

Borough  
of  
Fanwood

Union County, New Jersey

**MASTER PLAN**

November, 1998

**PREPARED BY:**  
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**MASTER PLAN FOR THE  
BOROUGH OF FANWOOD  
UNION COUNTY, NEW JERSEY**

**Prepared for  
The Planning Board of The Borough of Fanwood**

**Prepared by  
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# INTRODUCTION



## I. INTRODUCTION

The planning process of any municipality is a continuing program of study, discussion, coordination and direct action which is intended to provide a perspective and understanding of developmental decisions. The planning process is comprehensive in three ways: first, it involves both short- and long-range planning; second, though centered on the guidance of physical change, appropriate consideration is given to social and economic factors; and, third, while implemented by local action, there is careful consideration given to county, regional and state recommendations and requirements.

The extent to which public policy can influence the physical development of Fanwood Borough is dependent upon a number of considerations: existing land uses and the character of development which has already been developed; housing needs, both on a local and regional level; the need for community services and facilities to service the existing and future population; the problems and potentials of the existing transportation network; and, finally, the physical characteristics of the land.

The prior Master Plan of the Borough of Fanwood prepared in June 1988 consisted of two (2) parts: Background Studies and the Development Plan. The Background Studies involved research, fact finding, analysis and problem definition and, taken together, offered a composite picture of Fanwood Borough as it existed in 1988. The information provided in the Background Studies formed the basis of the policies articulated in the Development Plan in the sense that it defined the capabilities, limitations and obligations of the Borough's land area to absorb new development.

This Master Plan document follows a more traditional outline for Master Plans in New Jersey in that its content follows the format set forth in New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-28). Following this introduction, the Master Plan sets forth the Borough's goals and objectives, followed by ten elements: the land use plan element, the housing plan element, the community facilities plan element, the utilities plan element, the open space and recreation plan element, the circulation plan element, the historic preservation plan element, and the recycling plan element.

In broad terms the Master Plan sets forth developmental choices which seem logical in the context of past trends, present conditions, and informed assumptions about the future growth of the municipality. The Plan coordinates all relevant objectives, proposals and standards appropriate and necessary in determining and clarifying developmental decisions appropriate at the municipal level of government.

A Master Plan is a guide which is adopted by the Planning Board. The laws to implement the Master Plan, however, are the responsibility of the governing body and ordinarily include the adoption of Zoning and Subdivision Ordinances and may include a Capital Improvements Program and an Official Map.

In order for the municipal planning process to remain viable, systematic review and reevaluation of the Master Plan and the implementing Zoning and other Ordinances are necessary in order to prevent their obsolescence. The rate, location or character of development, technological changes, demographic changes, and regional factors may require adjustment to the basic assumptions in light of new knowledge. Moreover, the degree of success in implementing certain aspects of the Plan may suggest a shifting in the general approach. The review and re-evaluation procedure is a part of the comprehensive planning process and is necessary in order to keep the municipality attuned to current and future needs which can be more clearly foreseen and dimensioned as time passes. The Municipal Land Use Law requires that such a review and re-evaluation be accomplished no less frequently than once every six (6) years. Thus, a reexamination and reevaluation of this Master Plan should occur no later than 2004.



## II. GOALS

### 2.1 GENERAL MUNICIPAL GOALS

The Municipal Land Use Law, enacted by the State Legislature on January 14, 1976, empowers municipal governments with the right to control the physical development of the lands within their bounds. N.J.S.A. 40:55D-2 of the Municipal Land Use Law, as amended, lists fifteen (15) general purposes regarding the local planning process which are as follows:

- (a) To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare;
- (b) To secure safety from fire, flood, panic and other natural and manmade disasters;
- (c) To provide adequate light, air and open space;
- (d) To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- (e) To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment;
- (f) To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- (g) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- (h) To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- (i) To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- (j) To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- (k) To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site;
- (l) To encourage senior citizen community housing construction;
- (m) To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;

- (n) To promote utilization of renewable energy sources; and
- (o) To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

## 2.2 SPECIFIC GOALS OF THE BOROUGH OF FANWOOD

Consistent with these general purposes which the Borough of Fanwood embraces, the Borough has extrapolated certain specific goals for its future development which are defined as follows:

1. The Land Use Plan of the Borough of Fanwood should build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.
2. The Land Use Plan should preserve and enhance the identity of the Borough as a totality and the integrity of the various single-family residential neighborhood areas to the maximum extent possible.
3. The Land Use Plan should recognize and reaffirm the quality of life and sense of community which has been established within the Borough; any changes to the existing Zone Plan of the municipality should be adopted only if they foster the continuance of these attributes and, conversely, do not adversely impact them.
4. The Land Use Plan should recognize the physical characteristics of the Borough and acknowledge the inherent capabilities and limitations of the land to support physical development.
5. The soon to be enlarged Central Commercial (CC Zone) provides for the construction of apartment flats over newly constructed businesses in an effort to provide additional housing.
6. The central commercial area of the Borough should continue with only modest expansion as dictated by the existing land use patterns; however, Ordinance controls should be instituted in order to assure that the future development of the lands within the central commercial area is accomplished in a manner which promotes a 'village' atmosphere..

# THE LAND USE PLAN ELEMENT



### III. THE LAND USE PLAN ELEMENT

#### 3.1 BRIEF HISTORY OF THE BOROUGH OF FANWOOD

Fanwood was part of lands occupied by the Leni Lenape Indians. In the mid-seventeenth century settlers from Long Island and New England were given land grants in the area. Various settlements came into being as a result of these land grants.

In 1874, the Central New Jersey Railroad built the present railroad station in Fanwood. The station was so named by John Taylor, the President of the railroad. In the late nineteenth century, the Central New Jersey Railroad became prosperous owing to the extensive amount of freight and large numbers of passengers that it carried, operating as a feeder route for many large cities in the eastern United States. Fanwood expanded greatly in population, with railroad employees and commuters. In 1907 the residents of the area (called Fanwood Park) elected to be an independent municipality and the Borough of Fanwood was established.

Through the Central Jersey Land Improvement Company and the efforts of community leaders, farmland was developed for new housing. Streets were built, local businesses were established, and social and civic associations were formed. In the early part of the twentieth century resort/vacation homes were established in Fanwood—for New York City residents, who could avail themselves of the railroad connection. Schools, additional housing, businesses and social organizations were added.

Following World War II, Fanwood grew into a true suburban community, as land was filled up with new homes and businesses. Presently Fanwood is a fully-developed suburban community comprised predominantly of single-family homes, and with small areas of the community devoted to local business and civic and governmental institutions.

#### 3.2 EXISTING LAND USES

Figure 1 documents the existing land uses within Fanwood Borough. This map is based upon a field survey undertaken in March 1985, which was updated in November 1987, modified during February 1988 and updated in August 1996 in accordance with directives received from the Borough. Table 3-1 indicates the acreage in each of eleven (11) categories of land use and the percentage of the Borough's total land area occupied by each use.

As can be seen from Figure 3-1 and Table 3-1, the predominant land use in Fanwood is single-family detached homes, which occupy approximately 66.3% of the Borough's land area. Multi-family residential uses occupy approximately 9.89 acres, or 1.2% of the Borough and are found primarily within and near the Borough center, on Second Street, Martine Avenue, North Avenue and South Avenue.

Commercial, industrial and office uses together comprise approximately 34 acres, or less than 4.1% of the Borough's land area. Most of the non-residential uses are located along South Avenue and along Martine Avenue between LaGrande and South Avenues. Additionally, a small cluster of commercial development is located at North and Hetfield Avenues, and a few home offices are located along Martine Avenue.

Public uses comprise approximately five percent (5%) of the Borough's land area. Most of the uses are municipal properties, including the municipal complex, the Borough parks and the Nature Center.

There are approximately 3.88 acres of vacant land constituting one-half of one percent (0.5%) of the Borough's land area, distributed in small parcels throughout the Borough.

# Borough of Fanwood

Union County, New Jersey

**MASTER PLAN  
PART 2:  
Land Use Plan  
Periodic Re-examination Report**

**November, 1996**

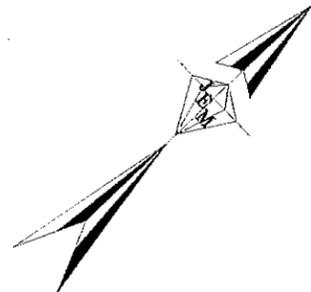
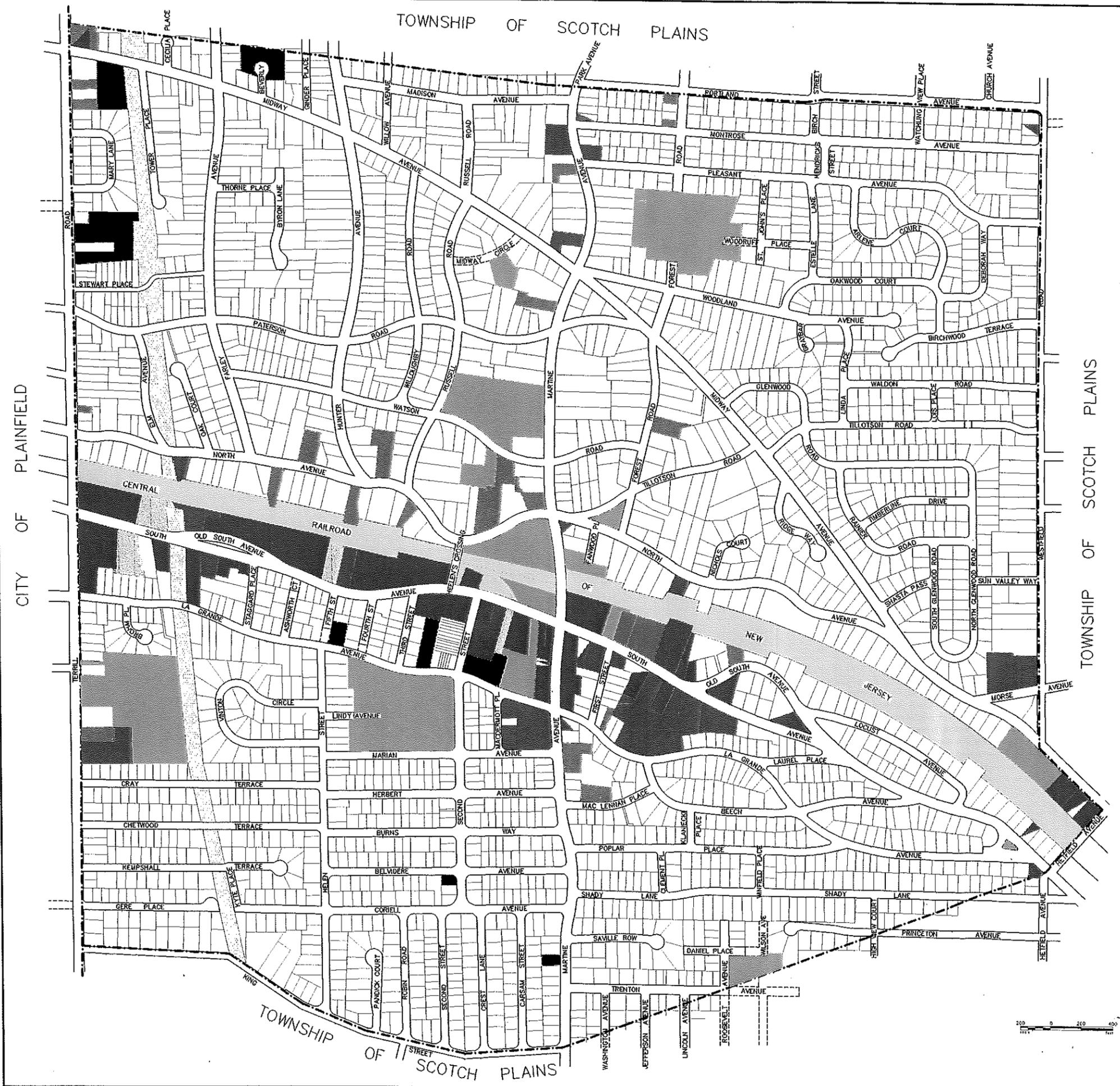
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**PLANS OF OTHER JURISDICTIONS**

**NATURAL RESOURCES INVENTORY**

# FAIR SHARE COMMUNITY HOUSING





-  SINGLE FAMILY RESIDENTIAL
-  TWO OR MORE FAMILY RESIDENTIAL
-  BUSINESS (RETAIL, SERVICE, COMMERCIAL)
-  OFFICE
-  MANUFACTURING/ INDUSTRIAL
-  PUBLIC/RECREATIONAL
-  QUASI-PUBLIC
-  VACANT
-  UTILITIES
-  ASSISTED LIVING
-  RAILROAD

**EXISTING  
LAND USE MAP  
BOROUGH OF FANWOOD  
UNION COUNTY, NEW JERSEY  
SEPTEMBER 1998**

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**Table 3-1**  
**Existing Land Use Distribution**  
**in the Borough of Fanwood**

<b>Land Use Category</b>	<b>Area of Land (Acres)</b>	<b>Percent of Borough</b>
Single-family residential	547.70	66.3
Multi-family residential	9.89	1.2
Commercial	22.19	2.7
Industrial	6.74	0.8
Office	5.30	0.6
Public	40.85	5.0
Quasi-public	8.95	1.1
Vacant	3.88	0.5
Utility easement	14.00	1.7
Railroad right-of-way	26.80	3.2
Streets	<u>139.30</u>	<u>16.9</u>
<b>TOTAL</b>	<b>825.60 acres*</b>	<b>100.0%</b>

SOURCE: Field Survey, March 1985;  
 Revised November 1987;  
 Modified February 1988;  
 Modified March 1996.

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\*Note: The Borough of Fanwood contains 1.29 square miles or 825.6 acres of land.

Finally, transportation and utilities account for a substantial portion of the Borough's land area—almost twenty two percent (22%). These land areas include the railroad right-of-way—almost twenty-seven (27) acres in area, streets over one hundred and thirty-nine (139) acres in area, and the Public Service power line right-of-way, approximately thirteen (13) acres in area.

### 3.3 NATURAL RESOURCES INVENTORY

In 1991 a Natural Resources Inventory (NRI) for the Borough of Fanwood was prepared by Najarian Associates L.P. (located at One Industrial Way, Eatontown, NJ 07724). The NRI, with attendant figures and maps relating to such resources as soils, topography, drainage and geology, is hereby adopted by reference as part of this master plan. Copies of the NRI are available for review at the Borough's Administrative Offices located at Borough Hall at 75 North Martine Avenue in Fanwood.

### 3.4 LAND USE PLAN FOR THE BOROUGH OF FANWOOD

#### 3.4.1 Introduction

The formulation of the Land Use Plan must evaluate and balance a number of considerations:

- Existing land uses in the Borough and the character of development which has already taken place
- Housing needs, both on the Borough and regional levels
- The need and availability of community facilities to service the land existing and future resident and employee populations
- The problems and potentials of the existing roadway system;
- The scarcity of vacant land remaining in the Borough;
- The physical characteristics of the land and their inherent ability to support physical development.

Information from the inventory of existing land uses (Section 3.2 above) and from the Natural Resources Inventory (Section 3.3 above) taken together offer a composite picture of the Borough of Fanwood as it exists today. This information forms the basis for the Land Use Plan in the sense that it defines the capacities, limitations and responsibilities of the Borough's land area to absorb new development.

#### 3.4.2 Vacant Land Analysis

The 1988 Master Plan indicated that the amount of remaining vacant land available for new physical development at that time to be approximately 5.7 acres (0.7%). This consisted of six individual lots. Since then only two vacant lots remain, one of which is subject to flood hazard restraints. Currently the two (2) vacant lots comprise 3.88 acres of land, or one-half of one percent (0.5%) of the Borough's land area.

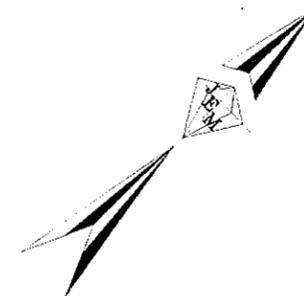
#### 3.4.3 Land Use Plan Districts

The Borough's Land Use Plan shown on Figure 3-1 designates a total of eight (8) district areas, including: two (2) single-family residential districts, three (3) commercial districts, and three (3) affordable housing districts. A description of these is provided below.

TOWNSHIP OF SCOTCH PLAINS

CITY OF PLAINFIELD

TOWNSHIP OF SCOTCH PLAINS



LEGEND

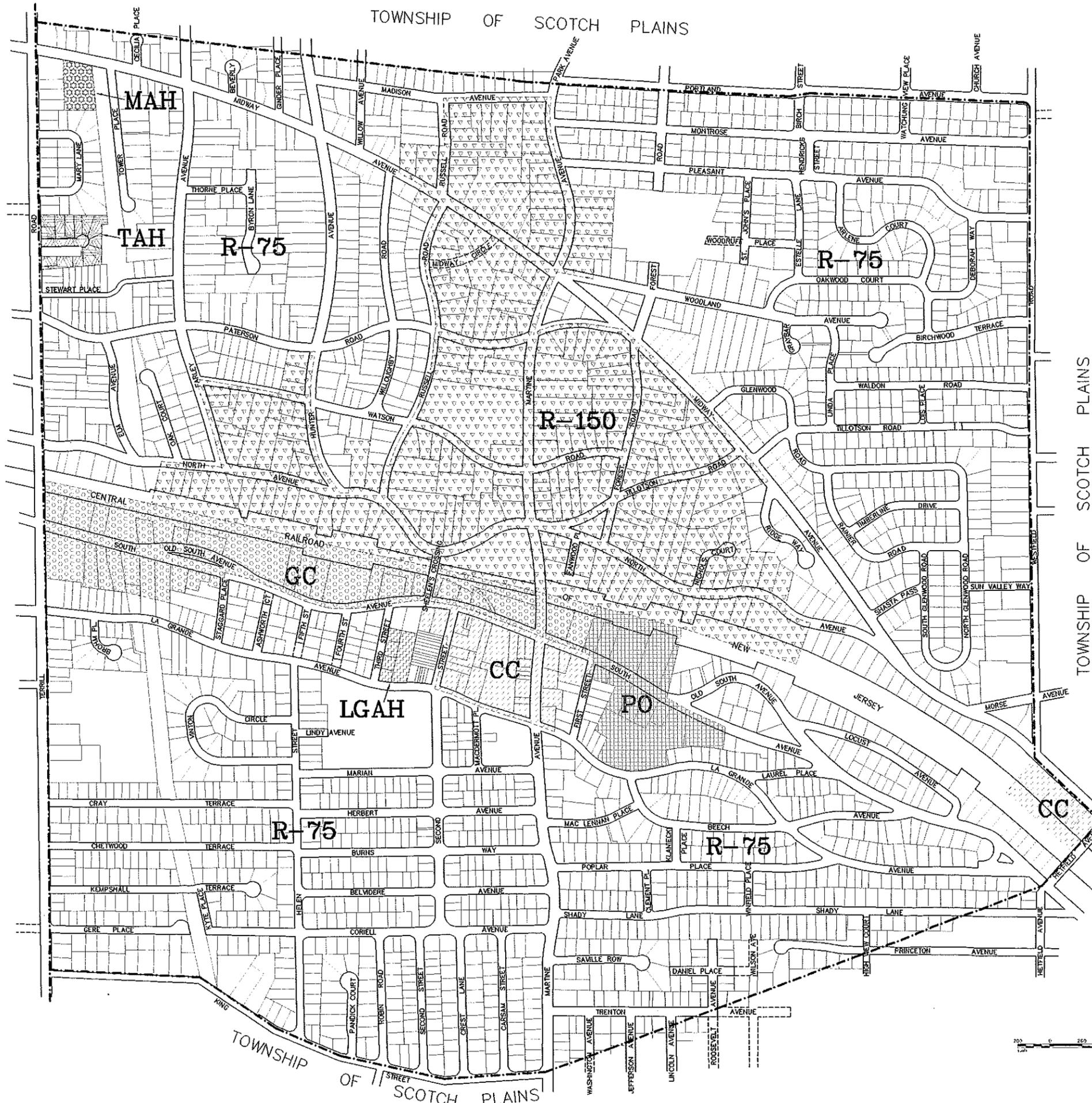
DESIGNATION	USE	MIN. LOT AREA (S.F.)
R-150	RESIDENTIAL	15,000
R-75	RESIDENTIAL	7,500
PO	PROFESSIONAL BUSINESS OFFICES	10,000
CC	CENTRAL COMMERCIAL	2,500
GC	GENERAL COMMERCIAL	5,000
MAH	MIDWAY AFFORDABLE HOUSING	
TAH	TERRILL AFFORDABLE HOUSING	
LGAH	LAGRANDE AFFORDABLE HOUSING	

ZONING MAP  
BOROUGH OF FANWOOD  
UNION COUNTY, NEW JERSEY  
SEPTEMBER 1998

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## **Single-Family Residential Areas**

The Land Use Plan continues the designation of approximately eighty percent (80%) of the Borough's land area for single-family detached dwelling construction. Almost the entirety of the land area so designated already is developed.

### "R-75" and "R-150" Single-Family Residential

The "R-150" and "R-75" District areas represent the continuance of the currently zoned "R-15" and "R-7.5" land areas. The purpose for the name changes is to more clearly reference the required minimum lot sizes of 15,000 square feet for the "R-15" designated lands and 7,500 square feet for the "R-7.5" designated-lands. The principal permitted uses in these District areas will continue to be single-family detached dwellings.

## **Commercial Areas**

Three (3) types of commercial areas have been designated on the Land Use Plan in order to satisfy the retail, office and service needs of the residents of Fanwood Borough and surrounding municipalities.

The minimum lot size for development within the "PO" and "GC" District areas is recommended to be continued at the prevailing 10,000 square foot minimum, while the already intensely developed "CC" areas are recommended to be continued with no minimum lot area requirement.

### "PO" Professional Office

The "PO" District areas continues the currently designated "PB" zoning district in order to permit a particular location in the Borough where professional offices and limited business activity can be located. Specifically, the office uses are intended to include all professionals licensed by the State of New Jersey and other of similar character as well as those businesses which offer services rather than the sale of goods and merchandise.

### "GC" General Commercial

The "GC" District areas have been provided to accommodate the preponderance of local retail and service activities within Fanwood Borough. Almost the entirety of the designated land areas already are developed, although a small amount of land has not yet been developed for the permitted commercial uses.

Specifically, the "GC" District areas are intended to be developed with a full array of retail and service activities, including retail stores and shops, service activities, offices and banks, restaurants, automobile service stations, and similar commercial activities geared to fulfill the retail and service needs of the Boroughs' residents as well as those of neighboring jurisdictions.

### "CC" Central Commercial

The "CC" District area has been provided to accommodate relatively intensely developed commercial activities geared to satisfy the retail shopping needs of the Borough's residents. The ideal mix of stores would provide variety and mutual compatibility. Providing a shopper the opportunity to park once and satisfy a number of shopping needs is also desired in the "CC" District. The designated land area is appropriately located at the approximate geographic center of the Borough, along Martine Avenue between South and LaGrande Avenues, and is entirely developed. The land uses currently permitted and intended to be continued include a wide array of retail and service activities; however,

because it is the intention that the "CC" District area function for the convenience of shoppers, such uses as restaurants and service stations are not permitted.

### **Affordable Housing Areas**

Affordable housing opportunities in the Borough of Fanwood are provided in three (3) districts, as follows:

1. Midway Affordable Housing (MAH): located on Midway Avenue between Terrill Road and Public Service power line right-of-way.
2. Terrill Affordable Housing (TAH): located on Terrill Road Between Mary Lane and Stewart Place.
3. LaGrande Affordable Housing (LAH): located on LaGrande Avenue, corner of Third Street.

The current status of these zones is discussed in greater detail in the Housing Plan Element of the Master Plan (see Section 4.2).

## **3.5 MASTER PLAN'S RELATIONSHIP TO OTHER PLANS**

### **3.5.1 State Development and Redevelopment Plan**

In 1985, the legislature of the State of New Jersey adopted the State Planning Act (N.J.S.A. 52:18A-196 et seq.). Under the Act, the State Development and Redevelopment Plan was prepared to establish "statewide planning objectives" regarding land use, housing, economic development transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination.

The State planning goals and strategies were as follows:

- 1) Revitalize the State's urban centers and areas by investing wisely and sufficiently in improvements to their human resources and infrastructure systems to attract private investment.
- 2) Conserve the State's natural resources by planning the location and intensity of growth to maintain the capacities of natural resource systems and then investing in infrastructure and natural resource protection programs in ways that guide growth according to this planning.
- 3) Promote beneficial economic growth, development and renewal by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards.
- 4) Protect the environment by planning for growth in compact forms at locations and intensities of use that protect land and water quality, allow expeditious regulatory reviews and make sufficient transportation alternatives feasible to help achieve and maintain air quality standards.
- 5) Provide adequate public services at a reasonable cost by planning locations and patterns of growth that maintain existing and planned capacities of infrastructure, fiscal social and natural resource systems.

- 6) Provide adequate housing at a reasonable cost by planning for the location of a density of housing sufficiently close to both employment opportunities and public transportation so as to reduce both housing and commuting costs for low-, moderate- and middle-income groups.
- 7) Preserve and enhance historic, cultural open space and recreational lands and structures by identifying these resources and using public investment strategies; preservation, conservation and regulatory programs; and other techniques to guide growth in locations and patterns that protect them.
- 8) Ensure sound and integrated planning statewide by using the State Plan as a guide to planning and growth-related decisions at all levels.

The entire state was divided into five (5) Planning Areas, as follows:

Planning Area 1	Metropolitan
Planning Area 2	Suburban
Planning Area 3	Fringe
Planning Area 4	Rural
Planning Area 5	Environmentally Sensitive

These Planning Areas serve a pivotal role in the State Plan by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies within each area. In all cases, the application of Planning Area Policy Objectives serves to achieve the Goals of the State Planning Act.

The Borough of Fanwood is located in Planning Area 1 (One). Most of the communities in this Planning Area are fully developed, or *almost* fully developed, with little vacant land available for new development. Much of the new growth will take the form of redevelopment.

The State Development and Redevelopment Plan makes public and private investment in Planning Area One a principal priority of State, regional and local programs. To sustain economic performance of Planning Area One, redevelopment must be sensitive to the need to protect the viability of existing communities while affording opportunities for growth.

The policy objectives for Planning Area One are as follows:

- 1) Land Use: Guide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of the concentrated development patterns.
- 2) Housing: Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.
- 3) Economic Development: Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.
- 4) Transportation: Capitalize on the high-density settlement patterns that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.
- 5) Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, any remaining wildlife habitats and to Critical Environmental/Historic Sites generally. Give special emphasis to addressing air quality concerns; provide open space and recreational amenities.

- 6) Recreation: Provide maximum recreational opportunities by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding the system through redevelopment and reclamation projects.
- 7) Historic Preservation: Integrate historic preservation with redevelopment efforts in a way that will not compromise either the historic resource or the area's need to redevelop.
- 8) Public Facilities and Services: Complete and repair or replace existing infrastructure systems to eliminate deficiencies and enable future development and redevelopment efforts.
- 9) Intergovernmental Coordination: Provide for the regionalization of as many public services as feasible and economical, and coordinate the efforts of State, county and municipal governments to ensure sound redevelopment by encouraging private sector investment and providing supportive government regulations, innovative tax policies and other governmental policies and programs.

The Borough of Fanwood is currently involved in the cross-acceptance process for the most recent draft of the State Plan (1997).

### **3.5.2 Adjacent Municipalities**

Fanwood Borough shares common boundaries with two (2) municipalities: the Township of Scotch Plains to the north, east and south; and the City of Plainfield to the west. Several of the Borough streets form municipal boundaries: Terrill Road with Plainfield; and Portland Avenue, Westfield Avenue, King Street and portions of Hetfield and North Avenues with Scotch Plains.

Figure 3-3 indicates the zoning in Scotch Plains and Plainfield along the Fanwood Boundary as of 1985.

#### Scotch Plains

Along most of the Fanwood/Scotch Plains boundary, the zoning in both municipalities is for single-family residential development at moderate densities. These land areas are almost entirely developed with the permitted housing. Additionally, four (4) public schools are located in Scotch Plains along the Fanwood boundary and are zoned "P" Public.

A "B-2" retail business zone is located in Scotch Plains on the east side of Terrill Road, just north of Midway Avenue, as well as on Hetfield Avenue, just north of South Avenue.

A "B-1" zone, permitting offices and multifamily housing, is located on the east side of Park Avenue and on the east side of Hetfield Avenue, south of South Avenue. In addition, along the north side of North Avenue in Scotch Plains near Westfield Avenue there is some commercial and multifamily development, although the zoning is "R-2" for single-family housing.

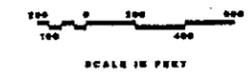
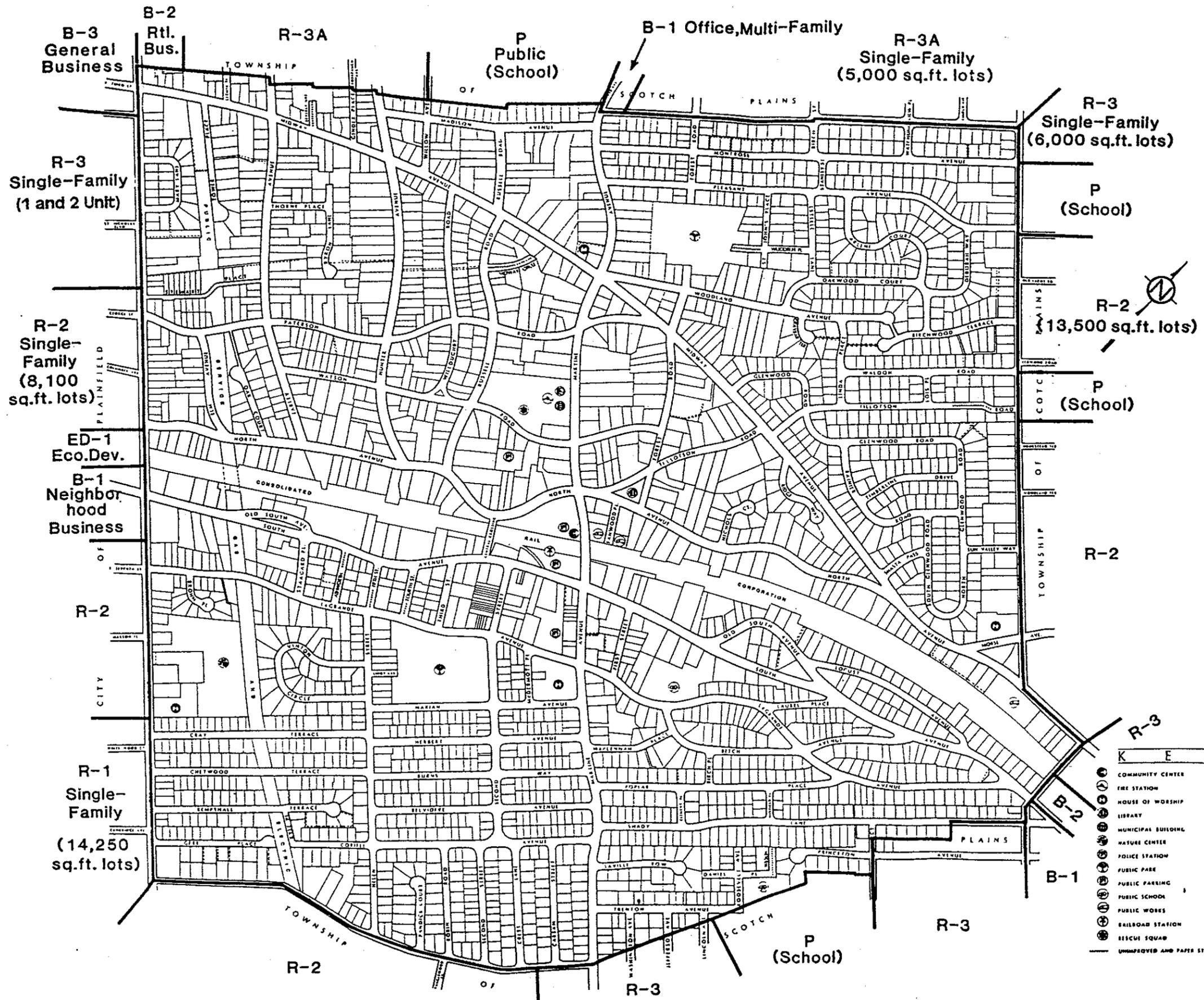
#### Plainfield

Most of the land along Terrill Road is zoned for single-family residential development. Home offices also are permitted in both the "R-1" and "R-2" zones.

There are three (3) non-residential zones in Plainfield that border Terrill Road:

# ZONING of ADJOINING MUNICIPALITIES 1998

## BOROUGH OF FANWOOD Union County · New Jersey



Revised By: Richard A. Marsden Jr., Borough Engineer,  
JEM Engineering, Inc., Cranford, NJ  
April 1998

SOURCE: Zoning Ordinances,  
Township of Scotch Plains  
& City of Plainfield.

Base Map Prepared By: Richard Thomas Coppola and Associates,  
Princeton Junction, New Jersey January 1995

- A "B-3" General Business zone from Ashland Avenue north to Scotch Plains permits a wide variety of commercial and industrial uses. Presently, the lands adjoining Fanwood Borough are occupied by a gas station and a former gas station now offering automobile repair and maintenance services.
- A "B-1" Neighborhood Business zone extends south from the railroad tracks to one hundred feet (100') south of South Avenue. This "B-1" zone abuts Fanwood Borough's "I" Light Industrial zone.
- The land between the railroad tracks and North Avenue is zoned "ED-1" for Economic Development which permits manufacturing, warehouses and offices as well as all of the commercial uses permitted in the "B-3" General Business zone. The "B-3" zone is screened from adjoining areas in Fanwood Borough by a dense stand of trees.

State law requires each municipality to provide a Master Plan to all contiguous communities and provide notice of any changes thereto. Since the adoption of the previous Master Plan, only one notice of change in the Master Plan of Plainfield was received, and that did not involve any areas next to Fanwood. None were received from Scotch Plains.

### **3.5.3 Union County Solid Waste Management Plan**

The Union County Solid Waste Management Plan requires that site plan and subdivision regulations include provisions for the collection, disposition and recycling of designated recycling materials for any development proposal involving more than 50 single-family homes, 25 or more units of multifamily housing, and any commercial or industrial development comprising 1,000 square feet or more of land. (For a more detailed discussion see Section X, Recycling Plan Element.)

# HOUSING PLAN ELEMENT



## IV. HOUSING ELEMENT AND FAIR SHARE PLAN

### 4.1 INTRODUCTION

In 1988, the Borough of Fanwood adopted a **Housing Element and Fair Share Plan** addressing its low- and moderate-income housing obligation as assigned by the New Jersey Council on Affordable Housing (COAH) for the first fair share cycle—a six (6) year period from 1987 to 1993. The Borough's 1988 Fair Share Plan requested a downward adjustment of its fair share obligation due to the lack of land suitable for the development of affordable housing. A number of landowners objected to the plan. Following a lengthy administrative process before COAH, the Borough's fair share obligation for low- and moderate-income units was adjusted to eight (8) units of new housing and nine (9) units of substandard housing to be rehabilitated. The Borough prepared an amended housing element and fair share plan in 1992 which addressed the adjusted obligation and rezoned three (3) parcels that COAH had determined were suitable for low- and moderate-income housing. The Plan also claimed and obtained credit for nine (9) units of substandard housing which had already been rehabilitated. The **1992 Housing Element and Fair Share Plan** received substantive certification from COAH on August 4, 1993.

In 1993, COAH produced a second round of municipal fair share numbers for another six (6) year period, from 1993 to 1999. COAH assigned Fanwood a fair share obligation of a total of sixty-one (61) units. This element provides an inventory of housing in the Borough, summarizes the status of the implementation of Fanwood's 1992 Fair Share Plan, and addresses the Borough's obligation for the second fair share cycle.

### 4.2 INVENTORY OF HOUSING STOCK

The Borough of Fanwood is a stable, established suburban community with an older housing stock. According to the 1990 Census, eighty-three percent (83%) of all the housing units in the Borough were constructed before 1960. (See Table 4-1) Since 1990, there has been limited residential construction due to the lack of available land for new development. Only eleven (11) residential construction permits have been issued since 1990, and not a single new permit has been issued since 1995. (See Table 4-2)

As is typical of older suburban communities, Fanwood's housing stock is comprised mainly of single family units. According to the 1990 Census, ninety-six percent (96%) of the housing units in Fanwood are single-family dwellings, and less than one percent (1%) of the units are in structures containing five (5) or more units. (See Table 4-3) Most of these dwelling units are owner occupied, and very few are vacant. In 1990, ninety-two percent (92%) of Fanwood's occupied housing stock was owner-occupied, and only two percent (2%) was reported as vacant. The remaining six percent (6%) of the Borough's housing units was occupied by renters. (See Table 4-4)

Housing values in Fanwood are increasing. There was an increase of over fifty percent (50%) in the median value of the Borough's owner-occupied housing stock between 1980 and 1990, even after adjusting for inflation. Contract rents also increased over that decade, but not by quite as large a margin. While the 1990 Census reported that median rent in the Borough was somewhat higher than the median contract rent in Union County as a whole, the median value of owner-occupied dwellings in the Borough, at \$190,900, was only six percent (6%) higher than that the median value of owner-occupied dwellings in the County. (See Table 4-5)

**Table 4-1**

**Age of Housing Stock  
Borough of Fanwood, New Jersey, 1990**

<b>Year Unit Constructed</b>	<b>Number of Units</b>	<b>Percent</b>
1980-1990	52	2%
1970-1979	61	3%
1960-1969	243	12%
1950-1959	1,262	50%
1940-1949	307	12%
1939 or earlier	<u>532</u>	<u>21%</u>
<b>Total</b>	<b>2,507</b>	<b>100%</b>

SOURCE: 1990 U.S. Census

**Table 4-2**

**Building Permits Issued  
Borough of Fanwood, New Jersey, 1990-1997**

<b>Year</b>	<b>Residential Building Permits Issued</b>
1990	0
1991	0
1992	1
1993	1
1994	4
1995	5
1996	0
1997	2
Jan.-June 1998	<u>0</u>
<b>Total</b>	11
Total Housing Units, 1990:	2,507
Total Housing Units, 1998:	2,518
Percent Change, 1990-1997:	0.4%

SOURCE: New Jersey State Data Center

**Table 4-3**

**Distribution of Housing Units by Type  
Borough of Fanwood, New Jersey, 1990**

Units in Structure	1990	
	Number	Percent
1 unit	2,042	96.1%
2 to 4 units	75	3.0%
5 or more units	11	0.4%
Other	12	0.5%

SOURCE: 1990 U.S. Census

**Table 4-4**

**Housing Characteristics  
Borough of Fanwood, New Jersey, 1980-1990**

	<u>1980</u>		<u>1990</u>	
	Number	Percent	Number	Percent
Occupied Housing				
Owner-Occupied	2,328	92%	2,300	92%
Renter-Occupied	169	7%	168	6%
Vacant Housing Units	22	1%	39	2%
<b>Total Housing Units</b>	<b>2,519</b>	<b>100.0%</b>	<b>2,507</b>	<b>100.0%</b>

SOURCE: 1980 and 1990 U.S. Census

**Table 4-5**

**Median Unit Value and Median Contract Rent  
Borough of Fanwood, New Jersey, 1980-1990**

<b>Fanwood</b>	<b><u>1980*</u></b>	<b><u>1990</u></b>	<b><u>Change</u></b>
Median Unit Value	\$122,182	\$190,900	56%
Median Contract Rent	\$556	\$800	44%
<b>Union County</b>			
Median Unit Value		\$179,800	
Median Contract Rent		\$596	

SOURCE: 1980 and 1990 U.S. Census

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\* Adjusted to 1990 dollars using the Consumer Price Index.

#### 4.3 PROJECTION OF THE BOROUGH'S HOUSING STOCK

Fanwood has virtually no land available for residential development. As was discussed previously, only 52 new units were constructed in the Borough between 1980 to 1990 and building permits have been issued for only 11 new units since 1990. (Refer to Tables 4-2 and 4-3) Given the limited opportunities for new residential construction, the Borough's housing stock is unlikely to undergo any significant changes in the coming years. Future building activity will be limited to infill development and the demolition/replacement of existing houses.

#### 4.4 DEMOGRAPHIC AND SOCIO-ECONOMIC CHARACTERISTICS OF THE BOROUGH

The population of Fanwood Borough declined slightly between 1980 and 1990, from 7,767 to 7,115. There was also a modest decrease in the number of households in the Borough between 1980 and 1990. Household size declined during that decade as well, which is consistent with regional trends of the past twenty (20) years and one of the factors that contributed to the significant population drop of that decade despite a comparatively minor decrease in the overall number of households in the Borough. (See Table 4-6)

Despite the modest decline in both population and total number of households between 1980 and 1990, current population estimates suggest that the Borough's population size has stabilized. The most recent population estimates released by the Bureau of the Census indicate that the Borough's population was 7,108 in 1996, a negligible decrease of less than one tenth of one percent (0.1%).

The post-World War II baby boom has affected the age of Fanwood's population, contributing to an increase in the median age from 32.7 years in 1980 to 35.8 years in 1990. During that period, the proportion of the population over the age of sixty-five (65) nearly doubled, while the proportion of the population under the age of twenty-four (24) dropped by twenty-three percent (23%). The number of residents between the ages of twenty-five (25) and forty-four (44) years remained fairly constant. (See Table 4-7)

The median household income in Fanwood was \$60,672 in 1989 and the per capita income was \$23,905. Adjusted for inflation, household income rose by about fifteen percent (15%) from 1979 to 1989, and the per capita income rose by approximately ten percent (10%). (See Table 4-8)

#### 4.5 EMPLOYMENT CHARACTERISTICS

Fanwood's civilian labor force declined by two percent (2%) between 1980 and 1990, resulting in a total labor force of 4,035 persons in 1990. The labor force continued to decline into the 1990s, and was estimated at 3,934 persons in 1996, a decrease of two and a half percent (2.5%) in six years. The gradually shrinking labor force was likely due to the marginal population decline and an increase in retirement-aged residents of the Borough. (See Table 4-9)

In a local trend reflective of the larger economy, the proportion of "white collar" workers in the Borough increased during the 1980s, while the proportion of "blue collar" workers declined. Overall, white-collar workers comprised almost ninety percent (90%) of the total number of employed persons in Fanwood in 1990, representing an increase of about seven percent (7%) over the decade from 1980 to 1990. (See Table 4-10)

#### 4.6 THE BOROUGH'S 1987 TO 1993 FAIR SHARE OBLIGATION

For the first fair share cycle from 1987 to 1993, the Council on Affordable Housing's initial mathematical calculation of the total housing need in the Borough of Fanwood was one hundred (100) units.

**Table 4-6**

**Population, Households and Household Size  
Borough of Fanwood, New Jersey, 1980-1990**

	<b>1980</b>	<b>1990</b>	<b>Change, 1980-1990</b>		<b>1996 Population Estimate</b>
			<b>Number</b>	<b>Percent</b>	
Total Population	7,767	7,115	(652)	(8%)	7,108
Number of Households	2,497	2,468	(29)	(12%)	NA
Average Household Size	3.11	2.88	(0.23)	(7%)	NA

SOURCE: 1980 and 1990 U.S. Census; New Jersey Department of Labor

**Table 4-7**

**Age Distribution of the Population  
Borough of Fanwood, New Jersey, 1980-1990**

<b>Age Cohort</b>	<b>1980</b>		<b>1990</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5	550	7%	584	8%
5 to 17	1,626	21%	1,135	16%
18 to 24	710	9%	500	7%
25 to 44	2,367	30%	2,498	35%
45 to 64	1,990	26%	1,540	22%
65 to 84	487	6%	800	11%
85 years and older	37	1%	58	1%
<b>Total</b>	<b>7,767</b>	<b>100%</b>	<b>7,115</b>	<b>100%</b>

SOURCE: 1980 and 1990 U.S. Census

**Table 4-8**

**Distribution of Household Income and Per Capita Income  
Borough of Fanwood, New Jersey, 1979 and 1989**

Household Income*	1979*		1989*	
	Number	Percent	Number	Percent
Less than \$5,000	59	2%	36	2%
\$5,000 to \$9,999	169	7%	50	2%
\$10,000 to \$24,999	618	25%	131	6%
\$25,000 to \$34,999	804	32%	248	10%
\$35,000 to \$49,999	631	25%	434	17%
\$50,000 to \$74,999	204	8%	796	32%
\$75,000 and over	35	1%	764	31%
Median Household Income**	\$52,718		\$60,672	
Per Capita Income**	\$21,624		\$23,905	

SOURCE: 1980 and 1990 U.S. Census.

\* Income categories are in unadjusted 1979 and 1989 dollars.

\*\* 1979 incomes are adjusted to 1989 dollars using the Consumer Price Index. The unadjusted 1979 median household income was \$29,784. The median per capita income was \$12,217.

**Table 4-9**

**Characteristics of the Labor Force  
Borough of Fanwood, New Jersey, 1980-1996**

	<b>1980</b>	<b>1990</b>	<b>1996 (Estimate)</b>
Number of Persons 16 and over	5,899	5,539	NA
Labor Force Participation Rate	70%	73%	NA
Not in Labor Force	1,798	1,496	NA
In Civilian Labor Force:	4,101	4,035	3,934
- employed	4,133	4,527	3,815
- unemployed	143	118	119
Unemployment Rate	3.5%	2.9%	3.0%

SOURCE: 1980 and 1990 U.S. Census; New Jersey Department of Labor, Labor Research and Analysis

**Table 4-10**

**Occupation of Employed Persons  
Borough of Fanwood, New Jersey, 1980-1990**

	<u>1980</u>		<u>1990</u>	
	Number	Percent	Number	Percent
Managerial and Professional	1,658	42%	1,784	45%
Technical, Sales and Administrative Support	1,338	34%	1,430	37%
Service	277	7%	273	7%
Farming, Forestry and Fishing	10	0%	9	0%
Precision Production, Craft and Repair	324	8%	223	6%
Operators, Fabricators and Laborers	<u>351</u>	<u>9%</u>	<u>198</u>	<u>5%</u>
<b>Total</b>		100%		100%

SOURCE: 1980 and 1990 U.S. Census

This included: fifteen (15) units of indigenous need (substandard or overcrowded units occupied by low- and moderate-income families); forty-two (42) units of reallocated present need (Fanwood's portion of the housing region's present need for low-income housing); and forty-three (43) units of prospective need (a projection of low- and moderate-income housing need based upon development and growth which was reasonably likely to occur in the municipality). This figure was then adjusted to account for demolitions, filtering, conversion and rehabilitation of housing units that would occur over the six (6) year period between 1987 and 1993, thereby reducing the total to a pre-credited need of eighty-seven (87) units.<sup>1</sup>

#### 4.7 CREDITS AND REDUCTIONS IN THE BOROUGH'S 1987 TO 1993 FAIR SHARE NUMBERS

COAH's regulations allow a one-to-one credit against the municipal indigenous need for affordable housing units rehabilitated after April 1, 1980, provided adequate assurances as to the continued afford ability of the rehabilitated units have been provided. Since nine (9) such units, restricted to lower-income families, had been rehabilitated in Fanwood as of 1992, COAH determined that the Borough was entitled to credit for these units against its pre-credited fair share. Fanwood's rehabilitation obligation for the period from 1987 to 1993 was therefore determined to have been met.

COAH's regulations allow for adjustments to a municipality's fair share number based upon several criteria including lack of available land. As described in Fanwood's 1992 Housing Element and Fair Share Plan, the Borough's realistic development potential (RDP) was only eight (8) units. Thus, Fanwood was granted a vacant land adjustment, reducing Fanwood's obligation for new units from seventy-eight (78) to eight (8) total units. The three sites which were considered as suitable for such housing by COAH are identified in Figure 4-1 and Table 4-11.

#### 4.8 PROGRESS TOWARD ATTAINMENT OF THE BOROUGH'S FAIR SHARE OBLIGATION FOR THE 1987 TO 1993 CYCLE

As detailed in Fanwood's 1992 Housing Element and Fair Share Plan, the Borough proposed to address its adjusted fair share obligation for the 1987 to 1993 fair share cycle through a combination of inclusionary development and a regional contribution agreement (RCA). All three (3) sites deemed by COAH to be suitable for inclusionary development were rezoned to permit inclusionary development of a type and density compatible with the characteristics of the site itself and adjacent development, on October 13, 1993. The physical characteristics, zoning, and the development status of the three (3) sites are described below (see also Table 4-12):

Site #1—The LaGrande Avenue and Third Street Site (Block 60, lots 23 and 24; Block 80, lots 25 and 26): This 1.34 acre site, located at the corner of LaGrande Avenue and Third Street, contained two occupied habitable single-family homes in good repair when it was rezoned for inclusionary development. The site was rezoned in 1993 to permit a total of twelve (12) new units (a density of approximately 8.9 units per acre overall, including the two (2) existing single-family homes). The zoning permitted two (2) new single-family lots, and an additional eight (8) units of multifamily housing. In lieu of providing a twenty (20) percent set-aside of 2.4 units of affordable housing on the site, the zoning called for the developer to contribute towards a regional contribution agreement (RCA) in an amount equivalent to the number of units which he would have been obligated to provide on-site (i.e., 2.4 units' worth).

Status: Final approval for the development of two (2) single-family lots was granted on February 16, 1995, and site plan approval was granted for the multifamily component of the development on March

<sup>1</sup>See Fanwood's 1992 Housing Element and Fair Share Plan.

25, 1998. In addition, the developer has contributed monies to the Borough to fund the rehabilitation of 2.4 units of affordable housing in the City of Elizabeth through a regional contribution agreement.

Site #2—Terrill Road Site (Block 26, lots 36, 28 and 39): This site is comprised of approximately 2.65 acres on Terrill Road roughly equidistant from Stewart Place and the southern entrance to Mary Lane. The Borough rezoned this site to permit its subdivision into thirteen (13) total lots, twelve (12) of which would be single-family lots. On the thirteenth lot, a multifamily structure with the appearance of a large single-family home but containing three (3) affordable residential apartment units was required. The inclusionary housing component on this site was designed to ensure consistency with the remainder of the subdivision and with the surrounding single-family development. The three (3) units contained in the multifamily structure are all to be constrained by afford ability controls, thus providing another three (3) units of affordable housing assigned to Fanwood.

Status: The Fanwood Planning Board approved an application for the subdivision of site #2 and the development of a three-family unit on February 22, 1995, subject to the acceptance by the neighboring municipality of Plainfield of the applicant's Stormwater Management Plan. Plainfield rejected the application, and the applicant is currently seeking an overriding approval from the State Department of Environmental Protection.

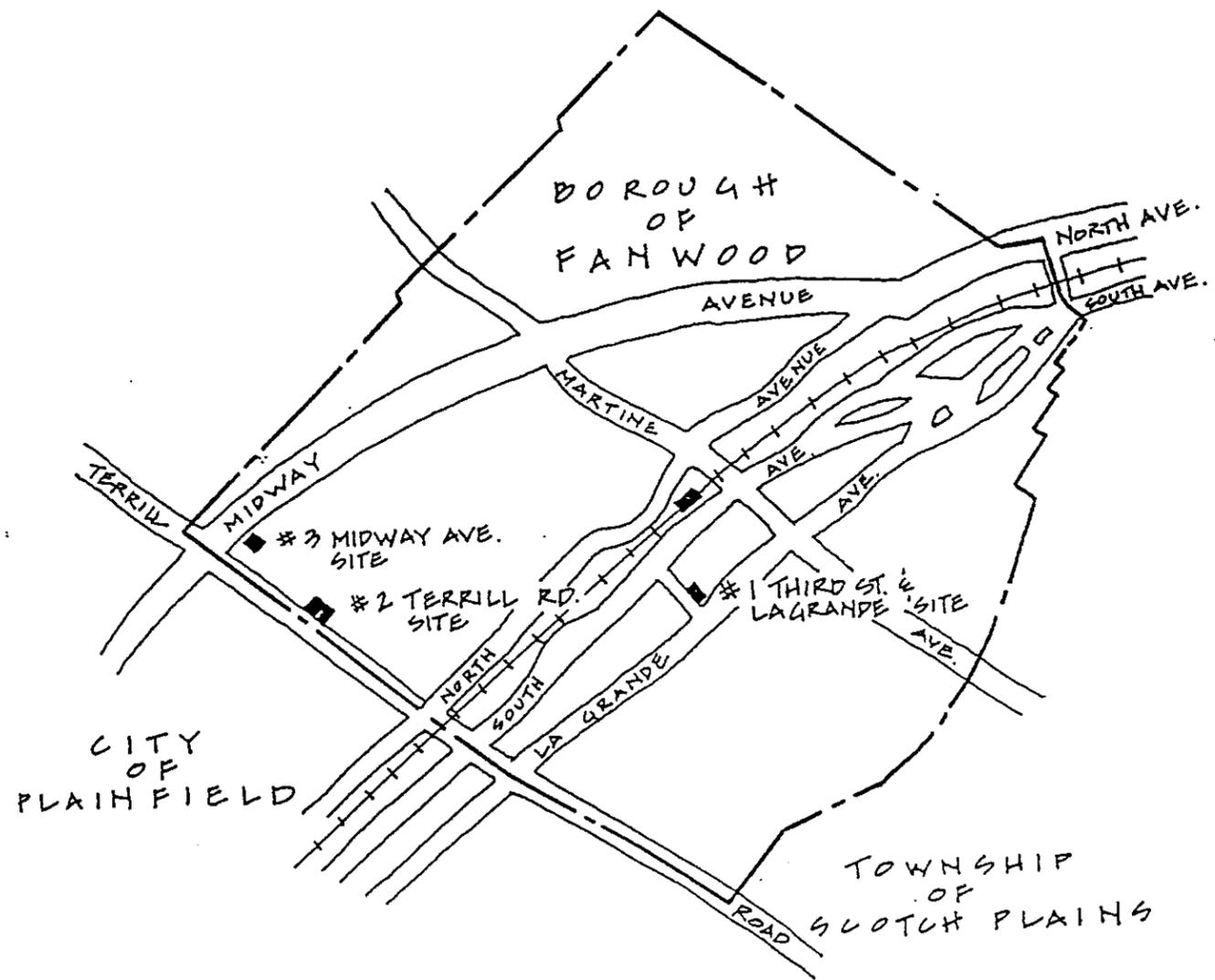
Site #3—The Midway Avenue Site (Block 60, Lot 26): This site is located at the southern end of Midway Avenue, between Terrill Road and Tower Place. The vacant parcel is 1.3 acres in size and abuts several single-family residences. In 1993, this site was rezoned to permit seven (7) single-family lots, with a twenty percent (20%) set-aside of affordable units. It was assumed that the development of the Midway Avenue site would yield approximately 1.67 units of affordable housing—one (1) affordable housing unit within the subdivision and funding equivalent to 0.67 units of affordable housing, which would be used to fund the RCA agreement with the City of Elizabeth.

Status: An application for the development of site #3 was denied by the Fanwood Planning Board on February 22, 1995. Although the Planning Board believes the site to be suitable for the zoned density, the plan submitted by the applicant placed three (3) of the proposed units dangerously close to the twenty-four (24) foot high-pressure Gas Transmission Line in an easement adjacent to the site. Shortly before the application was made, a gas line of the same utility company exploded in Edison, New Jersey, causing a significant amount of damage, but by sheer luck sparing an adjacent multifamily project from a tragic loss of life. The applicant has sought to have the Planning Board's decision overturned by the Courts. Settlement discussions were ongoing at the time this report was being prepared.

The three (3) sites, when fully developed, will yield a total of four (4) new affordable units, to be built in Fanwood and funding sufficient to fully pay for an RCA agreement for four (4) units to be transferred to the City of Elizabeth. The Borough entered into such an RCA agreement with Elizabeth on January 13, 1994. Fanwood agreed to provide \$18,000 per unit, for a total of \$74,000, to be paid over four years to Elizabeth, for the purpose of rehabilitating four (4) units of affordable housing within the City. The full RCA is attached as Appendix 1.

Despite the administrative hurdles which are holding up full completion of the development of the three (3) sites, Fanwood fully expects all three (3) to be developed as-zoned. In total, Fanwood's **1992 Housing Element and Fair Share Plan** provided for the Borough's full obligation of eight (8) new units of affordable housing by providing the opportunity to develop four (4) new units within the Borough, and the funding to rehabilitate four (4) units in the City of Elizabeth through an RCA.

TOWNSHIP OF SCOTCH PLAINS



LOCATION OF THE  
THREE INCLUSIONARY  
DEVELOPMENT SITES

BOROUGH OF FANWOOD  
NEW JERSEY

0 1000 2000 APPROX.  
FEET  
↑  
N  
ABELES PHILLIPS PREISS & SHAPIRO, INC.  
JULY 1992

**Table 4-11**

**Realistic Development Potential for Fanwood  
for the First Fair Share Cycle (1987 to 1993)**

<b>Site</b>	<b>Size</b>	<b>Number of Affordable Housing Counted Towards the Borough's Realistic Development Potential</b>
Third Street and LaGrande Avenue	1.34 acres	3
Terrill Road	2.65 acres	3
Midway Avenue	1.2 acres	<u>2</u>
<b>Total Realistic Development Potential</b>		<b>8</b>

**Table 4-12**

**Borough of Fanwood's Plan for Meeting 8 Units  
of New Construction for the First Fair Share Cycle  
(1987-1993)**

<b>Site</b>	<b>Contribution Towards RCA (in Equivalent Number of Units)</b>	<b>Affordable Housing Provided On-Site (in Number of Units)</b>
#1 LaGrande/Third	2.4	0
#2 Terrill Road	0.0	3
#3 Midway Avenue	<u>1.67</u>	<u>1</u>
<b>Total</b>	4.07	4

## 4.9 THE BOROUGH'S 1993 TO 1999 FAIR SHARE OBLIGATION

### 4.9.1 The Borough's 1993-1999 Fair Share Number

In 1993, COAH calculated the fair share obligation for all municipalities in the State of New Jersey for the second fair share cycle, which runs from 1993 to 1999. According to COAH's theoretical mathematical computations, Fanwood's total need for the second fair share cycle amounts to forty-three (43) units, consisting of twenty-one (21) indigenous need units and twenty-two (22) units of reallocated present and prospective need. After this figure was adjusted by adding the prior cycle's prospective need (twenty-four (24) units), units lost through demolition (three (3) units), by subtracting units gained by filtering (four (4) units), conversions (one (1) unit) and spontaneous rehabilitation (five (5) units), COAH determined that Fanwood's total pre-credited need was sixty-one (61) units for the period from 1993 to 1999. Therefore, the Borough's fair share obligation for the 1993 to 1999 fair share cycle is sixty-one (61) units. Of this total, sixteen (16) are indigenous need and must be addressed through rehabilitation.

The computation of Fanwood's fair share obligation for the 1993 to 1999 cycle is provided in Table 4-13.

### 4.9.2 Credit for Rehabilitation

For the 1993 to 1999 cycle, COAH permits municipalities to claim credit for the rehabilitation of low- and moderate-income substandard units performed subsequent to April 1, 1990 if the units meet certain requirements. The units must have been rehabilitated up to the applicable code standard; the average capital cost expended on each unit must have been at least \$8,000; and the unit must be occupied by either the occupants who resided within the unit at the time of rehabilitation or by other eligible low- or moderate-income households.

Since 1990, Union County's Multijurisdictional Housing Authority utilized Community Development block Grant (CDBG) funds to rehabilitate fifteen (15) units that meet the criteria outlined above. These rehabilitation projects are summarized in Table 4-14. An average of \$14,962 was spent on each unit in order to bring all fifteen (15) units up to code, well over the minimum of \$8,000 per unit, thus qualifying Fanwood for a fifteen (15) unit reduction in its rehabilitation obligation. Therefore, the Borough is requesting credit for all fifteen (15) units, thus decreasing its rehabilitation obligation to one (1) unit.

### 4.9.3 Realistic Development Potential

Fanwood received a downward adjustment in its fair share obligation for new construction in the first fair share cycle (1987 to 1993) to eight (8) total units based upon the availability of three (3) sites—the Third/LaGrande, Terrill Road and Midway Avenue sites—for inclusionary development. All three sites were rezoned for inclusionary developments and are either undergoing construction or are in the approval process. When complete, these sites will yield four (4) new affordable housing units and monies to fund a four (4) unit RCA with the City of Elizabeth.

The Master Sub-Committee of the Borough has undertaken a survey of the Borough to determine whether any additional or overlooked sites are available and suitable for inclusionary housing in the Borough. No additional sites have been found (see Section 3.4.2 of the Land Use Plan Element). As such, the realistic development potential of the Borough, beyond the sites already rezoned for

affordable housing, is zero (0). Thus, no additional sites in Fanwood need be rezoned for inclusionary housing.

In summary, the present housing obligation that Fanwood must address for the second fair share cycle (1993 to 1999) is one (1) unit of rehabilitation, and zero (0) units of new construction.

#### **4.9.4 Consideration of Additional Steps for Addressing the Borough's Fair Share Obligation**

Despite the absence of any vacant land to accommodate affordable housing, and a realistic development potential of zero (0), COAH considers the calculated need as a goal for future affordable housing efforts, **should** new development or redevelopment opportunities within the community arise. Even in those circumstances where the housing need cannot presently be attained, COAH requires that a municipality undertake certain actions to prepare for such future opportunities. These include consideration of zoning to permit apartments or accessory apartments, overlay zoning and the passage of a development fee ordinance.

As per COAH rules, the forty-five (45) units of new construction remain as a goal for the future. Three techniques for addressing such a goal, as mandated by COAH rules, are considered below.

##### **(1) Zoning amendments that permit apartments or accessory apartments**

This technique for providing affordable housing would be inappropriate in Fanwood. Amending the Borough's zoning ordinance to permit either accessory apartments or apartments would not create a realistic opportunity for the development of affordable housing.

Accessory apartments, if permitted in established residential districts, can provide much-needed affordable housing in areas with little developable land. However, a zoning amendment that permits accessory apartments will only be effective in providing affordable housing if the Borough contains residential lots with sufficient excess land for the construction of accessory structures or a stock of larger homes that are suitable for division into apartments. Fanwood's housing stock is characterized by modestly-sized single-family homes on smaller lots, which are not conducive to the development of accessory apartments.

Rezoning to permit apartment developments in Fanwood would be unrealistic and potentially dangerous. First, there is no vacant land where apartments could be accommodated. Second, there are no underdeveloped or marginally developed residential or non-residential properties which are available and suitable for apartment development. Third, superimposing apartment zoning on land containing existing habitable single-family homes is illegal (by virtue of the Fanwood law, enacted by the State legislation in response to just such a situation on the Third/LaGrande property in 1990), and would undermine the stability of single-family neighborhoods.

##### **(2) Overlay zoning requiring inclusionary development or the imposition of a development fee**

In 1992, COAH found only three (3) sites available, suitable and developable for inclusionary development. COAH calculated that these sites, when developed at the appropriate density with a 20 percent set-aside, would yield eight (8) units of affordable housing. As described above, all three (3) sites have already been zoned for inclusionary development.

A review of the Borough's current inventory of vacant land revealed that no new parcels have become available for development, and that there are no other realistic opportunities for redevelopment within the Borough (e.g., golf courses not owned by members, areas of underutilized or marginally-utilized land suitable for subdivision, or redevelopment for multifamily housing, etc). Therefore, there are no

realistic opportunities within the Borough to implement an overlay zone that could provide for future inclusionary housing development.

(3) Zoning amendments that impose a development fee

Imposition of a mandatory development fee on new commercial and new residential development may be an appropriate method for raising funds for the provision of affordable housing in Fanwood. The Borough could adopt such a development fee ordinance upon obtaining substantive certification of its fair share plan from COAH. Funds generated by the development fee ordinance would be held in a trust fund maintained by the Borough and would be used to meet shortfalls in the funding for the rehabilitation of substandard housing occupied by low- and moderate-income families or other means of providing affordable housing.

#### 4.10 THE BOROUGH'S FAIR SHARE PLAN FOR THE 1993 TO 1999 CYCLE

This section outlines the means by which Fanwood will meet its fair share housing obligation for the 1993 to 1999 cycle. The first part, a rehabilitation program which addresses the Borough's obligation to rehabilitate one (1) unit. The second part, a development fee ordinance, is intended to generate funds to meet affordable housing opportunities that may arise in the future.

##### 4.10.1 Rehabilitation Program

COAH requires municipalities to address the rehabilitation component of their obligation by ensuring that adequate funds are available for the rehabilitation of substandard housing occupied by low- and moderate-income families. The funds may be distributed through a program administered by the municipality, or the municipality may choose to contract with an eligible nonprofit or government agency to administer the program. COAH requires certain affirmative marketing or advertising measures be used to encourage the use of the funds. An average of at least \$10,000 must be expended per unit, of which up to \$2,000 per unit may be used for administrative purposes.

Fanwood has relied upon Union County's Multi jurisdictional Housing Authority's program to both fund and administer the rehabilitation of substandard units. Such funds have been relied upon and used in the rehabilitation of fifteen (15) units since 1990, and one (1) additional unit is currently being rehabilitated. When the last unit is completed, the Borough will have met its full obligation to rehabilitate substandard housing units occupied by low- and moderate-income households.

##### 4.10.2 The Development Fee Ordinance

The Borough of Fanwood intends to adopt a development fee ordinance and use the monies collected for rehabilitation or future construction of affordable housing. Funds collected as a result of the development fee ordinance would be held in an Affordable Housing Trust Fund maintained by the Borough. The development fee will be imposed on all non-residential development in the Borough, and will cover new construction as well as improvements or alteration to existing structures that will result in an increase in the property's equalized assessed value. The fee for non-residential development would be one percent (1%) of the equalized assessed value for the new construction, and one percent (1%) of the differences between the post-construction equalized assessed value and the pre-construction equalized assessed value in the case of improvements or alterations. A development fee will also be imposed on all new residential development in the amount of one-half of one percent (0.5%) of the equalized assessed value of the new residential development. (Inclusionary housing projects would be exempt from such fees). Fees will not be imposed in the case of alterations or improvements to existing owner-occupied residential development, even if such changes result in an increase in the property's equalized assessed value. This is because it is Fanwood's goal

housing rehabilitation, and the imposition of such fees would inhibit and discourage such improvements.

The complete text of the proposed development fee ordinance is attached as Appendix B.

Table 4-13

Computation of the Borough of Fanwood's  
Fair Share Housing Obligation, 1993-1999

<b>Total Need</b>	
Indigenous need	21
Reallocated present need	19
Prospective need	<u>4</u>
<b>Total Need</b>	<b>43<sup>(1)</sup></b>
<b>COAH Adjustments</b>	
Prior cycle prospective need	24
Demolition	3
Filtering	(4)
Conversions	(1)
Spontaneous rehabilitation	<u>(5)</u>
<b>Total COAH Adjustments</b>	<b>18<sup>(1)</sup></b>
<hr/>	
<b>Pre-Credited Need</b>	<b>61</b>
Rehabilitation (Indigenous need minus spontaneous rehabilitation)	16
New construction (Future goal)	<u>45<sup>(2)</sup></u>

(1) This number is not the sum of the above numbers due to rounding.

(2) The future goal may be addressed through overlay zoning, adoption of development fee ordinance and/or allowing accessory apartments in the community. (See discussion at Section 4.9.4)

**Table 4-14**

**Housing Units Rehabilitated by Union County's Multi jurisdictional Housing Authority  
Since April, 1990 in the Borough of Fanwood**

<b>Case</b>	<b>Address</b>	<b>Cost</b>	<b>Date of completion</b>
02-12-15	195 North Avenue	\$15,371	July 1990
02-14-17	580 North Avenue	\$18,500	July 1992
02-13-17	24 Stewart Place	\$18,500	November 1992
09-51-17	90 North Avenue	\$15,630	April 1993
02-12-17	154 Second Street	\$15,622	May 1993
02-15-18	24 Montrose Avenue	\$4,165	May 1994
02-19-19	35 LaGrande Avenue	\$12,070	April 1995
N/A	67 Tillotson Road	\$2,950	April 1995
02-17-19	311 North Avenue	\$20,000	April 1995
04-211-19	90 Woodland Avenue	\$20,000	October 1995
01-26-19	10 Oakland Court	\$4,395	October 1995
02-21-20	433 South Avenue	\$20,000	July 1996
02-20-21	437 South Avenue	\$20,000	September 1997
02-22-21	209 Burns Way	\$19,788	November 1997
02-24-22	41 Fourth Street	\$17,441	June 1998

SOURCE: Union County Multi jurisdictional Housing Authority

# COMMUNITY FACILITIES PLAN ELEMENT

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## V. COMMUNITY FACILITIES PLAN ELEMENT

### 5.1 INTRODUCTION

The analysis of existing community facilities in Fanwood Borough provides information to help determine whether the municipality is adequately served by its existing facilities as well as the potential impact on facility needs which might result from land use changes. This analysis of community facilities also examines vacant land and buildings which are owned by the Borough or quasi-public organizations, and their potential for alternative uses. It is the goal of this municipality to have all municipal facilities in conformance with all the requirements of the Americans with Disabilities Act (ADA).

Existing community facilities in the Borough of Fanwood include: the Municipal Building (which houses the Administration Office, Construction Office, Municipal Court and the Police and Fire Departments), the Carriage House, Rescue Squad Building, the Library, Public Works Garage, two parks, a nature center, four public parking areas, a Recycling Center and the Community House (old railroad station). None of the Scotch Plains-Fanwood District schools are located within the Borough. Figure 5-1 indicates the location of the Borough's community facilities.

### 5.2 MUNICIPAL ADMINISTRATION

The municipal building, located at 75 North Martine Avenue, includes approximately 5,000 square feet of floor space and houses administrative offices and the Borough's Police and Fire Departments.

At present there is a need for additional parking for the court, working space for the employees, a meeting room for the Mayor and Council, a conference room and additional storage space. Of great importance is the fact that the internal circulation pattern of the municipal building is inconvenient and allows for continued interruptions in work. The Mayor and Council have addressed the space issue by hiring a planner to do a space and need study by assessing all the municipal buildings and providing recommendations for improvement.

The municipal complex site includes 4.9 acres; with an adjacent piece of property on Watson Road providing room for potential expansion.

### 5.3 FIRE DEPARTMENT AND RESCUE SQUAD

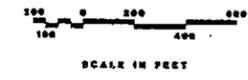
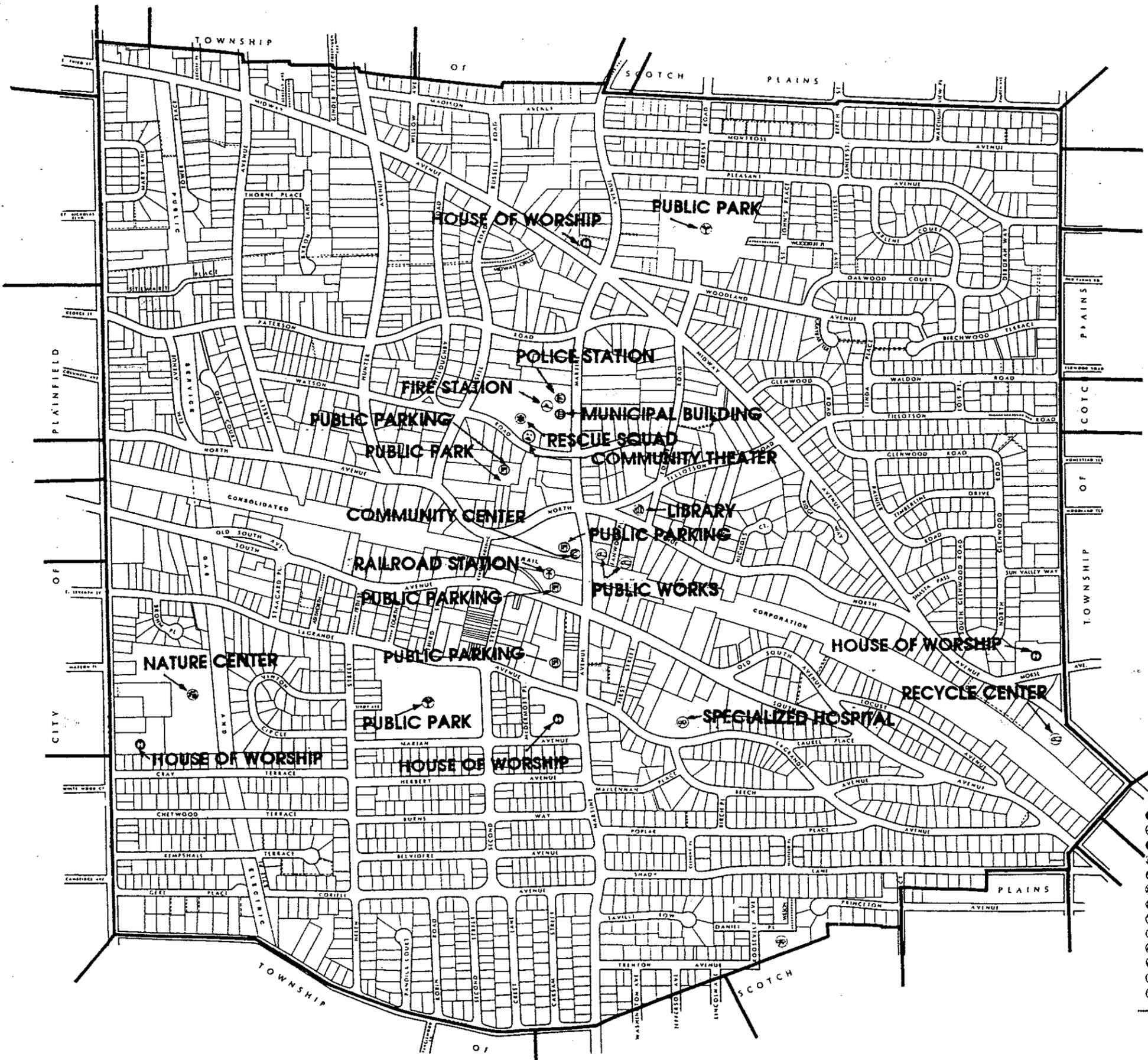
The Fanwood Fire Department is now housed in the Fire Company building on Watson Road as part of the municipal building. This structure, completed in 1984, includes three (3) bays (one of which is designed for possible future use by a ladder truck). The building also has a training room, kitchen and lounge.

The Fire Department is operated by forty-nine (49) volunteer members, of whom approximately thirty-five (35) are active members, a reduction from thirty-eight (38) eight years ago. These volunteer members provide approximately three thousand (3,000) hours of service. The Departments major equipment includes the following:

- One 1982 Mack diesel 1,500 gpm pumper;
- One 1983 Mack diesel 1,250 gpm pumper;
- One 1964 Great Easton 1,000 gpm reserve pumper; and
- One 1991 Chevy Station Wagon for Incident Command

# LOCATION OF COMMUNITY FACILITIES

## BOROUGH OF FANWOOD Union County · New Jersey



- K E Y**
- ⊙ COMMUNITY CENTER
  - ⊙ FIRE STATION
  - ⊙ HOUSE OF WORSHIP
  - ⊙ LIBRARY
  - ⊙ MUNICIPAL BUILDING
  - ⊙ NATURE CENTER
  - ⊙ POLICE STATION
  - ⊙ PUBLIC PARK
  - ⊙ PUBLIC PARKING
  - ⊙ PUBLIC SCHOOL
  - ⊙ PUBLIC WORKS
  - ⊙ RAILROAD STATION
  - ⊙ RESCUE SQUAD
  - UNIMPROVED AND PAPER STREETS

Revised By: Richard A. Marsden Jr., Borough Engineer,  
JEM Engineering, Inc., Cranford, NJ  
April 1996

SOURCE: Zoning Ordinances,  
Township of Scotch Plains  
& City of Plainfield.

Base Map Prepared By: Richard Thomas Coppola and Associates,  
Princeton Junction, New Jersey, January 1985

The 1983 Pumper is the only Department vehicle which carries assorted lengths of ladders above and beyond the capabilities of the pumper.

For the past nine years the Department has averaged 147 General Alarm calls and 28 Officer calls. This includes training, and mutual aid responses to surrounding towns. In 1994 the total number of general alarms that the Fire Department responded to was two hundred thirty-six (236) calls with thirty-six (36) officers calls. This amount was the highest in the history of the Fire Department.

For the past six years Fanwood has had a mutual aid agreement with the Plainfield Fire Department which borders the west side of our town. This agreement states that if there is the need for joint fire suppression in our town or theirs all we have to do is make a phone call. Within the next five years it will become necessary for new Fire and Rescue vehicles to be purchased to provide Fanwood with the best protection against fires, loss of life and property.

#### 5.4 PUBLIC WORKS

The Borough's Public Works Department has two (2) garage buildings located on Fanwood Place which are adequate for the Department's needs. The Public Works Department also owns a 1.8 acre site on the eastern end of town, between North Avenue and the railroad tracks, which is used for a recycling center in addition to other public works functions.

#### 5.5 BOROUGH LIBRARY

The Borough Library is housed in a two-story building of 6,400 square feet, located on North Avenue near the downtown area. As of November 1987, the library had seating for 85 people and a collection of 29,587 volumes (an increase of 7.2% since 1984). In 1987, its circulation was approximately 70,000 volumes (an increase of 20% since 1984). These increases are primarily attributable to increased children's programming and other expanded activities. The library also houses a community meeting room (the Fanwood Room), used by local organizations for culturally oriented programs.

Although off-street parking is limited, with eight (8) spaces in the front of the building, additional parking is available along the streets which comprise the boundary of the library site.

According to standards of the Public Library Association, a town the size of Fanwood (based on a 1990 population of approximately 7,115) should have the following minimum library facilities:

Floor space: 0.7 square feet per capita - 5,460 sq. ft.

Seating: 23 seats plus 4 seats for each 1,000 population over 5,000 - 35 seats.

Collection: 15,000 volumes plus 2 volumes per capita for population over 5,000 - 20,600 volumes.

Comparing existing Borough library facilities to these standards indicates that the library is adequate to serve the Borough's population; however, the library staff feels that additional space is needed for books.

Due to a change in accounting procedures the 1980 figure of 70,000 units in yearly circulations should be a more accurate 56,745 units yearly. That revised number has remained reasonably constant for the past 5 years.

The library has recently acquired two computers. This has provided a wider range of services available to Fanwood residents.

## 5.6 SCHOOLS

Fanwood residents attend schools of the Scotch Plains-Fanwood Public Schools, which has one high school (grades 9-12), two middle schools (grades 6-8), and five elementary schools (grades K-5). As of October 1995, total enrollment in the district was 4,100 students. This represents an increase of 344 students from 1990 or 9%. Projections by the school district forecasts an enrollment of 4,398 students by the 1999-2000 school year, an increase of 7%.

Approximately 1,047 students or 26% of the total student enrollment comes from Fanwood. The number of Fanwood students has decreased by 3.4% since 1990.

## 5.7 PUBLIC PARKING

The Borough owns seven (7) public parking areas. Two (2) of these adjoin the railroad station and are primarily used for rail commuters, one (1) is for shoppers' parking, located between South and LaGrande Avenues. The fourth lot is used for additional commuter parking and parking for merchant employees. The fifth (5) serves the municipal complex. The last two (2) are located adjacent to the Borough parks.

The two (2) station parking lots currently include permit spaces, thirty four (34) metered spaces. (See Table 5-1). There is a waiting list for parking permits which are sold to commuters.

The Borough has re-striped the existing parking areas and for the north lot, acquired additional site area from the railroad. It should be noted that the station parking lots also are convenient to the downtown shopping area for weekend use by shoppers. In addition, the North side railroad parking lot is used by community groups and municipal boards for their meetings and activities held at the Community House.

**Table 5-1**  
**Capacity of Public Parking Lots\***  
**in the Borough of Fanwood**

<b>Location</b>	<b>Number of Spaces</b>
<u>North Side Railroad—Commuter, Permit Parking</u>	
Handicap	2
North Avenue On Street	11
Permit Stalls	86
Slot Box Stalls	<u>34</u>
Total 133	
<u>South Side Railroad—Commuter, Permit Parking</u>	
Handicap	2
Permit Stalls	<u>136</u>
Total 138	
<u>Strip Lot—Behind CC Zone Stores on Martine Avenue</u>	
Handicap	2
Shopper Stalls	<u>50</u>
Total 52	
<u>Merchant Lot—Behind CC Zone Stores on Martine Avenue</u>	
Shopper/Merchant Stalls	61
Commuter Stalls (Temporary)	<u>40</u>
Total <u>101</u>	
<b>TOTAL</b>	<b><u>424</u></b>

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\* In addition to the above, a municipal lot is located opposite the Firehouse on Watson Road. It is presently used for Fire Department and Municipal parking.

# UTILITIES PLAN ELEMENT



## VI. UTILITIES PLAN ELEMENT

### 6.1 WATER SUPPLY

Public water supply is available to the entire Borough from the Elizabethtown Water Company. Sources are surface treated supplies from the Raritan River and well water from facilities in the greater Plainfield-Somerville area. There are no unusual pressure or supply problems affecting the Borough's water needs.

### 6.2 PUBLIC SEWERAGE

The Borough of Fanwood is completely sewered. Fanwood was a tenant of the Plainfield Joint Meeting since 1931, an organization representing Fanwood and other nearby municipalities. This organization changed into the Plainfield Area Regional Sewage Authority (PARSA) in 1995. Fanwood is now a member of this Authority, along with seven other member communities, including Plainfield, North Plainfield, Dunellen, Green Brook, Scotch Plains, South Plainfield and Watchung. PARSA receives sewage from all of the above communities and sends it to the treatment facilities of the Middlesex County Utilities Authority (MCUA). The MCUA facilities provide sewerage treatment for most of Middlesex County and Adjacent communities and are currently treating 110 to 150 million gallons per day (mgd) of sewage. The MCUA's current facilities can process 450 mgd and are projected to be adequate through the year 2040.

A very small portion of the Borough's wastewater flows into the Scotch Plains system from Westfield Road and South Martine Avenue. This sewage is transported to the Rahway Valley Sewerage Authority for treatment and disposal. Fanwood is a tenant in the Scotch Plains system on a per-connection basis.

Some of the wastewater infrastructure in the Borough was constructed in 1931. Some of the pipe has been replaced due to failure or added to provide increased capacity. The Borough has begun a five year investigation and repair program to determine the condition of and repair to the sewage pipes that are badly cracked and leak ground storm water within the Borough. Some of the early investigations indicate that some sewage lines will or will soon need repair or replacement. Many of the older sewage lines are made of vitrified clay pipe, in three foot sections, that crack and separate easily. Groundwater infiltrates into these pipes and increases the flow rate. These conditions are showing up on some of the Borough's main 15-inch trunk lines in Midway and LaGrande Avenues.

A steady ongoing monitor, repair and replacement program will have to continue. Sewage treatment is costly and the cost will increase so it is important to reduce the inflow and infiltration of ground and stormwater caused by cracked pipe, open joints and old basement and sump pump connections that contribute to the sewage treatment costs.

### 6.3 STORMWATER RUNOFF

The Borough of Fanwood includes the ridge line which separates the Raritan River Basin to the northwest from the Rahway River Basin to the southeast. Flows from the northwestern portions of Fanwood are transported to Cedar Brook in Plainfield which then flow into Bound Brook. Bound Brook combines with Green Brook and enters the Raritan River along the boundary of the Boroughs of Bound Brook and Middlesex. Flows from the southern part of Fanwood enter the Robinson's Branch of the Rahway River. The Rahway River then flows into the Arthur Kill near Linden.

The Borough is also divided into nine (9) sub-watershed (or sub-drainage basin) areas. Most of the drainage runoff flows through the Borough's storm water piping systems. There are few remaining

surface land drainage ways in Fanwood. The Borough's Natural Resources Inventory provides more information regarding the Borough's drainage systems and flood areas. (See in particular Figure 8 of the NRI.)

Because Fanwood contains a drainage divide, it receives no flows from outlying areas, with the exception of the railroad bed where some flow enters from Scotch Plains. Therefore, all water generated in the Borough is from precipitation within the municipality itself.

There are many very localized areas of backyard flooding; however, there are three areas of flooding that most often create a nuisance for the residents. One area is at the Watson Road/Russell Road intersection, which is already under study. This intersection floods because it is a low lying pocket and has no overland relief. Another larger area is along the main trunk line of the northwestern drainage system that traverse through Forest Park, Midway Circle, Willoughby Road, Byron Lane and Terrill Road near Mary Lane. This area floods frequently because the existing stormwater piping system has insufficient capacity to transport all the water from a major storm event that is greater than a five (5) year storm. The third area begins at the Second Street/Coriell Avenue intersection and encompasses the back yards between Crest Lane, Carsam Street and Martine Avenue. The backyards flood because there are insufficient stormwater collection points (inlets) for the runoff to drain into. In addition, the piping system may also be under-designed.

**OPEN SPACE AND  
RECREATION PLAN ELEMENT**

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## VII. OPEN SPACE AND RECREATION PLAN ELEMENT

### 7.1 BOROUGH PARKS

The Borough has two (2) parks, Forest Road Park located in the Borough's northeast section and LaGrande Park located near the downtown area (see Table 7-1). In addition, recreation facilities are available at the four (4) schools located across the Borough line in Scotch Plains, just to the north, east and south of Fanwood. The playground area of the William McGinn School is located within the Borough.

The two Borough parks include a total of fifteen (15) acres: 7.1 acres in Forest Road Park and 8 acres in LaGrande Park. The National Recreation and Park Association recommends a minimum of 2.5 acres of neighborhood park land per 1,000 population. With a current population of approximately 7,115, the Borough should have approximately twenty (20) acres in neighborhood parks, which the Association describes as parks serving between 2,000 and 10,000 people, and located within one-half mile of the population they serve. With its two existing parks in addition to nearby school recreation areas, the Borough has adequate local recreation land for its residents. School recreation facilities are essentially passive fields with no organized recreational facilities. The two Borough parks have a variety of recreational facilities, as listed in Table 7-1. The Borough sponsors a variety of team sports and recreation programs in the park.

A pocket park is planned for Borough owned property adjacent to the Municipal Complex on Watson Road. The .97 acre property will provide parking for municipal and cultural events as well as an outdoor area for many cultural and social events.

While there are adequate recreational facilities in the Borough, the Recreation Commission suggests that a number of facilities are in need of maintenance, refurbishing or upgrading.

In addition to its developed parks, the Borough owns a wooded area of 6.7 acres on Terrill Road entitled "Nature Center" which is used for nature study, passive recreation and is a natural detention basin. It is managed by the Fanwood Environmental Commission.

In 1994 and 1995 the playgrounds in both parks underwent refurbishment, including some ADA improvements. One new street hockey court has been constructed at Forest Road Park.

A new recreation building has been installed at LaGrande Park consisting of ADA bathrooms, an all-purpose room, game room and recreation office.

Plans for the future include new benches and ADA approved bathrooms at Forest Road Park and new blacktop paving around the new building and new benches.

Much of what was accomplished was with the use of outside financial aid (Block grants, fund raisers, etc.) and volunteer labor.

### 7.2 SOUTH AVENUE STREET TREES

The Borough of Fanwood has received approval for the New Jersey Department of Transportation to plant fifty-four (54) street trees along South Avenue between Terrill Road and Martine Avenue to be extended over a five-year period. This is part of a beautification program being implemented along the business and commercial areas.

### 7.3 VACANT PUBLIC PROPERTIES

1. A natural detention basin with access from Midway Circle is located in the Borough. It is completely surrounded by residential properties
2. Another small landscape area is located at the intersection of LaGrande and South Avenue and is also Borough owned.

**Table 7-1**

**Fanwood Borough Parks Recreation Facilities**

**Forest Road Park - 7.1 acres**

- 2 Ballfields
- 1 Basketball Court
- 2 Tennis Courts
- 1 Playground
- 1 General Purpose Area (paved)
- 1 Recreation Building
- 1 Street Hockey Court

**LaGrande Park - 8.0 acres**

- 2 Ballfields
- 1 Basketball Court
- 5 Tennis Courts
- 1 Skaters warming hut
- 1 Recreation building
- 1 Playground
- 1 General Purpose Area (paved)

SOURCE: Fanwood Recreation Commission 1996

# CIRCULATION ELEMENT



## VIII. CIRCULATION ELEMENT

### 8.1 INTRODUCTION

Fanwood Borough has adequate transportation access, both by automobile and via public transportation.

East-west access is provided by two (2) arterial roads south of the railroad tracks, South Avenue (NJ 28) and LaGrande Avenue (County Route 601), and one (1) arterial road north of the railroad tracks, Midway Avenue (County Route 610), which traverses the Borough northwest to southeast. Primary north-south roads are Martine Avenue (County Route 655) which traverses the center of the Borough and Terrill Road (County Route 61 1) along the Borough's western boundary. Both of these north-south roads provide direct access to U.S. 22, the primary regional arterial road in the area. Plate TC-1 delineates the location and jurisdiction of the roads and streets within the Borough.

### 8.2 JURISDICTION OF ROADS

Figure 8-1 indicates the jurisdiction for all County, State and Borough roads in the Borough of Fanwood.

### 8.3 RIGHT-OF-WAY WIDTHS

Figure 8-2 provides the right-of-way widths for various streets within Fanwood Borough as detailed from the Borough's Tax Maps. Generally speaking, the right-of-way widths of a roadway also should give an indication of the traffic volumes traversing the road and its functional performance. It should be noted that the right-of-way of a street is not synonymous with the width of the paved portion of the roadway, which is referred to as the "cartway width." The right-of-way includes the paved area, or cartway, the shoulders, and sidewalks, if present, and any easements.

Typically, State and County roads have the widest rights-of-way because they function as either arterial or collector roadways and, therefore, handle the heaviest traffic volumes. Typically, rights-of-way on these roadways range from sixty-six feet (66') to one hundred fifty feet (150'), and some heavily traveled segments may even have wider rights-of-way. Local municipal roadways generally have fifty foot (50') rights-of-ways.

The primary roads in the Borough are Martine Avenue, Midway Road, North and South Avenues, and Terrill Road, all of which have right-of-way widths of sixty feet (60'). LaGrande Avenue, whose right-of-way is fifty feet (50') also is a major road that parallels South Avenue and serves the same area.

### 8.4 MAINTENANCE

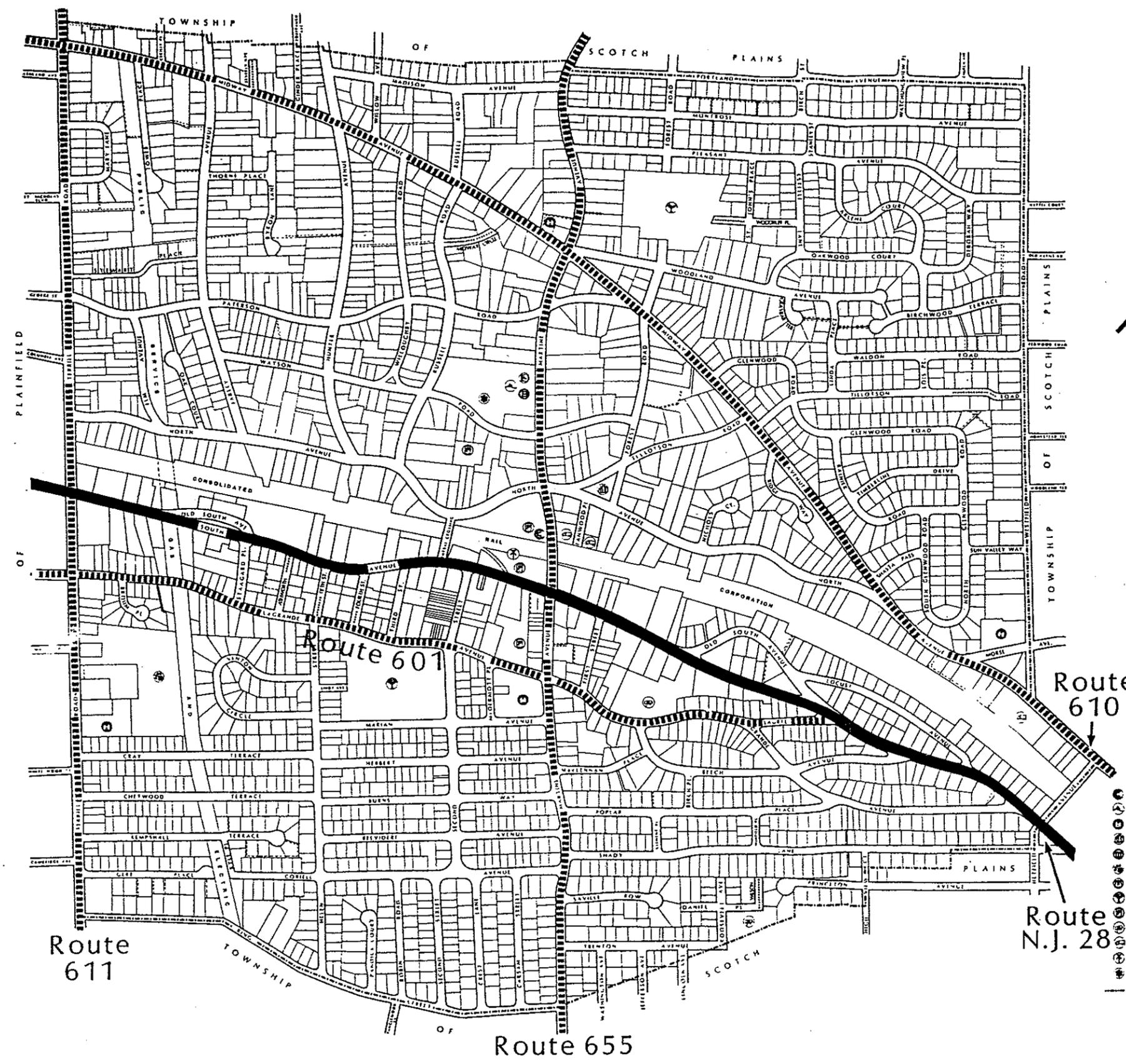
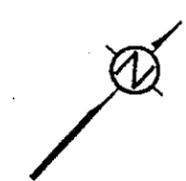
There are currently twenty-six (26) miles of Borough-maintained roadway, with approximately 6.5 miles of roadway maintained by County and State forces. Terrill Road and Martine Avenue south of LaGrande Avenue were resurfaced in 1995. North Avenue and Midway underwent resurfacing in 1997.

# JURISDICTION OF ROADS 1996

## BOROUGH OF FANWOOD Union County · New Jersey



- County Road
- State Road
- Borough Street



- |  |                              |
|--|------------------------------|
|  | COMMUNITY CENTER             |
|  | FIRE STATION                 |
|  | HOUSE OF WORSHIP             |
|  | LIBRARY                      |
|  | MUNICIPAL BUILDING           |
|  | NATURE CENTER                |
|  | POLICE STATION               |
|  | PUBLIC PARK                  |
|  | PUBLIC PARKING               |
|  | PUBLIC SCHOOL                |
|  | PUBLIC WORKS                 |
|  | RAILROAD STATION             |
|  | RESCUE SQUAD                 |
|  | UNIMPROVED AND PAPER STREETS |

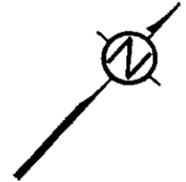
Revised By: Richard A. Marsden Jr., Borough Engineer,  
JEM Engineering, Inc., Cranford, NJ  
April 1996

SOURCE: Union County  
Planning Board, 1985

Base Map Prepared By: Richard Thomas Cuppola and Associates,  
Princeton Junction, New Jersey · January 1995

# RIGHT-OF-WAY WIDTHS

## BOROUGH OF FANWOOD Union County · New Jersey



- 60' - 66'
- 50' - 50.65'
- Others as Indicated

### KEY

- COMMUNITY CENTER
- FIRE STATION
- HOUSE OF WORSHIP
- LIBRARY
- MUNICIPAL BUILDING
- NATURE CENTER
- POLICE STATION
- PUBLIC PARK
- PUBLIC PARKING
- PUBLIC SCHOOL
- PUBLIC WORKS
- RAILROAD STATION
- RESCUE SQUAD
- UNIMPROVED AND PAPER STREETS

SOURCE: Borough of Fanwood  
Tax Maps

Base Map Prepared By: Richard Thomas Coppola and Associates,  
Princeton Junction, New Jersey - January 1964

## 8.5 TRAFFIC VOLUMES

Fanwood, a commuter community, experiences a high volume of vehicular traffic, not only because of the NJ Transit train stations located in the Borough but more importantly because of the Borough's close proximity to Route 22 and Interstate 78. Continued retail development on Route 22 and commercial development on the Interstate 78 corridor results in substantial drive-through traffic from surrounding communities.

The increased traffic volume, particularly on Terrill Road and Martine Avenue, the Borough's most heavily traveled roads, results in increased overflow or cut-through traffic and speed on surrounding residential streets. The negative impact of high traffic volume and speed on the Borough's quality of life can be mitigated by traffic calming.

Traffic calming is a form of traffic planning that seeks to equalize the use of streets between automobiles, pedestrians, bicyclists and playing children. This is accomplished through the use of devices and techniques that reduce traffic volume and speed in neighborhoods while maintaining maximum mobility and access. Traffic calming techniques should be incorporated into any paving, leveling or street reconstruction that the Borough, County or state is planning to do on any streets that experience high traffic volume and speed.

Since the adoption of the previous Master Plan, Union County has ceased doing traffic volume counts. Such information may be available from the Police Department or the County of Union offices.

## 8.6 TRAFFIC ACCIDENTS

The Fanwood Police Department has collected traffic accident data relative to age, gender, time and day of accidents, hazardous streets and most main intersection accidents. The location of accidents in 1986 and 1994 is shown in Figure 8-3. Five-year accident data is detailed in Table 8-1. Table 8-2 indicates those intersections where accidents occurred in 1996. Table 8-3 indicates the jurisdiction for accidents which took place in 1996. Table 8-4 inventories the 6 most hazardous streets in the Borough.

As a result of determined efforts by the Police Department and the Council's Public Safety Committee the 1986 number of major intersection accidents was reduced from 90 to 54—a reduction of 40%.

Other accidents (between intersections, parking lots, etc.) are relatively minor and are not included in the attached table.

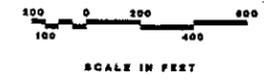
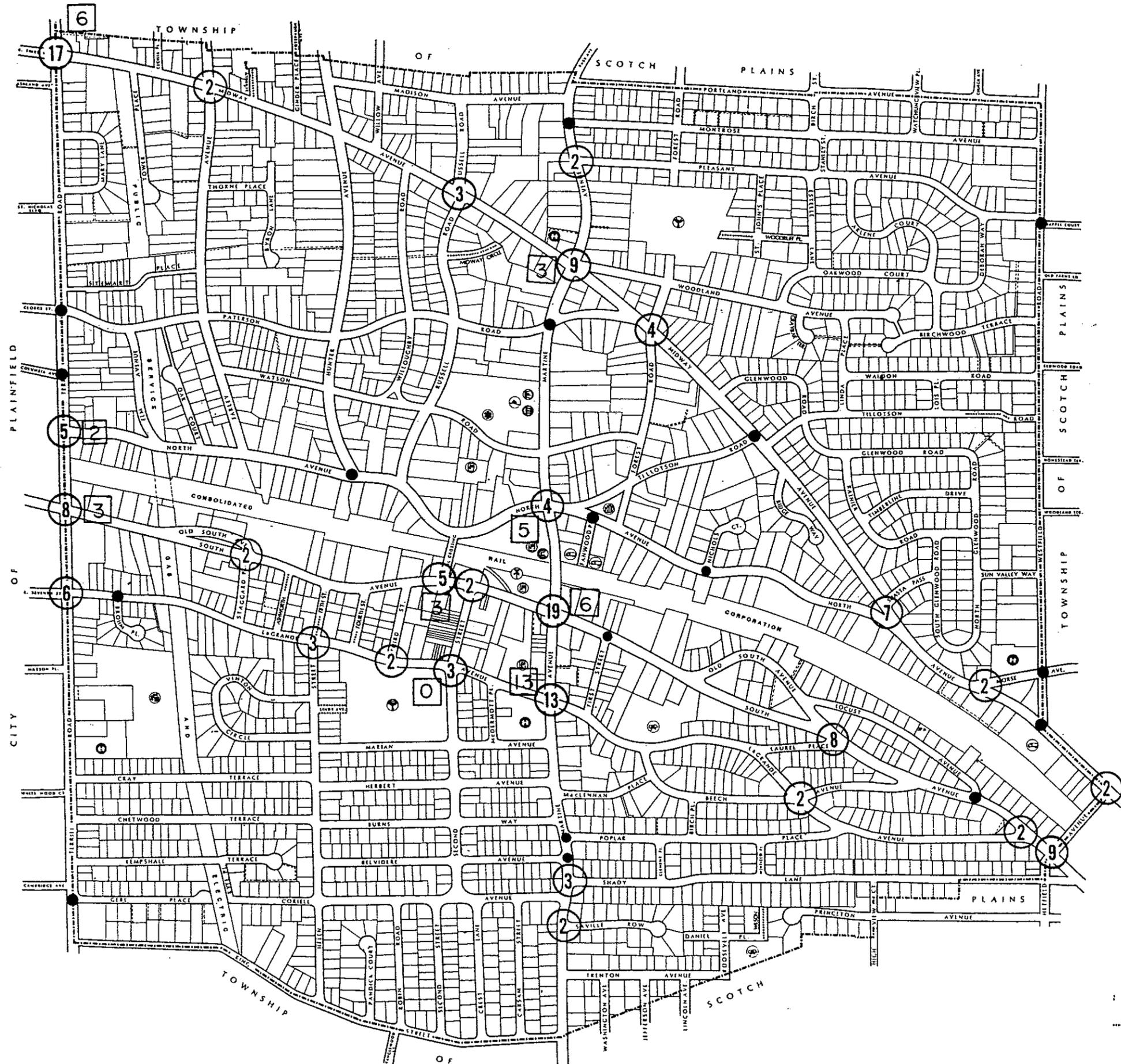
Because of the frequency of occurrences, it would seem that the best way to keep accidents to a minimum is to continue the current practice of close coordination and oversight between the Police Department and the Council's Public Safety Committee.

## 8.7 PEDESTRIAN/BIKEWAY

Long-range plans include a proposed Pedestrian/Bikeway to connect the two parks (LaGrande and Forest Parks) in Fanwood. This would require a separate bridge crossing over the railroad. This Pedestrian/Bikeway would also spur to meet the neighboring community Pedestrian/Bikeways.

# VEHICULAR ACCIDENT LOCATIONS 1986 & 1994

## BOROUGH OF FANWOOD Union County · New Jersey



- One Accident (1986)
- ② Multiple Accidents (1986)
- 2 Multiple Accidents (1994)

NOTE #1 For 1994 Major Intersection Accidents see page 6,7,& 8 of the 1994 Police Department Report attached.

Revised By: Richard A. Marsden Jr., Borough Engineer,  
JEM Engineering, Inc., Cranford, NJ  
April 1996

- K E Y**
- ⊙ COMMUNITY CENTER
  - ⚡ FIRE STATION
  - Ⓜ HOUSE OF WORSHIP
  - 📖 LIBRARY
  - 🏛 MUNICIPAL BUILDING
  - 🌳 NATURE CENTER
  - 👮 POLICE STATION
  - 🚗 PUBLIC PARK
  - 🚗 PUBLIC PARKING
  - 🎓 PUBLIC SCHOOL
  - 👷 PUBLIC WORKS
  - 🚂 RAILROAD STATION
  - 🚑 RESCUE SQUAD
  - ⋯ UNIMPROVED AND PAPER STREETS

SOURCE: Fanwood Borough  
Police Department

Base Map Prepared By: Richard Thomas Coppola and Associates,  
Princeton Junction, New Jersey · January 1987

**Table 8-1**

**Borough of Fanwood  
5-Year Accident Data**

<b>Year</b>	<b>Number of Accidents</b>	<b>Number Injured</b>	<b>Number of Fatalities</b>
1996	278	89	0
1995	226	65	0
1994	224	70	0
1993	203	56	1
1992	230	70	2

Source: Fanwood Police Department

**Table 8-2**

**Main Intersection Accidents in  
the Borough of Fanwood in 1996**

Intersection	Type of Accident	Total	
		Accidents	Personal Injuries
Martine & LaGrande Avenues	4 Right Angle	7	5
	1 Rear End		
	2 Left Turn		
Martine & North Avenues	2 Right Angle	2	1
	0 Rear End		
	0 Left Turn		
Martine & Midway Avenues	1 Right Angle	6	2
	1 Rear End		
	2 Left Turn		
	1 Head On		
	1 Side Swipe		
Martine & South Avenues	3 Right Angle	6	2
	2 Rear End		
	0 Left Turn		
	1 Fixed Object		
North & Morse Avenues	1 Rear End	1	1
North Avenue & Westfield Road	2 Right Angle	4	2
	1 Rear End		
	1 Left Turn		
LaGrande Avenue & Second Street	3 Right Angle	3	4
	0 Rear End		
	0 Left Turn		
LaGrande Avenue & Terrill Road	3 Right Angle	4	2
	0 Rear End		
	1 Left Turn		
South Avenue & Laurel Place	5 Rear End	5	1
South Avenue & Sheelen's Crossing	1 Right Angle	5	5
	4 Rear End		
	0 Left Turn		

**Table 8-2**  
**Main Intersection Accidents in**  
**the Borough of Fanwood in 1996**  
(Continued)

Intersection	Type of Accident	Total	
		Accidents	Personal Injuries
South & Hetfield Avenues	0 Right Angle	0	0
	0 Rear End		
	0 Left Turn		
South Avenue & Terrill Road	0 Right Angle	3	2
	1 Rear End		
	2 Left Turn		
Terrill Road & Midway Avenue	1 Right Angle	3	0
	0 Rear End		
	2 Left Turn		
Terrill Road & North Avenue	1 Right Angle	1	0
	0 Rear End		
	0 Left Turn		

**Table 8-3**

**Borough of Fanwood  
Accidents by Street Jurisdictions (1996)\***

<b>Jurisdiction</b>	<b>Number of Accidents</b>	<b>Number of Injuries</b>
Local Roads	57	11
County Roads	133	61
State Highway	43	17
Parking Lots	38	0
Peak Category for Accidents: County Roads		
Peak Category for Injuries: County Roads		

**Table 8-4**

**Borough of Fanwood  
Inventory of Hazardous Streets**

<b>Street</b>	<b>Number of Accidents</b>	<b>Number of Injuries</b>
Martine Avenue	27	15
South Avenue	22	8
LaGrande Avenue	7	11
Midway Avenue	10	2
Terrill Road	9	6
North Avenue	7	3

\*Note: Accidents at South & Martine Avenues are charged to the higher authority—State Road.

## 8.8 PUBLIC TRANSPORTATION

Regional public commuter transportation in Fanwood Borough is made available by NJ Transit. A commuter rail service, three (3) bus routes within Fanwood itself, and two (2) additional bus routes close to the Borough are provided.

### 8.8.1 Passenger Rail Service

NJ Transit system provides commuter rail service at Fanwood Station between High Bridge to the west and Newark and New York to the east. Service includes twenty-four (24) trains on weekdays, eighteen (18) on Saturdays and fifteen (15) on Sundays. About eighty-five percent (85%) of all station use occurs during the morning and evening rush hours (6:45 - 8:45 a.m. and 4:00 - 6:00 p.m.).

Passenger counts (departures) in an eastbound direction (Newark/New York) show the use of the Fanwood Station has leveled off to a passenger count in the vicinity of  $\pm 800$  (see Table 8-5).

A pedestrian catwalk over the railroad which connected the Historic Community House Northside Station with the Southside Station was constructed using much of the original material to retain the historic style.

A new South side railroad station (serving East bound traffic) was also constructed, compatible in design with the pedestrian catwalk.

### 8.8.2 Station Parking

See Table 5-1 (page 5-5)

### 8.8.3 Bus Service

Five (5) public bus routes serve Fanwood and its immediate vicinity (see Table 8-6). Three (3) lines serve Fanwood directly; two (2) provide long-distance service to New York and one (1) provides local service between Fanwood and the K-Mart Center on U.S. Route 22. Two (2) additional bus routes provide service near the North side of the Borough in Scotch Plains. The No. 59, from North Avenue, provides service to Newark while the No. 54, from Park Avenue provides local service to Summit. Moreover, in addition to the five (5) public bus routes, private bus service is provided from the South side station to Wall Street, New York City.

**Table 8-5**

**Passenger Boardings on a Typical Weekday (all departures)  
at Fanwood Station, 1984-1995**

<b>Year</b>	<b>Passenger Boardings</b>
1984	841
1985	812
1986	835
1987	832
1988	760
1989	644
1990	674
1991	583
1992	601
1993	808

Source: New Jersey Transit

**Table 8-6**

**Bus Routes Serving Fanwood Borough**

<b>Operator</b>	<b>Route No.</b>	<b>Route</b>	<b>Service Provided Between:</b>
NJ Transit	113	South Avenue, North Avenue	Dunellen, Plainfield/ New York City
NJ Transit	59	North Avenue (Scotch Plains)	Scotch Plains/Newark
NJ Transit	54	Park Avenue (Scotch Plains)	Scotch Plains/Summit
Plainfield Transit	18 & 22	Terrill Road	Fanwood/K-Mart (Route 22)

# HISTORIC PRESERVATION PLAN ELEMENT

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## IX. HISTORIC PRESERVATION PLAN ELEMENT

### 9.1 HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission was established by Ordinance of the Borough of Fanwood in 1989 to assist the Borough in the identification of resources which are of historic significance, and to advise Borough agencies regarding goals and techniques of historic preservation. Among these goals are the collection and dissemination of material on the importance of historic preservation, and the establishment of historic landmarks and districts. A survey of the Borough's historic sites, potential historic districts and visual elements and patterns is underway. A comprehensive survey will lead to a series of recommendations to the Planning Board regarding the historic context of the Borough, the resources within that context, and the significant visual elements of the Borough which should be preserved.

### 9.2 HISTORICAL CONTEXT

In 1874, following the construction of a new right-of-way, the Central New Jersey Railroad built the present railroad station which was named Fanwood by Mr. John Taylor, President of the Central Railroad of New Jersey. In 1887, the Central New Jersey Railroad entered a period of great prosperity, carrying freight and passengers, and operating as a feeder route for many large eastern U.S. cities. For Fanwood, the Railroad brought employees, commuters and development. Within twenty years the residents of Fanwood Park, the area surrounding the Fanwood station, elected to be an independent municipality and the Borough of Fanwood was established. Through the efforts of early community leaders and the Central Jersey Land Improvement Company, farmland was developed for new housing, street patterns began to emerge and local businesses, social and civic organizations were formed and thrived in the area around the railroad station during the 1890's. The Railroad Station is listed on the National Registry of Historic Places, and excellent example of Victorian Gothic architecture, and the oldest remaining railroad station in Union County. Many historically and architecturally important sites significant to the development of Fanwood remain in the area surrounding the Railroad Station, and the Commission intends to make recommendations regarding the preservation of these historic resources.

Other significant periods of development in Fanwood include the construction of resort/vacation homes in the early part of the century, continued growth of homes, schools, social and business organizations in the 1920's, expansion of the Borough into a true suburban environment after World War II, and significant increases in population, housing and services during the 1950's and 1960's. There are many remaining resources in Fanwood which exemplify these patterns of development within a variety of historical contexts, such as the migration to the suburbs after the second World War.

The Commission recognizes the need to look ahead as well as into the past to accomplish the goals of historic preservation, and intends to assess these important 20th century developments, and to recommend to the Borough goals and techniques to preserve these historic resources for the 21st century.

### 9.3 SITES SURVEY AND DESIGNATION

The Commission has reviewed prior surveys conducted in 1976, 1981 and 1991 as a basis for a comprehensive survey of all historically significant resources in the Borough (see Table 9-1). In 1976, a Natural Resources Inventory conducted by the Borough of Fanwood included (4) sites built before 1800, (6) sites built between 1800-1862, (8) sites built between 1862-1882, and (49) sites built between 1882-1900. The Natural Resources Inventory was updated in 1991 without significant

change to the 1976 listing. In 1981 the County of Union employed a preservation planner to survey historic sites in Fanwood. The 1981 survey was conducted using the New Jersey Office of Historic Preservation Historic Sites Inventory format and identified (30) sites of important historic and architectural significance built in the 18th, 19th and 20th centuries (see Table 9-1).

The Commission has photographed all of the remaining sites contained in the above listed surveys and is preparing a New Jersey Office of Historic Preservation Inventory Form for each site from the 12976 and 1991 surveys which was not listed in 1981 by the County. The goal of the Commission for 1996 is to complete in this manner the process of identifying the Borough resources from the Revolutionary era, the early and mid 19th century and the period of intense development around the railroad in the 1890's. At the same time, the Commission is researching the requirement and advantages of eligibility of historic resources on local, State and National Registries. Of particular interest is a potential historic district in the vicinity of the railroad station. The Commission is seeking the advice of other Historic Preservation Commissions in New Jersey, the Union County Office of Heritage and Cultural Affairs and the State Historic Preservation Office as to the process, qualifications, advantages and economics for listing of historic districts and landmarks.

**Table 9-1**

**Historic Buildings in the Borough of Fanwood\***  
(Page 1 of 6)

<b>Date</b>	<b>Address</b>	<b>History</b>
<b>HOMES BUILT BEFORE 1800</b>		
c. 1790	*281 Terrill Road (demolished)	The first owner was Enoch Terryl, whose sons fought in the War of 1812. Also owned by Andrew Farley.
c. 1790	*100 N. Martine Avenue Randall-Kyte House	Owned by W. Randall in 1862; later by John and Charles Kyte; Kyte sisters ran a boarding house in 1890s.
c. 1790	*185 Westfield Road	Colonial farmhouse with 2 rooms; part of the beam is the peak of the garage on adjacent property; owned by C.R. Anderson in 1862; site of the State's largest northern catalpa.
<b><u>HOMES BUILT BETWEEN 1800 AND 1862</u></b>		
c. 1830	*61 Woodland Avenue	Property part of estate and deed of Hannah Darby in 1830; later owned by Sarah Hetfield on 1902 County Map.
c. 1830	75 N. Martine Avenue	Original farmhouse built on pre-Revolutionary foundation; owned in 1830 by Russell; called the Homestead in 1895. Was on land that is now Borough Hall. Destroyed by the Borough. NOTE: The original farmhouse was replaced by the present Borough Hall/ Fire House complex.
c. 1850	*99 S. Martine Avenue - house Lambertson Farm  *11 MacLennan Road - barn	1862 map and 1882 maps show owner to be A. Hoggett; a windmill once stood to the right of the drive and supplied water to house, barn, and Fanwood's first fire hydrant; original rooms may date to revolution. Later owned by George Kyte, an early Mayor of Fanwood.
c. 1860	*295 Midway Avenue Darlington House	Original RR depot when tracks ran down Midway Avenue. Was depot until 1875 when property was sold to M. Young.
c. 1860	147 King Street	Property purchased by Manning family in 1857; located on Wheelbarrow Lane, now King Street.

**Table 9-1**

**Historic Buildings in the Borough of Fanwood\***  
(Page 2 of 6)

<b>Date</b>	<b>Address</b>	<b>History</b>
<u>HOMES BUILT BETWEEN 1862 AND 1882</u>		
c. 1874	*North Avenue	Second train depot for the CNJ; now the Fanwood Community Center.
c. 1875	199 N. Martine Avenue	House located on estate of Warren Ackerman in 1882.
c. 1875	203 N. Martine Avenue	House located on estate of Warren Ackerman in 1882; later sold to Peter Frazer.
c. 1875	211 N. Martine Avenue	House located on estate of Warren Ackerman. Orchard once stood behind house.
c. 1875	221 N. Martine Avenue	House located on estate of Warren Ackerman in 1882.
c. 1880	*75 N. Martine Avenue	Carriage house on property of W. Cooper in 1882. Current site of Municipal offices. The Carriage House serves as a theater for the Philathalians and other community functions.
c. 1880	270 North Avenue	J.H. Martine carriage house; moved to this location in late 1930's; Martine-Umer home destroyed.
c. 1880	95 Hunter Avenue	Farmhouse with fieldstone foundation built by Andrew Farley.
c. 1880	455 Terrill Road	In 1882 owned by Briggs; later map shows owner, J. Brick, employee of the railroad.
<u>HOMES BUILT BETWEEN 1882 AND 1900</u>		
c. 1885	*66 Woodland Avenue	House built by Thomas Young, Fanwood's first mayor, for his daughter.
c. 1885	69 Woodland Avenue	Property part of original subdivision of 1830; home owned by Dr. Westcott.
c. 1885	*60 N. Martine Avenue Hasselgren-Hope- Rainier House	Earliest recorded owner, R.B. Reilly; house vacant for many years and considered haunted until purchase by Hope family in early 1920s.
c. 1885	67 N. Martine Avenue	Home of Mary E. Goodwin in 1902.

**Table 9-1**

**Historic Buildings in the Borough of Fanwood\***  
(Page 3 of 6)

<b>Date</b>	<b>Address</b>	<b>History</b>
<b>HOMES BUILT BETWEEN 1882 AND 1900 (Continued)</b>		
c. 1885	157 North Avenue	Farmhouse owned by the CNJLI Co.
c. 1885	*215 North Avenue	Home of Burton Hall in 1895. Hall was member of the first Board of Health.
c. 1885	*320 North Avenue	Home of A.D. Beeken in 1895. Member of first Borough Council.
c. 1885	*324 North Avenue	No ownership listed on early maps.
c. 1885	350 North Avenue	No ownership listed on early maps.
c. 1887	21 Hunter Avenue	Carriage house of the Kleb family. Later owned by Beardsley. House destroyed.
c. 1887	145 North Avenue	First owned by West family. Later sold to CNJLI Co. and then to VanHoosens, who still reside in Fanwood. Original foundation much earlier date.
c. 1890	67 Tillotson Road	No ownership listed on early maps.
c. 1890	76 Tillotson Road	Owned by N.K. Walker in 1902.
c. 1890	101 North Avenue	Home of George Carter in 1902.
c. 1890	104 North Avenue	No owner on early maps.
c. 1890	141 North Avenue	Home of Charles Beardsley, owner of land now Arlene Court, Pleasant Avenue and Birchwood Terrace.
c. 1890	146 North Avenue	Home of G. Robinson in 1902.
c. 1890	*241 North Avenue	Home of Dr. Frank Westcott; appointed Borough physician in 1895 for a yearly sum of \$1.00.
c. 1890	*266 North Avenue	1895 post office and library. In 1896 Miss Elizabeth Kyte held school in one room of the library.
c. 1890	311 North Avenue	Home of Mrs. E. Man in 1902.
c. 1890	99 N. Martine Avenue	Home of W. E. Collins in 1902.

**Table 9-1**

**Historic Buildings in the Borough of Fanwood\***  
(Page 4 of 6)

<b>Date</b>	<b>Address</b>	<b>History</b>
<u>HOMES BUILT BETWEEN 1882 AND 1900 (Continued)</u>		
c. 1890	*105 N. Martine Avenue	Home of A.M. Hoar, one of Fanwood's early mayors.
c. 1890	115 N. Martine Avenue	House owned by A.D. Beeken.
c. 1890	*127 N. Martine Avenue	Owned by CNJLI Co. 1902
c. 1890	*133 N. Martine Avenue	Home of the Hayes sisters.
c. 1890	177 N. Martine Avenue	Owned by A.H. McConn in 1902.
c. 1890	*193 N. Martine Avenue	Home of A. Strong in 1902.
c. 1890	230 South Avenue	C.A. Smith Coal Co.; a spur of the railroad crossed South Avenue to this building.
c. 1890	477 Terrill Road	Home of A. Tromantano, who worked in Public Works with Hans Lambertsen.
c. 1890	*306 South Avenue	Home of the first Borough Clerk, Mr. Hall. His yearly salary was \$35.00.
c. 1890	314 South Avenue	Home of G. Nieder.
c. 1890	85 S. Martine Avenue	Owned by CNJLI Co. in 1902.
c. 1890	125 Hunter Avenue	Farmhouse with fieldstone foundation. Owned by James Farley.
c. 1892	225 North Avenue	Home of Walter S. Force, first Borough Tax Collector. Later owned by Dr. Munger, assistant to Dr. Westcott. Munger later became chief surgeon at Muhlenberg.
c. 1892	95 North Avenue	Home of A. L. Pents (Frentz).
c. 1893	86 Forest Road	Home of L. J. Ellis on 1902 map.
c. 1893	*193 South Avenue Sheelen's Store	First grocers and butcher shop in Fanwood, Baker and Mead. Augustus Sheelen was first clerk and, later, owner. Central Crossing Bridge, known as Sheelen's bridge to long-time Fanwood Residents.

**Table 9-1**

**Historic Buildings in the Borough of Fanwood\***  
(Page 5 of 6)

<b>Date</b>	<b>Address</b>	<b>History</b>
<u>HOMES BUILT BETWEEN 1882 AND 1900 (Continued)</u>		
c. 1894	*25 Tillotson Road Umer-Gibbs House	Property owned by Benjamin Urner, who built house for his daughter as a gift when she married Dr. Wm. Gibbs. Dr. Gibbs worked with Thomas Edison on sound recording devices and was a member of Fanwood's first Board of Health.
c. 1895	208 Terrill Road	Two room residence with chestnut siding owned by S. Venezia.
c. 1895	45 N. Martine Avenue	Home of R. Stanbery, Tax Assessor for Fanwood in 1895.
c. 1895	55 N. Martine Avenue	Home owned by Dr. Westcott.
c. 1896	*40 Forest Road	Home of J. P Stevens, mill company owner. Site of largest European Turkish Oak in the State.
c. 1898	83 S. Martine Avenue (log cabin demolished)	Log cabin with fireplace built for an exposition in New City; logs from Maine; building moved to Fanwood in early 1900s.
c. 1900	15 North Avenue	Home of Hans Lambertsen, first Marshall of Fanwood; poundkeeper, and road supervisor. Worked for the sum of \$1.00 per year plus \$.20 an hour.
c. 1900	78 LaGrande Avenue	Home of A. Vettra, employee of Public Works Department.
c. 1900	74 LaGrande Avenue (demolished) *180 S. Martine Avenue	Home of J. Rusi, employee of Public Works Department. Home may date to 1850s. Owned by J. Squire in 1862; then by Dr. Chase who sold to W.W. Coriell no structure shown on 1902 map; but this home may be a reconstruction of Squire Home.
<u>HOMES BUILT BETWEEN 1900 AND 1920</u>		
c. 1905	Stewart Place (northside) (#s 11,15,21,27,29,31,33)	Small frame houses built by Mr. Hand of Hand Lumber; clearly recognizable as part of the group.

**Table 9-1**

**Historic Buildings in the Borough of Fanwood\***  
(Page 6 of 6)

<b>Date</b>	<b>Address</b>	<b>History</b>
<u>HOMES BUILT BETWEEN 1900 AND 1920 (Continued)</u>		
c. 1910	*Nichols Court (Nichols House)	Colonial Revival; orientation changed—original facade now faces backyard; original rear has been adapted as main entry; Mr. Nichols was Tax Collector early 20th Century.
c. 1920	*88 Portland Avenue	Spanish Revival; property on which it stands can be traced to an 1830 deed for land owned by Hannah Darby.
c. 1920	*337 Westfield Road	Spanish Revival; built for daughter of Thomas Young, first Mayor of Fanwood.

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\*Sites are included in the Union County Historic Sites Survey (1981)

# RECYCLING PLAN ELEMENT



## **X. RECYCLING PLAN ELEMENT**

### **MANDATORY SOURCE SEPARATION AND RECYCLING**

The State of New Jersey, in 1987, created the Statewide Mandatory Source Separation and Recycling Act. Pursuant to this Act, Union County, in May 1988, Adopted a County Recycling Plan as an amendment to the Union County Solid Waste Management Plan.

In accordance with the Statewide Mandatory Source Separation and Recycling Act, a Recycling Plan Element must be written and integrated into the Master Plan of each municipality. The developer of the program has several options for collection, storage and transportation of these materials. The choice of options will be determined by the municipal program.

Fanwood has chosen to have its own depot where residents must bring their recycling materials. This depot is to be run by volunteers with the assistance of the Department of Public Works and its Recycling Coordinator.

Its purpose is an umbrella organization composed of an association of nonprofit organizations. It is established to manage, operate and maintain a site for collection and disposition of recyclable materials and to promote recycling in Fanwood and its environs as an alternative to waste disposal for the benefit of the environment. It also represents the participating organizations in contracts for the management, operation and maintenance of the site. This organization will manage and distribute income generated from the site.

The developer of the program has several options for collection, storage and transportation of these materials. The choice of options will be determined by the municipal program. The following questions should be addressed by the recycling plans submitted by the developer. Planning Board members doing site plan reviews should be sure they have been adequately answered.

- . What materials will be collected?
- . Where will materials be stored?
- . Where will materials will be picked up?
- . Who will pick up materials?
- . How often will the materials be picked up?
- . How much material will be generated?
- . How much storage area is required for each material?

**APPENDICES OF  
MASTER PLAN OF THE BOROUGH OF FANWOOD, 1998  
UNION COUNTY, NEW JERSEY**

## APPENDIX "A"

### Comments from Department Heads

During the preparation of the Master Plan, heads of various departments in the Borough were solicited with respect to comments or concerns they had with respect to the current status or future of their department. The following is a synopsis of the comments received:

1. The Borough Clerk has indicated that existing administration space is no longer adequate. The Borough is presently in the process of assessing current and future space requirements.
2. The Borough Engineer has indicated that the state is promoting the use of bicycle lanes to connect with mass transportation sites and proposes providing preliminary plans for that end.
3. The newly enlarged CC Zone provides for the construction of apartment flats over newly constructed businesses.
4. The Library cites the need for added shelf space.
5. Both the Rescue Squad and the Fire Department are concerned with recruitment of new members. Both agencies show a reduction of membership during 1995.

The Rescue Squad responded to approximately 525 calls. Allowing 3 hours per call (to and from) the hospital, this requires 1,575 hours per attendant. With only 2 attendants per call, this amount to over 3,000 hours per year.

The Fire Department has 35 active members and responded to 236 General Alarms (fire, training, etc.) involving varied numbers of participants.

If 3,000 hours of Fire Department activities are added to the 3,000 hours of Rescue Squad Activities, it becomes easy to imagine the cost to the tax paying community should the membership drop to the level where they could no longer provide the services the Community requires.

Not just the current Governing Body, but its successors (in conjunction with both groups) should continue to make every effort to maintain the current level of staffing and increase in membership in the Fire Department.

APPENDIX "B"

DEVELOPMENT FEE ORDINANCE  
BOROUGH OF FANWOOD

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**1. Purpose**

In Holmdel Builder's Assn. v. Holmdel Township, 12 NJ 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., and the State Constitution subject to COAH developing rules. The purpose of this ordinance is to establish standards for the collection, maintenance and expenditure of development fees pursuant to COAH's rules. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees.

**2. Residential Development Fees**

Within the Borough of Fanwood, developers shall pay a development fee of one-half of one percent of the equalized assessed value of any eligible residential activity pursuant to Section 4 of this ordinance.

**3. Non-Residential Development Fees**

Developers shall pay a fee of one percent of equalized assessed value for eligible non-residential activity pursuant to Section 4 of this ordinance.

**4. Eligible Exaction, Ineligible Exaction and Exemptions**

- a. Developers of low- and moderate-income units shall be exempt from paying development fees.
- b. Developers that expand, alter or improve an existing non-residential structure shall pay a development fee. The development fee shall be calculated based on the increase in the equalized assessed value of the improved structure.
- c. Alterations or improvements to existing owner-occupied residential development shall not incur a development fee.
- d. Developers that have received preliminary or final approval prior to the effective date of this ordinance shall be exempt from paying a development fee unless the developer seeks a substantial change in the approval.

**5. Collection of Fees**

- a. Developers shall pay fifty (50) percent of the calculated development fee to the Fanwood Borough at the issuance of building permits. The development fee shall be estimated by the tax assessor prior to the issuance of building permits.
- b. Developers shall pay the remaining fee to Fanwood Borough at the issuance of certificates of occupancy. At the issuance of certificates of occupancy, the tax assessor shall calculate the equalized assessed value and the appropriate development fee. The

developer shall be responsible for paying the difference between the fee calculated at certificate of occupancy and the amount paid at building permit.

**6. Housing Trust Fund**

- a. There is hereby created an interest-bearing housing trust fund for the purpose of receiving development fees from residential and non-residential developers. All development fees paid by developers pursuant to this ordinance shall be deposited in this fund. No money shall be expended from the housing trust fund unless the expenditure conforms to a spending plan approved by COAH.
- b. If COAH determines that Fanwood Borough is not in conformance with COAH's rules on development fees, COAH is authorized to direct the manner in which all development fees collected pursuant to this ordinance shall be expended. Such authorization is pursuant to: this ordinance; COAH's rules on development fees; and the written authorization from the governing body to the (name of bank in which the housing trust fund is located).

**7. Use of Funds**

- a. Money deposited in a housing trust fund may be used for any activity approved by COAH for addressing Fanwood Borough's low- and moderate-income housing obligation. Such activities may include, but are not necessarily limited to: housing rehabilitation; new construction; regional contribution agreements; the purchase of land for low- and moderate-income housing sites; assistance designed to render units to be more affordable to low- and moderate-income people; and administrative costs necessary to implement Fanwood Borough's housing element. The expenditure of all money shall conform to a spending plan approved by COAH.
- b. At least thirty (30) percent of the revenues collected shall be devoted to render units more affordable. Examples of such activities include, but are not limited to: down payment assistance; low-interest loans; and rental assistance.
- c. No more than twenty (20) percent of the revenues shall be expended on administrative costs necessary to develop, revise or implement the housing element. Examples of eligible administrative activities include: personnel; consultant services; space costs; consumable supplies; and rental or purchase of equipment.
- d. Development fee revenues shall not be expended to reimburse Fanwood Borough for housing activities that preceded substantive certification.

**8. Expiration of Ordinance**

This ordinance shall expire if:

- a. COAH dismisses or denies Fanwood Borough's petition for substantive certification;
- b. COAH revokes substantive certification or its certification of this ordinance;
- c. Substantive certification expires prior to Fanwood Borough filing an adopted housing element with COAH, petitioning for substantive certification or receiving COAH's approval of this ordinance.