Require sustainable best practices in all new county facilities, including county-controlled stormwater management facilities.

2.4: Changes at the State Level

There have been several significant changes at the state level which have the potential to affect land use and development policies in the Borough. These changes are summarized below.

Affordable Housing

In May 2008, the Council on Affordable Housing (COAH) adopted revised Third Round (Growth Share) regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged. In an October 2008 decision, the Appellate Division invalidated the Growth Share methodology and directed COAH to adopt regulations pursuant to the Fair Share methodology utilized in Rounds One and Two. A 2010 Appellate Division case, which was affirmed by the New Jersey Supreme Court in 2013, invalidated the third iteration of the Third Round regulations and sustained the invalidation of Growth Share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

In October 2014, COAH became deadlocked with a 3-3 vote and failed to adopt its newly revised Third Round regulations. The Fair Share Housing Center (FSHC), a nonprofit affordable housing advocacy legal group who was a party in the 2008, 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and issued its ruling on March 20, 2015. The Court ruled that COAH was effectively dysfunctional and consequently returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985. This decision has since been identified as the Mt. Laurel IV decision.

Subsequently, the New Jersey Supreme Court issued an additional decision on January 17, 2017 regarding the "gap period." Commonly referred to as the Mt. Laurel V decision, the Supreme Court found that the "gap period," which encompasses 1999-2015, generated an affordable housing obligation which must be addressed under the Present Need obligation. Accordingly, the municipal affordable housing obligation is now functionally comprised of four parts which include:

1. Present Need (rehabilitation)
2. Prior Round (1987-1999)
3. Gap Present Need (1999-2015)
4. Prospective Round (2015-2025)

Initially, two sets of numbers were promulgated and widely discussed. These included numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Consortium, and numbers prepared by David Kinsey on behalf of FSHC.

A third set of numbers was prepared by Special Master Richard Reading pursuant to the Ninth Revised Case Management Order regarding the declaratory judgment actions filed by municipalities in the Ocean County affordable housing matter. Later, on March 8, 2018, Judge Mary C. Jacobson issued a decision in the Matter of Princeton and West Windsor Township (herein referred to as the Mercer County Trial). Ultimately, the Court found a statewide aggregate affordable housing need of 154,581 affordable housing units, thus promulgating a fourth set of numbers. These numbers are summarized below:

Table 17: Statewide Affordable Housing Obligations

Source	Approximate Number of Additional Affordable Housing Units Required
Econsult	91,225
FSHC	309,691
Reading	120,415
Mercer County Trial	154,581

Ultimately, the Borough and FSHC entered into a Settlement Agreement dated June 12, 2018. Pursuant to that Settlement Agreement, the Borough adopted a new Housing Element and Fair Share Plan (H&FSP) on October 23, 2018 which outlines the manner in which Tenafly will address its affordable housing obligations. This is discussed in greater detail in Section 2.2 of this Report.

Cannabis

In 2010, the State of New Jersey passed the "Compassionate Use Medical Marijuana Act" which permitted the use of medical cannabis for individuals with medical conditions including: cancer; glaucoma; multiple sclerosis; HIV/Aids/ seizure disorder; Lou Gehrig's disease; several muscle spasms; muscular dystrophy; inflammatory bowel disease; Chron's disease; and any terminal illness.

The Medical Marijuana Act also established alternative treatment centers (ATCs). An ATC is defined as a "permitted alternative treatment center authorized to grow and provide registered qualifying patients with medical marijuana and related paraphernalia in accordance with the provisions of the Act." ATCs are also permitted to open satellite dispensaries. The Medical Marijuana Act requires ATCs to provide the Department of Health with written verification of a municipal government body in which the ATC will be located, and evidence of compliance with local codes and ordinances are required prior to the issuance of any permit from the Department.

Subsequently, the State of New Jersey passed the "Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (CREAMM) Act" in 2021 which allows for the legal sale and use of cannabis and cannabis products for residents over the age of twenty-one. The CREAMM Act further establishes six different classes of cannabis licenses which include: cannabis cultivator; cannabis manufacturer; cannabis wholesaler; cannabis distributor; cannabis retailer; and cannabis delivery service. The Act permits municipalities to enact ordinances or regulations which:

1. Establish a numerical limit on the number of cannabis businesses, provided that any such ordinance or regulation shall specify the maximum number of each class of license that is allowed within the municipality and for which the municipality has established a numerical limit;
2. Governs the location, manner, and times of operation of cannabis businesses (except for delivery services);
3. Requires that a cannabis business premises to be a certain distance from the closest church, synagogue, temple, or other place used exclusively for religious worship; or from the closest school, playground, park, or child daycare facility;
4. Establishes civil penalties for a violation of such ordinance or regulation; and
5. Imposes a separate local licensing requirement.

Alternatively, the Act also permits municipalities to enact and amend an ordinance or regulation to prohibit the operation of any one or more classes of cannabis business within the jurisdiction, except that municipalities are not permitted to restrict the delivery of cannabis. The Borough ultimately chose to prohibit all classes of cannabis by way of Ordinance No. 21-13.

Local Redevelopment and Housing Law (LRHL)

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute rescinded a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an "Area in Need of Redevelopment" or "Area in Need of Rehabilitation"; preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financing tool that allows an area to be overlain with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

Since the adoption of the 2013 Land Use Plan Element of the Master Plan and Periodic Reexamination Report of the Master Plan, there have been several amendments to the LRHL. These are summarized as follows.

Condemnation v. Noncondemnation

In 2013, an amendment to the LRHL was approved by the State Legislature which permits the option of designation a redevelopment area with or without condemnation. Specifically, the amendment establishes that the governing body's resolution authorizing the planning board to undertake a preliminary investigation "shall state whether the redevelopment area determination shall authorize the municipality to all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a 'Non-Condensation Redevelopment Area') or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a 'Condemnation Redevelopment Area')."

This amendment also establishes additional notice requirements when designating an area in need of redevelopment, provides guidelines regarding challenges to condemnation redevelopment designations, and allows for additional options for designating an area in need of rehabilitation.

Modification to the (b) Criteria

The LRHL was amended again in 2019 by way of AB1700/SB1583 to adjust the eligibility criteria by including certain shopping malls, office parks, and other similar commercial properties. Specifically, this amendment expanded criterion (b) to include the discontinuance and/or abandonment of buildings used for retail, shopping malls, and office parks, as well as buildings with significant vacancies for at least two consecutive years.

Electric Vehicles

As discussed later in this section, the State adopted new legislation in 2021 requiring most new developments throughout New Jersey to incorporate Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces. This same legislation also amended the LRHL to require redevelopment plans to identify “proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.”

Make-Ready and Electric Vehicle Supply/Service Equipment (EVSE)

On July 9, 2021, Governor Murphy signed into law Senate Bill S3223 which requires the majority of new developments throughout the state to incorporate electric vehicular charging infrastructure. Specifically, the law requires Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning districts throughout the state and establishes associated installation and parking requirements related to EVSE.

Subsequently, a model ordinance was prepared by the Department of Community Affairs (DCA) with support from the Department of Environmental Protection (NJDEP) and the Board of Public Utilities (BPU) to comply with Senate Bill S3223. The intent of the model ordinance is to ensure that municipalities require the installation of EVSE and Make-Ready parking spaces in a consistent manner, as well as to provide a template ordinance for adoption and utilization.

Municipal Land Use Law (MLUL)

The following substantive changes have been made to the Municipal Land Use Law (MLUL).

Statement of Strategy

Legislation (S2873/A4185) was adopted on January 8, 2018 which requires any new land use element to incorporate a statement of strategy concerning the following issues:

- ❖ Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations;
- ❖ Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and;
- ❖ Environmental sustainability.

Performance and Maintenance Guarantees

An amendment to the MLUL was adopted on January 16, 2018 pertaining to performance and maintenance guarantees. Prior to the adoption of this amendment, municipalities were permitted to require developers to post performance guarantees to ensure that certain types of improvements were included; these improvements were not restricted to those being dedicated to a public entity. Under the amendment, a municipality is only able to require developers to post performance guarantees that cover those improvements being dedicated to a public entity. One exception is that a municipality may require a performance guarantee for privately owned perimeter buffer landscaping.

In addition to the above, the amendment eliminates several types of improvements that were previously subject to performance guarantees, including: culverts, storm sewers, erosion control and sedimentation control devices, other on-site improvements, and landscaping.

The MLUL now authorizes municipalities to require two additional types of guarantees: temporary certificate of occupancy guarantees, and safety and stabilization guarantees. The former authorizes municipalities to require developers to furnish a guarantee in favor of the municipality in an amount equal to 120% of the cost of installation of improvements which are required to be completed prior to the issuance of a permanent certificate of occupancy. The latter provides the municipality a source of funding to return property to a safe and stable condition or to implement measures to protect the public from access to an unsafe or unstable condition.

Climate Change-Related Hazard Vulnerability Assessment

In recognition of the need for climate science to inform land use planning, the State of New Jersey adopted legislation (PL 2021, c6) amending the MLUL to require municipalities to incorporate a climate change-related hazard vulnerability assessment into any new master plan land use plan element adopted after the legislation's signing. As now established by NJSA 40:55D-28b.(2)(h) of the MLUL, a climate change-related hazard vulnerability assessment must:

- ❖ Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
- ❖ Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified above related to that development;
- ❖ Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- ❖ Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- ❖ Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- ❖ Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- ❖ Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

The Borough has yet to adopt a new master plan land use plan element since this amendment was enacted. Thus, it has not yet been required to prepare a climate change-related hazard vulnerability assessment.

Stormwater Regulation

In December 2018, the New Jersey Department of Environmental Protection (NJDEP) adopted several amendments to the state's stormwater management rules. These new rules require the use of green infrastructure practices as well as provide an objective review process for development projects. In contrast to the state's prior regulations, these new rules require decentralized, distributed stormwater management practices which allow stormwater to infiltrate and more closely resemble the natural water cycle. Examples of best management practices encouraged by the new rules include vegetated swales, bioretention green roofs, cisterns, wet ponds, infiltration basins, and constructed wetlands.

Vacant and Abandoned Properties

The New Jersey Land Bank Law was signed into law on July 10, 2019. This legislation allows municipalities to designate a land bank entity to obtain vacant, abandoned and neglected properties for productive reuse purposes. It is intended to provide municipalities with a tool to revitalize and reuse properties for the public benefit.

Under the New Jersey Land Bank Law, municipalities are allowed to designate a non-profit organization or a public entity as the municipality's land bank entity. The public entities which a municipality may designate as a land bank entity include redevelopment entities, county improvement authorities, and departments and agencies of the municipality itself. Land bank entities are permitted to acquire properties on their own and act as a municipality's agent to purchase liens at a tax sale, carry out lien foreclosures, and take individual abandoned properties.

In addition, land bank entities are further required to develop and maintain an online, publicly accessible database of current and former land bank properties. The community advisory board must issue an annual report on the accuracy, integrity, accessibility, and comprehensiveness of the land bank entity's online database.

2.5: COVID-19

The COVID-19 pandemic, also known as the coronavirus pandemic, is an ongoing global pandemic which as of December of 2022 has resulted in more than 653 million cases and 6.66 million confirmed deaths, thus making it one of the deadliest pandemics in history. In New Jersey, 2.9 million cases of COVID-19 have been reported as well as 35,361 confirmed deaths.

While the pandemic's long-term repercussions have not yet been fully realized, it has nevertheless already impacted land use trends throughout the state. These include, but may not be limited to, the following:

- ❖ **Virtual Hearings.** To ensure the continuity of government operations while also adhering to social distancing guidelines, the Division of Community Affairs (DCA) issued guidelines for remote public meetings in New Jersey. Since the issuance of those guidelines, several municipalities have returned to in-person hearings while others continue to conduct their hearings virtually. Some municipalities have opted to utilize a hybrid meeting approach in which in-person hearings permit a virtual audience attendance. Should the option for virtual hearings continue in the future, it will likely impact how the public will be involved in the planning decision making process.
- ❖ **Outdoor Dining.** On June 3, 2020, the governor signed an executive order that allowed restaurants and bars to begin offering in-person, outdoor dining. This executive order largely superseded local zoning control, and has since been extended to November 2024. Due to reduced rates of COVID-19 transmission occurring outdoors, public interest in outdoor dining has increased.
- ❖ **Work From Home.** In 2019, the ACS estimated that approximately five percent of New Jersey's workers aged sixteen years and older worked from home. By 2021, this percentage increased to nearly 22%. Work from home trends have the potential to impact residential demands for home offices and home occupations.
- ❖ **Economic Repercussions.** As detailed by the New Jersey Department of Labor and Workforce Development's "Economic Brief: Measuring the Impacts of COVID-19 on the New Jersey Economy One Year Later," the state lost nearly 720,000 jobs between February and April 2020 as businesses were forced to close and residents entered into a period of quarantine. As of June 2021, New Jersey has recovered nearly sixty percent of these jobs while the unemployment rate declined toward pre-pandemic levels. Nevertheless, the pandemic – as well as increasing competition from online shopping – has resulted in a number of closed businesses and vacancies throughout the state.

Section 3: Specific Changes

The following sections offers specific changes recommended for the Borough's master plan and land use regulations.

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

NJSA 40:55D-89.D

The previous sections of this Reexamination Report identified the major planning issues which were discussed in the Borough's prior planning documents, as well as those significant changes which took place on the local, county, and state levels. Utilizing those sections as a foundation, the following section offers recommendations and changes to the Borough's master plan and development regulations.

3.1: Land Use Goals and Policy Statements

The following land use goals and policy statements are outlined for the Borough of Tenafly. Any changes to these goals and policies are identified in **bold**.

Goal 1: To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect the residential character and **strive to protect the** existing density of the community, and reinforce the Borough's commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.

Policy Statement: **The Borough recognizes that one of its most significant attributes is its unique land use arrangement, one that is characterized by attractive neighborhoods with a distinctive suburban flavor.** This Plan's land use recommendations are designed to protect and reinforce this prevailing pattern. It recognizes the established densities existent within the Borough's residential neighborhoods and precludes the introduction of incompatible, non-residential use or intensity of development into these communities

Goal 2: To ensure that any prospective development and/or redevelopment is responsive to Tenafly's environmental features.

Policy Statement: The Borough seeks to limit development to that which is sensitive to the community's particular characteristics and preserves its sensitive environmental elements. **Future development should also take into consideration the increasing impacts of climate change both locally and throughout the region.** In particular, the Borough seeks to limit development to that which retains existing vegetation and preserves steeply sloped areas, wetlands and floodplains. Tributary watercourses that lead to drinking water sources should also be protected. Numerous sites exist throughout the Borough which contain extensive environmentally sensitive features, and therefore may not be able to accommodate their full-zoned development potential. **Furthermore, the Borough should investigate the availability of state and/or federal funding to identify and acquire properties along flood prone areas to return to their natural state for mitigation purposes.**

Goal 3: To ensure that any future development of the Borough’s infrastructure be limited to accommodate the Borough’s present level of intensity as identified in this Plan.

Policy Statement: The Borough seeks to encourage a limited level of infrastructure improvement to accommodate local needs. The addition of new facilities that may be utilized to support higher levels of development than considered in this Plan is discouraged. The Borough’s land use policy is explicitly designed to discourage infrastructure improvement projects that would encourage a significant increase in the carrying capacity of the land and consequently result in increased pressures for higher levels of development.

Goal 4: To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses, as well as those separating residential uses of significantly differing intensities. This Plan encourages the use of buffer and screening devices utilizing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc.) with supplemental aesthetically pleasing fencing where appropriate. This should be accomplished primarily within the framework of appropriate open space buffers. In addition to the physical elements noted above, it is appropriate to provide suitable distances between on-site activity on non-residential lots and adjoining residential lots in instances where it can be provided.

Goal 5: To encourage residential zone bulk requirements, such as setbacks and coverage, as well as regulations regarding lighting, noise, etc., to permit development consistent with the established community character.

Policy Statement: The Borough seeks to encourage single-family detached housing that permits more creative designs while minimizing any impacts that would detract from the preexisting neighborhood character currently present in Tenafly.

Goal 6: To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.

Policy Statement: The Borough seeks to encourage single-family detached housing that permits more creative designs while minimizing any impacts that would detract from the preexisting neighborhood character currently present in Tenafly.

Goal 7: To preserve and enhance the Borough’s community facilities, ensuring that the Borough address the public safety, recreational, and other needs.

Policy Statement: The Borough seeks to enhance its existing community facilities while pursuing additional facilities where possible. In particular, the Borough seeks to develop a community center **or alternatively a community space in an existing building**. In addition, any major residential and non-residential development projects should address how their proposals would affect the provision of community services and what additional burdens, if any, would be placed on the Borough.

Goal 8: To preserve and enhance the Borough’s Central Business District by defining its functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; permit a reasonable level of development in the business district; and to encourage the use of off-street parking facilities to provide greater convenience for shoppers and reduce conflicting traffic movements in the Central Business District.

Policy Statement: The Borough seeks to encourage the continuing development of its Central Business District for retail and commercial uses serving the daily needs of the area’s resident population. The Borough’s broad land use policy is to limit commercial development to the areas depicted on the Land Use Plan map. In addition, this Plan encourages a building design that is oriented toward the street corridor, to the extent possible. Consideration should be given to design features that encourage the integration of building, parking, signage and landscaping elements (including tree wells in parking lots) into a comprehensive and unified framework. In particular, this framework should include an emphasis on enhancing safety for pedestrians. Further, the Borough encourages the development of additional pedestrian and green spaces in its Central Business District. In an effort to facilitate the occupancy of buildings in the area and enhance the district’s character, this plan is designed to encourage a broader array of uses that are complementary to the commercial character, and to simplify the development application process.

Goal 9: To address the Borough’s affordable housing obligation in a manner that is consistent with other goals and objectives set forth herein.

Policy Statement: **The Borough offers a variety of housing types which include single-family detached dwellings, two-family dwellings, townhouses, and multifamily units. The Borough’s policy is to continue to accommodate such housing in accordance with the specific delineations depicted in its master planning documents and accompanying land use regulations. Over the past several years, Tenafly has adopted housing elements which have either been certified previously by the Council on Affordable Housing (COAH) or more recently have been approved by the New Jersey Superior Court. These plans are designed to address its affordable housing obligations in appropriate locations at densities intended to ensure the public health, safety, and welfare are maintained and are consistent with the overall goals and policies of the Borough’s Land Use Plan.**

Goal 10: To promote a safe and efficient circulation that serves the Borough while retaining Tenafly’s community character.

Policy Statement: The Borough seeks to continue improving its circulation issues, and in particular those regarding roads in the Central Business District. The Borough seeks to implement improved traffic signage and signalization and improve roadway alignments and the effectiveness and safety of certain intersections, as is necessary. Future residential and non-residential development should review the proposed impact of activity on the Borough’s street network and minimize, if not eliminate, any potential adverse impacts. The plan also seeks to promote safe and efficient circulation for pedestrians and cyclists.

Goal 11: To preserve the historic features of the Borough as an integral part of Tenafly’s unique character.

Policy Statement: As is consistent with the Municipal Land Use Law’s intention to preserve historic properties, the Borough seeks to continue its policy of protecting historically significant structures as identified within the Historic Preservation Element through the adoption of regulations. The community should give consideration to the provisions provided by the Residential Site Improvement Standards that allow for exceptions in construction and design criteria for historic areas.

Goal 12: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home rule.

Policy Statement: The Borough acknowledges that the general intent of the SDRP is to manage growth within the framework of a municipality's needs, infrastructural capabilities and environmental constraints, and that the SDRP's specific tier designation represent a reasonable approach to growth management.

Goal 13: To limit the further expansion of two-family dwellings in the R-7.5 District.

Policy Statement: The Borough seeks to encourage residential development that is consistent with historical densities and intensities of use. Therefore, it is the policy of the Borough to limit the expansion of two-family dwellings, which are largely out-of-character with the overall neighborhood pattern of development and have contributed to a general sense of over-crowding on building lots.

Goal 14: To preserve the Borough's large open tracts.

Policy Statement: The Borough recognizes that its larger, undeveloped and underdeveloped lots provide an enhanced aesthetic and visual impression and define the community's appeal by virtue of its open space character and treed environment. The development and redevelopment of such tracts would not only have adverse impacts on the capabilities of the municipality's infrastructure, traffic, and community facilities, but would also detract from the Borough's existing open space assets.

Goal 15: To encourage senior citizen housing construction as well as special needs and assisted living housing construction.

Policy Statement: The Borough seeks to encourage the construction of senior citizen housing, assisted living housing, and special needs housing. These facilities provide housing opportunities for special needs residents who wish to remain in Tenafly who would otherwise be unable to do so. Such senior citizen housing and assisted living housing should be located in proximity to the Central Business District (CBD). **However, the Borough remains cognizant that only twenty-five percent of a municipality's affordable housing obligation may be addressed through age-restricted units, which includes assisted living residences.**

3.2: Specific Recommendations

In addition to the goals and policies listed in Section 3.1, the following recommendations are offered for the Borough's development regulations. These are summarized below and are discussed in greater detail herein.

General Zoning Recommendations

- Amend Section 35-802.20 to clearly identify flag poles as accessory uses
- Amend Section 35-804.4 to clarify regulations regarding parking in front yards
- Update the Borough's Zoning Map
- Remove split zoning conditions
- Incorporate redevelopment plans into land use and development regulations
- Adopt a EVSE/Make-Ready ordinance
- Encourage the incorporation of shade trees on residential properties
- Establish a ratio for the required amount of nonresidential ground floor area for mixed-use developments
- Develop design standards for buildings constructed on stilts
- Move the Borough's signage standards from Chapter 14 to Chapter 35
- Permit accessory dwelling units for historically preserved properties
- Consider zoning for cannabis uses
- Consider incentives for providing open space

Downtown Zoning Recommendations

- Permit additional uses in the B-1 District, including:
 - Adult educational facilities
 - Museums
 - Art galleries
 - Libraries
 - Tutoring and test preparation services
 - Co-working spaces
 - Artisan (small-scale) manufacturing
 - Breweries and brewpubs
- Permit complementary uses to occupy the same space
- Increase maximum allowable building coverage
- Permit building heights of four stories in targeted locations, including: Tenafly Road, West Railroad Avenue, and Riveredge Road
- Increase parking flexibility by:
 - For new buildings, do not require parking for non-residential uses except for that portion of the building floor area greater than the building replaced
 - Seek special area exemptions from the RSIS for multifamily residential
 - Support parking management strategies
- Assess existing provisions for outdoor dining to facilities its ongoing use

General Land Development Recommendations

The following general recommendations are offered for the Borough's land development regulations.

Flag Poles

Historically, flag poles have been considered an accessory use throughout the Borough. However, a March 2022 Superior Court decision stemming from the Planning Board's approval of a Bottle King application found that a proposed flag pole constituted a separate and distinct principal use. To remove any future ambiguity as to whether a flag pole constitutes an accessory or principal use, it is recommended that Section 35-802.20 entitled "Flagpoles" be amended as follows:

Notwithstanding any other provisions of this chapter, ~~flagpoles~~ a flagpole is an accessory structure and is ~~are~~ permitted in any yard in any zone up to a maximum height of 25 feet provided that any such pole shall not be closer to a property line or street right-of-way line than the height of the pole or 20 feet, whichever is greater. No such flagpole shall be erected unless approved by the Building Inspector as to its structural stability and its ability to withstand maximum anticipated wind forces.

Parking Setbacks

Furthermore, the aforementioned 2022 Superior Court decision regarding the Bottle King approval also raised questions regarding the Borough's restriction of parking spaces within a front yard setback. While the Borough has historically interpreted this ordinance to prohibit parking for nonresidential uses within a front yard setback, the Court interpreted this provision to prohibit parking within a front yard area (i.e., the area between the building and any lot line fronting on a street). To remove any future ambiguity and to be consistent with long-standing Board practice, it is recommended that Section 35-804.4 entitled "Location and Improvement of Required Parking and Loading Facilities" be amended as follows:

- 2. Required off-street parking facilities shall not be located in any front yard area between the street line and the front yard setback line, except that in residence districts, the off-street parking space required for single- and two-family dwellings may be located in a private driveway or accessory garage. Parking areas and driveways accessory to single- and two-family dwellings shall not occupy more than 30% of the front yard area between the street line and the front of the building, and shall not be located closer to a side or rear property line than 15 feet in the R-40 zone, 10 feet in the R-20 zone, five feet in the R-10 zone and three feet in the R-9 and R-7.5 zones....*

Zoning Map

The Borough should update its zoning map to reflect several changes in zoning districts and designations. These include the following. As discussed in Section 2.2, it is recognized that the Borough’s HE&FSP will likely require an amendment in the near future. In turn, this may require adjustments to the districts identified below.

District	Block	Lot
MF-I-2 Multi-Family Inclusionary Housing District 2	906	2, 3, 4
MF-I-3 Multi-Family Inclusionary Housing District 3	1304	2
MF-I-4 Multi-Family Inclusionary Housing District 4	1006	1, 2, 3
AHO-3 Affordable Housing Overlay Zone District 3	1105	21, 22, 23, 27, 38, 39, 40
AHO-4 Affordable Housing Overlay Zone District 4	906	1
AHO-5 Affordable Housing Overlay Zone District 5	1009	1, 2, 3, 4, 5, 11
AHO-6 Affordable Housing Overlay Zone District 6	1010	1, 3
AHO-7 Affordable Housing Overlay Zone District 7	1302	1, 2
	1305	1, 2, 3, 4, 5
	1308	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
AHO-8 Affordable Housing Overlay Zone District 8	1306	1.01
343 Tenafly Road Redevelopment Plan	1008	4
123-145 Dean Drive Redevelopment Plan	906	1, 2, 3, 4

Split Zoning Conditions

The 2013 Reexamination Report found over one hundred and thirty properties throughout the Borough, nearly the entirety of which contain residential uses, were split-zoned lots. The most commonly occurring instances of split-zoned lots occurred between the R-7.5 and R-9 Districts, particularly along Tenafly Road and near Courtland Place. This 2023 Reexamination Report reiterates the recommendation of the 2013 Reexamination Report that the Borough study those parcels and possibly rezone them in order to better implement the recommendations set forth in the Land Use Plan.

Redevelopment Plan Districts

As discussed in Section 2 of this report, the Borough adopted two redevelopment plans. However, the use, bulk, and design regulations governing these redevelopment districts were not incorporated into the Borough’s land use and development regulations. While these redevelopment plans remain effective and enforceable, it is nevertheless recommended that their use, bulk and design regulations also be codified into the Borough’s land use and development regulations.

EVSE/Make-Ready Ordinance

As discussed in Section 2 of this Report, New Jersey adopted legislation which requires Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning districts throughout the state and establishes associated installation and parking requirements related to EVSE. A model ordinance was also prepared by the Department of Community Affairs (DCA) with support from the Department of Environmental Protection (NJDEP) and the Board of Public Utilities (BPU) to comply with these regulations. It is recommended that the Borough utilize this

model ordinance as a template to codify these regulations with its own land use and development regulations.

Shade Trees on Residential Properties

Typically, the installation of shade trees are only required for nonresidential and mixed-use developments. Shade trees are not required for single-family and two-family dwellings. In recognition of Tenafly's overarching environmental goals as well as to promote the continued beautification of its streetscapes, the Boroughs should consider ways to incentivize the planting of shade trees on lots developed with one- and two-family dwellings.

Ground Floor Area in Nonresidential Uses

The Borough's B-1 Business District, B-2 Business District, C Commercial District, SR/B Senior Residence/Business District, and M-I Industrial District all establish "dwelling units above the first floor" as a permitted use. This provision is largely intended to permit the development of mixed-use buildings consisting of nonresidential uses (including but not limited to retail shops, eating establishments, and offices) on the first floor and residential units occupying the upper stories.

However, the Borough's land use and development regulations do not presently establish any type of minimum area provisions for the required amount of ground level nonresidential floor area. This omission allows for the potential scenario in which a developer, in order to qualify as a permitted use, may proposed a limited or "nominal" amount of ground level nonresidential floor area which may be difficult to lease to businesses in the future due to its insufficient size.

Accordingly, the Borough should develop a ratio establishing a required minimum floor area for ground level nonresidential spaces in mixed-use buildings.

Design Standards for Buildings Constructed on Stilts

Due to the predeveloped context of the Borough and its resulting relative lack of large undeveloped land, there has been an increase in the number of proposed buildings constructed on stilts. While stilt buildings possess several advantages – including the efficient use of land and flood protection strategies – the design of these buildings nevertheless offer several planning challenges.

One of these challenges is the visual treatment of ground level areas beneath the building. If untreated, stilt buildings provide incongruous views from the public streetscape and adjoining properties of parking, utility, storage, maintenance, and other typically unsightly utilitarian spaces. Open and un-screened ground level areas utilized for parking can also allow for vehicular headlights to glare unobstructed into the right-of-way and onto adjoining properties. Furthermore, with a greater degree of mass on their upper stories and an openness below, stilted buildings may appear visually unbalanced and unharmonious with their general surroundings. Finally, stilted buildings lack the same street-level visual interest, continuity, and architectural detailing provided by the ground floor space design of more traditional buildings.

Accordingly, the Borough should consider design standards to mitigate some of the negative visual impacts of stilted buildings and the need to promote the visual continuity of architectural form between buildings. These may include, but are not limited to, requiring partial wall treatments, wall and column forms, panels, or detailed screen elements on lower levels.

Signage Standards

Chapter 35 of Tenafly's Municipal Code contains the Borough's land development regulations, including its zoning regulations as well as its site plan and subdivision review standards. However, missing from these land development regulations are the Borough's signage standards which are contained separately in Chapter 14. This is an anachronism which dates back to the years in which the Mayor and Council, and not the Borough's land use boards, approved signage applications. This is no longer the practice for Tenafly. Thus, the placement of the Borough's signage standards outside of Chapter 35 is inappropriate from a jurisdictional perspective.

Furthermore, the placement of the Borough's signage standards outside of its land development regulations creates ambiguity as to how deviations from those standards should be treated. Typically, deviations from design standards (such as those contained in Article VII of the Borough's land development regulations) are treated as design waivers, while deviations from zoning standards (such as those contained Article VIII) are treated as variances. Boards are required to consider different justifications and statutory criteria when deliberating upon design waiver and variances.

In consideration of such, it is recommended the Borough relocate its signage standards from Chapter 14 to Chapter 35. Specifically, since the Borough has historically treated deviations from signage standards as variances, it is recommended that these standards be placed in Article VIII. It is further recommended that the Borough incorporate design guidelines for signage, as recommended by the Downtown Revitalization Plan.

Accessory Dwelling Units for Historic Properties

As defined by the American Planning Association (APA), an accessory dwelling unit (ADU) is "a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e. detached) single-family homes." ADUs are also commonly referred to as accessory apartments, secondary suites, granny flats, and mother-daughters. An ADU may be located in a converted portion of an existing dwelling (i.e., an internal ADU), in an addition to a new or existing home (i.e., an attached ADU), or in a new stand-alone accessory structure or otherwise in a converted portion of an existing stand-alone accessory structure (i.e. a detached ADU).

To support its long-standing historic preservation efforts, the Borough should consider permitting ADUs for preserved residential properties. By doing so, the Borough can further encourage and incentivize additional historical dwellings to seek preservation status, thereby helping to maintain the unique character of Tenafly. ADUs can provide an additional income source for preserved properties, which in turn may help those residents better maintain their properties. Furthermore, several of the Borough's historic residential dwellings contain larger

accessory buildings – such as barns and carriage houses – which may be suitable for conversion into an ADU.

It is recommended that ADUs only be permitted for those historic properties which have already been preserved. Furthermore, it is encouraged that ADUs be located in existing accessory buildings. However, new accessory buildings for ADUs should be permitted, provided they are designed in such a way that they would complement the dwelling's historic character. Additional standards for ADUs pertaining to floor area, setbacks, and other bulk standards should be developed.

Cannabis Considerations

As previously detailed herein, the State of New Jersey passed the "Compassionate Use Medical Marijuana Act" and the "Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (CREAMM) Act" in 2010 and 2021, respectively. These bills, in part, legalized the sale of medical and recreational cannabis to the public. The latter act permitted municipalities to enact and amend an ordinance or regulation to prohibit the operation of any one or more classes of cannabis within the jurisdiction. The Borough ultimately chose to prohibit all classes of cannabis by way of Ordinance No. 21-13.

Cannabis uses have now been permitted throughout the state for two years. As of March 2023, thirty-five retail and medical cannabis stores are now in operation throughout the state with several more such establishments approved or pending approval. With these developments and approvals comes a better understanding of the zoning and land use issues which accompany cannabis establishments.

Accordingly, should the Borough reconsider permitting cannabis uses, the following considerations are offered:

- ❖ As per the CREAMM Act, the Borough is permitted to permit any class of cannabis uses. These include cannabis cultivators, cannabis manufacturers, cannabis wholesalers, cannabis distributors, cannabis retailers, and cannabis delivery services.
- ❖ The Borough can choose to designate any of these cannabis classifications as permitted uses or alternatively as conditional uses.
- ❖ The Borough can also limit the number of licenses it grants for cannabis uses.
- ❖ The Borough should determine which of its nonresidential zones are the most appropriate for cannabis uses. Alternatively, the Borough could utilize the use of overlay zoning.
- ❖ Zoning criteria for cannabis uses may include required distances to various other uses, including but not limited to: public and private schools; licensed day care facilities; houses of worship; group homes; licensed drug treatment centers; residential buildings and/or residential zones; and/or other cannabis uses.
- ❖ The Borough should also consider other standards pertaining to hours of operation, details on security measures, noise generation, minimum and maximum building sizes, and odor control measures.

Consider Incentives for Providing Open Space

There have been several recent applications in which the footprints of proposed buildings have left little to no room for open space. Accordingly, the Borough should explore ways to encourage and incentivize additional open space. One such mechanism to do so would be to permit taller building heights in certain zoning districts in exchange for smaller building footprints, thereby allowing for additional green space. For undersized properties or properties which could otherwise not economically support supplement green space, the Borough should also consider crafting an ordinance which would permit a greater building height in exchange for a contribution to Tenafly's Open Space Trust Fund.

Downtown Revitalization Plan Recommendations

As discussed in Section 2 of this Report, the Borough finalized a Downtown Revitalization Plan in May 2022. The Revitalization Plan offered several recommendations to the Borough's zoning regulations which are reiterated here.

Downtown Uses

While the Downtown Revitalization Plan found that the Borough's B-1 and B-2 Districts permit a broad array of permitted uses including "experiential" uses which attract visitors and thereby compete with online shopping options, it nevertheless identified several additional uses which should be permitted in the B-1 District. These include the following:

- ❖ Adult educational facilities;
- ❖ Museums
- ❖ Art galleries
- ❖ Libraries
- ❖ Tutoring and test preparation services
- ❖ Co-working spaces
- ❖ Artisan (small-scale) manufacturing
- ❖ Breweries and brewpubs

When revising its list of permitted uses, The Planning Board recommends that the Borough should ensure that the inclusion of additional uses does not inadvertently lead to an overly strict interpretation of its ordinances. Therefore, it is recommended that broad categories of permitted land uses be identified with non-exclusive lists of examples provided therein.

In addition, the Downtown Revitalization Plan recommended the Borough permit more than one permitted use to occupy the same space. The plan offers several examples of such an arrangement, including: retail shops that offer classes or community events; shops that sell limited food and beverages; and multiple small food vendors (i.e. food halls). The Downtown Revitalization Plan notes that combining complementary uses in a single space can "extend the range and time periods of activities and provide small, incubator spaces for start-up entrepreneurs." These complementary arrangements can also offer additional activity-based experiences which cannot be replicated by online shopping.

Area and Bulk Provisions

In addition to permitting additional uses, the Downtown Revitalization Plan recommends several area and bulk provisions which the Borough should consider. These are identified as follows:

- ❖ Building Coverage. *Increase the maximum allowable building coverage requirement, as the Borough's current restriction of forty percent may be limiting the potential for new infill development.* The Downtown Revitalization Plan notes that comparable communities typically permit a coverage of eighty to ninety percent, which is more appropriate for pedestrian-oriented environments wherein off-street parking is not provided.

The Planning Board recommends an analysis be conducted of the existing building coverages in the downtown area to determine an appropriate permitted building coverage.

- ❖ Building Height. *Consider permitting a building height of up to four stories in targeted locations.* The Downtown Revitalization Plan offers that Tenaflly Road, West Railroad Avenue, and Riveredge Road would be appropriate for this height increase, as any resulting visual impact would be limited due to their adjacency to wider streets, railroad tracks, and/or lack of buildings on their opposing sides.

The Planning Board recommends that the Borough examine the permitted building heights along Tenaflly Road between West Clinton Avenue and Riveredge Road, along West Railroad Avenue from West Clinton Avenue to Riveredge Road, and along Washington Street.

- ❖ Flexibility in Parking Requirements. The Downtown Revitalization Plan offers several recommendations to increase flexibility in the Borough's parking requirements. These include: for new buildings, not requiring parking for non-residential uses except for that portion of the building floor area greater than the building being replaced; establishing a special area exemption from the RSIS for multifamily residential to reflect a downtown environment; and supporting parking management strategies such as shared parking, off-site parking, and permitted residential uses to purchase off-site parking permits for public lots.

Accordingly, The Planning Board recommends that the Borough review its existing parking requirements.

Outdoor Dining

The Downtown Revitalization Plan notes that as a result of the pandemic, outdoor dining emerged as a lifeline for the restaurant industry and proved to be popular with customers. Furthermore, it notes that outdoor dining has the potential to activate public spaces, improve downtown vibrancy, and support local businesses. Accordingly, the Downtown Revitalization Plan recommends the Borough assess its existing provisions for outdoor dining to facilitate its ongoing use on a seasonal basis while ensuring pedestrian safety and high aesthetic value. The Planning Board recommends that any future regulations pertaining to outdoor dining focus on the utilization of sidewalks, as opposed to occupying street parking.

Moreover, the plan establishes that the Borough should support physical improvements to the public realm as well as investments by private businesses to provide outdoor dining in an attractive and uniform way.

Section 4: Incorporation of Redevelopment

This final section discusses recommendations concerning the incorporation of redevelopment plans into the Land Use Plan Element.

Recommendations concerning the incorporation of redevelopment plans into the Land Use Plan Element and recommended changes in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

NJSA 40:55D-89.E

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute rescinded a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of

redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an "area in need of redevelopment"; preparing and adopting redevelopment plans; and implementing redevelopment projects. It is essentially a planning and financial tool that allows an area to be overlain with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

More specifically, a redevelopment designation allows a municipality to adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use. Since the 2013 Land Use Plan Element of the Master Plan and Reexamination Report of the Master Plan, the Borough has prepared and adopted two redevelopment plans which are discussed in greater detail in Section 2.2 of this Report: the 343 Tenafly Road Redevelopment Plan and the 123-145 Dean Drive Redevelopment Plan.

Accordingly, it is recommended that these redevelopment plans be incorporated into the Borough's Land Use Plan Element. Furthermore, it is also recommended that these redevelopment areas be reflected on the Borough's zoning map, and that their regulations be incorporated into the Borough's land development regulations.

Section 5: Public Electric Vehicle Infrastructure

The following sections offers recommendations concerning locations appropriate for the development of public electric vehicle infrastructure.

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

NJSA 40:55D-89.F

In consideration of New Jersey's increasing emphasis on green technologies, the Municipal Land Use Law (MLUL) was amended to require reexamination reports to contemplate appropriate locations for the development of public electric vehicle infrastructure.

The MLUL specifically offers that these recommendations may pertain to commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and rest stops.

Accordingly, this section discusses the steps which the Borough have taken regarding the development of public electric vehicle infrastructure, and where such infrastructure can be located in the future.

5.1: Regulations

As discussed in Section 3 of this report, Governor Murphy signed Senate Bill S3223 into law on July 9, 2021 which requires the majority of new developments throughout the state to incorporate electric vehicular charging infrastructure. Subsequently, a model ordinance was prepared by the Department of Community Affairs (DCA) with support from the Department of Environmental Protection (NJDEP) and the Board of Public Utilities (BPU) to, in part, provide a template ordinance for municipal adoption and utilization.

The Borough presently addresses these regulations through its site plan review process. However, it is recommended that the Borough utilize the DCA's model ordinance to codify the procedures for the installation and regulation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces.

5.2: Physical Installation

The Borough should study the feasibility of installing EVSE/Make-Ready infrastructure in key public areas. These include, but are not limited to, the municipal complex, street parking areas in close proximity to the Borough's business areas (such as along Railroad Avenue and Washington Street), and municipal parking lots (such as the parking lot located behind CVS).