

**MASTER PLAN REEXAMINATION REPORT  
BOROUGH OF FANWOOD  
UNION COUNTY, NEW JERSEY**

**Adopted November 15, 2010**

**FANWOOD BOROUGH PLANNING BOARD**



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*ATTACHMENT A: EXISTING LAND USE MAP (2010)*

## **INTRODUCTION**

The New Jersey Municipal Land Use Law (MLUL) requires that each municipality in New Jersey undertake a periodic review and reexamination of its local Master Plan. The purpose of the Reexamination Report is to review and evaluate the master plan and municipal development regulations on a regular basis in order to determine the need for update and revisions. This report constitutes the Master Plan Reexamination Report for the Borough of Fanwood as required by the MLUL NJSA (40:55D-89).

The Borough of Fanwood adopted its last Master Plan in November 1998. In December 2004 the Planning Board adopted a Master Plan Reexamination Report. This report serves as an Reexamination of the 1998 Master Plan, as amended by the 2004 Reexamination Report and Land Use Plan amendment adopted in 2007. This document also serves as an update of the goals and objectives contained in 1998 Plan.

## **REQUIREMENTS OF THE PERIODIC REEXAMINATION REPORT**

The MLUL requires that the Reexamination Report describe the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The report that follows addresses each of these statutory requirements.

#### **A. MAJOR PROBLEMS AND OBJECTIVES IN 2010**

##### **MASTER PLAN**

The Fanwood Borough Master Plan consists of the following documents:

1. The November 1998 Borough of Fanwood Master Plan;
2. Redevelopment Plan for the Block Bounded by South Avenue, Martine Avenue, LaGrande Avenue and Second Street, as amended to 2010;
3. The 2004 Master Plan Reexamination Report; and,
4. Land Use Plan Amendment 2007.

The 1998 Master Plan identified the following general goals that formed the primary objectives of the Master Plan.

##### **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. 40:55F-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.*

### **SPECIFIC GOALS OF THE BOROUGH OF FANWOOD**

*Consistent with these general purposes that 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 2004 Reexamination Report recommended a modification of Goal #6 but did not provide a specific re-wording. Based on the narrative in the 2004 document, the goal should be revised as follows (deletions shown as ~~thus~~ and additions shown as **thus**):

7. ***With the exception of the Block 64 redevelopment area,** ~~t~~*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.**

**B. EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED**

The majority of the goals and planning objectives detailed in the 1998 Master Plan and re-affirmed in the 2004 Reexamination report remain valid. In addition, Borough is committed to the future development and revitalization of the South Avenue corridor and preservation of the Borough's historic architecture heritage.

**C. EXTENT TO WHICH THERE HAVE BEEN  
SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES**

**Land Use**

The policies of the 1998 Master Plan were considered valid by the 2004 Master Plan Reexamination Report. The Borough continues to implement strategies of the 1998 Plan as amended by the 2004 Reexamination report and the 2007 Land use Plan amendment, the North Martine Avenue area amendment. This Reexamination report re-affirms the land use policies of the Master Plan, as amended.

**Existing Land Use.** An existing land use map, prepared in August 2010 is attached in Attachment A. The existing land use map was updated based upon 2009 municipal tax assessment (MOD-IV) data. There have been no major land use changes in the Borough since the last reexamination report. The largest existing land use category is single family residential, approximately 80%. The second major existing land use, outside of roads is public parks and lands, slightly less than 40 acres.

**Table 1- Existing Land Use, 2010**

<b>Borough of Fanwood</b>		
<u>Land Use Type</u>	<u>Acres</u>	<u>Percent of Total</u>
One to Four Family Residential	552.3	80.6
Multifamily Residential	1.0	0.1
Commercial	27.6	4.0
Industrial	7.6	1.1
Railroad	27.4	4.0
Public	39.9	5.8
Church/Charitable Property	7.8	1.1
Other Exempt Property	2.2	0.3
Vacant	19.6	2.9
Total (excluding rights of way)	685.4	100.0



**Land Use Studies and Amendments**

The Borough has undertaken a number of studies and adopted some modifications to the municipal land use ordinance to enhance the land use regulations since the adoption of the 2004 Master Plan Reexamination report. A summary of the Borough initiatives are provided below:

**Stagaard Place Land Use Study** (November 2005)

A preliminary investigation was undertaken in 2005 of the appropriate land uses for lots 11 and 12 of block 56, a 1.2 acre tract located on Stagaard Place. The property, located in the Industrial zone district, abuts the R-75 residential zone. The study concluded that the property was more compatible with the R-75 zone than the industrial zone designation. No rezoning was implemented for this area.

**North Martine Avenue Area Land Use Study** (December 2006)

The Borough Planner undertook a preliminary investigation to evaluate the appropriate bulk requirements for a 22 acre two-block area bounded by North Martine Avenue, Madison Avenue a, Paterson Road and Russell Road. The study reviewed the existing land uses, lot sizes and zoning within the study area. Recommendations concerning rezoning some of the area from R-150 to R-75 were offered.

**North Martine Avenue Area/R-150 zone district** (February 2007)

The Planning Board adopted an amendment to the Master Plan on February 12, 2007 regarding the land use designation in the vicinity of North Martine Avenue. The Master Plan amendment addressed the R-150 single family residential zone district in the North Martine Avenue area in the vicinity of Madison Avenue, Midway Avenue and Paterson Road. The amendment was pursuant to the recommendations of the 2006 land use study of the area and the recommendations of the planner. Certain lots were recommended for smaller lot sizes. Subsequently the zoning map was revised by the Borough Council to address the proposed change of the master plan.

**Vision Plan South Avenue Receiving Area** (June 2007)

In 2006 and 2007 the Planning Board undertook a public planning process to prepare a “vision” plan for the South Avenue area. The geographic section of the Borough includes the properties fronting on South Avenue from Terrill Road to Sheelan’s Crossing located in the Borough’s Light Industrial zone district as well as some parcels in the General Commercial and Commercial Office zones. The receiving area does not include the Downtown

redevelopment area. A vision plan is a framework to guide the future development of the area. The land use development plan was necessary to establish the future development pattern and the incentives for the purchase of transfer of development rights credits for the Borough historic preservation “sending” area. The vision plan established three districts. The eastern/downtown district is envisioned as a mixed use downtown area. The central district continues the established front yard setback of 25 feet. This district includes retail, office and apartment uses on upper floors. The western distinct combines elements of both the eastern and central districts. The front yard setback requirement has a “build to” line of 15 feet and embodies a traditional neighborhood design. Small café style restaurants are permitted and the permitted uses include retail, office and apartment uses on the upper floors.

The plan was adopted by the Planning Board but not implemented by the Borough Council through ordinance provisions.



### **Planning Board Applications**

The Fanwood Borough Planning board is a "combined" board which means that the board acts as both the planning board which acts on site plans and subdivisions applications for permitted uses and also acts as the zoning board. A zoning board of adjustment makes decisions (or interpretations in some matters) on requests for variances from the bulk Requirements (e.g. minimum lot area, setbacks) and uses that are not permitted in the particular zone district. (For example, a retail store in a zone district limited to only single

family homes.) Table 1 contains a tabulation of the decisions of the Planning Board during the time period of 2005 through 2009 by type:

**Table 2 – Planning Board Decisions – 2005- 2009**

<b>Application Type/Year</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total</b>	<b>% of Total</b>
Bulk Variance	14	19	14	9	16	72	55%
Use Variance	6	4	2	2	3	17	13%
Subdivision	2	2	5	4	2	15	12%
Site Plan	3	1	2	1	0	7	5%
Other	2	5	5	6	1	19	15%
<b>Total</b>	<b>27</b>	<b>31</b>	<b>28</b>	<b>22</b>	<b>22</b>	<b>130</b>	<b>100%</b>

Notes: Each application is identified only once even if the application involved more than one type (e.g. use variance and site plan)

Based on a review of the Board’s annual reports that summarize the Board’s decisions, the Planning Board decided 130 applications during the time period of 2005 through 2009. More than half of the applications decide were bulk variance applications such as front, side rear setback variances. The Board had 17 use and conditional use cases during this time period. Less than one fifth of the total applications were the traditional Planning Board “fare” of subdivision or site plans.

**Open Space and Recreation**

As a “built out community” Fanwood Borough has limited opportunities to preserve open space. The Borough goal should be to enhance the current facilities within the existing parks, supplement facilities where possible and improve programs at current parks.

Similar to the 2004 Reexamination Report, this plan also recommends investigating the feasibility of constructing a bike route in Fanwood on the utility path and gas line right-of-way.

Also improvements to existing streets and sidewalks should be encouraged to improve bicycle opportunities and to aid pedestrian circulation.



### **Housing**

The Borough of Fanwood prepared a housing plan element and fair share plan in accordance with the requirements of the Mount Laurel Doctrine, the New Jersey Municipal Land Use Law and the Fair Housing Act. The plan, adopted by the Planning Board on December 8, 2008 and endorsed by the Borough Council on December 9, 2008, updates and replaces the Borough's previously adopted Housing Element and Fair Share Plan, which was adopted by the Borough Planning Board in March 2006. The March 2006 plan was submitted to the New Jersey Council on Affordable Housing (COAH) as part of the Borough's petition for substantive certification of its Cycle I, II and III Fair Share Plan under COAH's previously adopted Cycle III rules.

COAH's current substantive rules presents a methodology for calculating a municipality's affordable housing obligation, consisting of three components. These include the rehabilitation share, which is a measure of old, overcrowded, deficient housing that is occupied by low and moderate income households, any remaining Prior Round (Cycles I and II) obligation for the period from 1987-1999, and the "growth share," which links the actual production of affordable housing with municipal development and growth.

COAH calculates that the Borough of Fanwood rehabilitation share is 45 units, and the remaining Prior Round obligation is 236 units. COAH previously approved a vacant land adjustment (VLA) for the Borough, which reduces its obligation to a realistic development potential (RDP) of eight (8) units. This was addressed in the Borough's previous COAH-

certified fair share plan. The Borough's growth share obligation is 27 units as described in the 2008 Housing Plan.

Fanwood Borough is currently in a mediation phase with an objector to the Plan and COAH. Once the mediation phase is completed, the Plan can be certified by COAH.

However based on the state Appellate court decision released on October 8, 2010, COAH is required to revise and adopt new rules within five months. Fanwood must await the adoption of the new rules and revised affordable housing obligation to determine its plan to address affordable housing in the Borough.

### **Circulation System**

The Transportation Improvement Program (TIP) is the program coordinated by the North Jersey Transportation Planning Authority (NJTPA) that lists the projects in each of the Counties in the planning area that are to receive federal funding. The TIP process gains consensus between state and local officials as to the regional transportation improvements that are to be made. Fanwood is identified in the TIP fiscal year 2010-2013 capital plan for the Terrill Road Corridor Signalization. The project includes the upgrading of seven signalized intersections in Plainfield, Scotch Plains, and Fanwood. Signal equipment will be replaced and signage and striping will be upgraded. Safety enhancements for pedestrians, bicycles and auto traffic are also planned.



### **Historic Preservation**

As noted in the prior reexamination report, the Fanwood Park Historic District, North Avenue and North Martine Avenue were entered onto the National Register of Historic Places, on May 27, 2004. The National Register is an official list of cultural resources significant in American history, architecture, archeology, engineering or culture. Historic designation ensures that properties affected by undertakings that are federally executed, licensed, or financially assisted will be subject to review and comment in accordance with the National Historic Preservation Act of 1966.

The boundaries of the district are defined by the early residential development clustered near the train station and include properties along North Martine Avenue and Midway Avenue to the north, Forest Road and Tillotson Road to the east and North Avenue to the east, to the south and to the west.

During the time period since the last reexamination, Borough officials were very active in terms of planning activities for historic preservation. Using grant funds from the NJ Department of Community Affairs, Fanwood prepared a Transfer of Development Rights Plan Element. The Plan was prepared for the purpose of establishing a transfer of development rights program for the Fanwood Park Historic District. A number of studies and documents were required such as a real estate analysis design guidelines for the historic district and a vision plan for the one of the receiving areas. The plan envisions the placement of a permanent restriction on structures in the Borough's historic district for greater density in the downtown redevelopment district near the train station and a transitional area on South Avenue. The planning reports were prepared by the Borough's consultants, reviewed by the municipality and submitted to the NJ Office of Smart Growth and the NJ Historic Trust in accordance with grant requirements. At this time, no modifications of the Borough development regulations are under consideration.



### **Environmental Resources Inventory 2007**

The Fanwood Environmental Commission prepared an Environmental Resource Inventory (ERI) in 2007. The ERI contains narrative and maps which address hydrology, vegetation, wildlife, noise, open space and historic features. The 2007 ERI also goes beyond the traditional inventory format for such reports and makes several recommendations concerning open space, transfer of development rights and a conservation utility zone.

### **SIGNIFICANT CHANGES IMPACTING THE MASTER PLAN**

Since the Borough of Fanwood adopted its 1998 Master Plan, there have been significant changes at the local, state and county level that has had an impact on the Borough's planning efforts. This section analyzes the affect that these changes have had on the assumptions, policies and objectives that form the basis of the Borough's Master Plan.

#### **Changes in State Policies**

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

The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) in June of 1992 and adopted a revised SDRP on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas.

The 2001 SDRP identifies Fanwood within a Planning Area One designation. Also, Fanwood is identified as a Town Center in the 2001 SDRP. Town centers are the traditional centers of commerce or government throughout the state. They are relatively freestanding in terms of their economic, social and cultural functions. Towns have a compact form of development with a defined central core containing shopping services, offices and community and governmental facilities. The Borough's planning efforts are designed to strengthen and enhance Fanwood's role as a Town Center.

The NJ Office of Smart Growth (OSG) released a final draft of a new State Development and Redevelopment Plan in January 2010. Fanwood continues to be within a planning area one

(metropolitan) designation. The status or time table for a new SDRP is not clear at this time as the OSG has been moved under the authority of the Lt. Governor's Office.

### ***New Jersey Council on Affordable Housing***

In 2004, the New Jersey Council on Affordable Housing (COAH) adopted a new rule and regulations to require that the amount of affordable housing needed by 2014 would be based upon the actual growth the Borough experienced from new residential and nonresidential construction. The Borough obligation under the 2004 rule was to provide at least one affordable dwelling unit for every eight market-rate residential units that are newly constructed and one affordable unit for every 25 new jobs, based on square footage of new nonresidential construction. In 2006, Fanwood adopted a new housing plan element and fair share plan and petitioned COAH to certify the Borough's plan for affordable housing.

In January 2007, an Appellate Court decision required that COAH revise its 2004 rule. As a result, COAH published a revised rule in January 2008 which went into effect in June 2008. The Borough obligation was increased to provide at least one affordable dwelling unit for every four market-rate residential units that are newly constructed and one affordable unit for every 16 new jobs, based on square footage of new nonresidential construction. The revised rule required that the Borough revise and resubmit its housing plan element and fair share plan to address the rule changes and re-petition COAH for certification by December 31, 2008. On September 22, 2008, the New Jersey Council on Affordable Housing (COAH) voted to adopt further rule amendments that were proposed on June 16, 2008.

On July 17, 2008, Governor Corzine signed a comprehensive affordable housing reform bill into law, P.L.2008, c.46, which included amendments to the Fair Housing Act. Major components of the law include establishment of a statewide 2.5% non-residential development fee and elimination of Regional Contribution Agreements (RCA). In order to retain non-residential fees for local use in providing affordable housing, the Borough is required to continue in the COAH process and adopt a local fee ordinance consistent with the State statute.

### ***Green Element***

The NJ Legislature amended the Municipal Land Use Law (MLUL) in 2008 to add an additional element to the components that comprise a municipal master plan. The scope of the new element is described as follows: "A green buildings and environmental



sustainability plan element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.”

This element should be considered as one of the elements to be prepared at the time that the Borough undertakes a comprehensive revision of the master plan.

***Time of Decision***

On May 5, 2010, Governor Christie signed S-82 into law, effectively nullifying the “time of decision” rule which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. S-82 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. S-82 will not take effect until May 5, 2011, providing municipalities with a window of opportunity to comprehensively reexamine their zoning before it is, in effect, “locked in” on May 5, 2011.

***Solar and wind facilities as permitted uses in industrial zones.***

The MLUL was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts.

***Storm water Management***

Shortly before the preparation of the 2004 Reexamination Report, the New Jersey Department of Environmental Protection (NJDEP) adopted municipal storm water regulations that required preparation and adoption of a stormwater management plan and ordinance by the Borough to address the need for promoting groundwater recharge and controlling the impacts of storm water runoff from development. The Borough addressed these requirements in 2005.

## **Changes at the Local Level**

### **Demographic Changes**

Demographic changes can affect the outcome of planning efforts. The prior reexamination report contained a full analysis of population, age, and housing characteristics that affect the current state of planning in Fanwood as of the year 2000. Data from later years was provided where possible. This reexamination report is being prepared while the results of the April 1, 2010 US Census are being tabulated. At this time no results of the Census have been issued. The census reports will be published by the Census Bureau over the next two years and should be analyzed by Borough officials to guide municipal policies.

Based on the constraints of limited information, this section provides an analysis of overall population updated to 2009, a discussion of development trends and finally a review of population, housing and employment forecasts.

*Population.* Although Fanwood's population increased by 59 persons (0.8%) from 1990 to 2000, 2009 estimates of the US Census Bureau indicate that the population has decreased by 50 (-0.7%) since April 1, 2000. This is not characteristic of the population trends at the county, state, and national levels. While the Borough gained 0.8 percent of its population during the ten year period from 1990 to 2000, the county's population increased by 5.8 percent, the state's population increased by 8.9 percent, and the nation's population increased by 10 percent. Between 2000 and 2009, the populations of the county, state and nation increased by 0.7 percent, 3 percent, and 9 percent respectively. No significant population growth is anticipated in Fanwood based on the built out character of the community, unless redevelopment efforts result in additional housing units.

Fanwood Borough experienced rapid growth from 1940 to 1960, with the largest increase occurring between 1950 and 1960, when the population increased from 3,228 persons to 7,963 persons, a 147 percent increase, which is five and a half times greater than county growth rates.

Table 3 "Population: 1940 - 2009 Fanwood Borough, Union County, New Jersey," summarizes the Borough, County and State population trends from 1940 to 2009.

**Table 3 - Population 1940 - 2009**  
**Fanwood Borough, Union County, New Jersey**

Year	BOROUGH		UNION COUNTY		NEW JERSEY	
	Population	Percent Change	Population	Percent Change	Population	Percent Change
1940	2,310	---	328,344	---	4,160,165	---
1950	3,228	39.7%	398,138	21.3%	4,835,329	16%
1960	7,963	146.7%	504,255	26.7%	6,066,782	25%
1970	8,920	12.0%	543,116	7.7%	7,168,164	18%
1980	7,767	-12.9%	504,094	-7.2%	7,364,158	2%
1990	7,115	-8.4%	493,819	-2.0%	7,730,188	5%
2000	7,174	0.8%	522,541	5.8%	8,414,350	9%
2009	7,124	-0.7%	526,426	0.7%	8,707,739	3%

*SOURCE: US Bureau of Census 1940 - 2009.*

*COMPILED BY: T&M ASSOCIATES*

**DEVELOPMENT TRENDS**

A review of building permits issued from 1990 through 2009 for new housing units indicates that residential growth in Fanwood was negligible with just 110 new units authorized since 1990. Table 4, Building Permits: 1990 - 2009, documents the building permit trends for the last 20 years. The time period of 2004 through 2009 was a phase of increased growth compared to the 90's decade. The Borough averaged 5.5 new residential units per year during the 20 year period shown, however about half of this new development occurred from 2004 through 2006. In addition , most of the multifamily units built in the Borough from 1990 through 2009 were authorized in 2006.

It is interesting that the residential growth since 2000 shown in Table 4 is not reflected in resultant population growth during the same time period. The population decrease in the Borough during a time of housing growth may be explained as a result of the decrease in size of households (i.e. number of persons) on a Borough wide basis.

**Table 4 - Building Permits for New Residences: 1990-2009**  
**Fanwood Borough**

YEAR	TOTAL BUILDING PERMITS	SINGLE FAMILY	MULTI FAMILY
1990	0	0	0
1991	0	0	0
1992	1	1	0
1993	1	1	0
1994	4	4	0
1995	5	5	0
1996	0	0	0
1997	0	0	0
1998	1	1	0
1999	2	2	0
2000	6	6	0
2001	10	8	2
2002	6	4	2
2003	6	6	0
2004	12	12	0
2005	13	13	0
2006	29	11	18
2007	9	9	0
2008	2	2	0
2009	3	3	0
1990-2009 TOTALS	110	88	22

*SOURCE: NEW JERSEY DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT  
 COMPILED BY: T&M ASSOCIATES*

**POPULATION AND HOUSEHOLD PROJECTIONS**

As Fanwood is a fully developed community, Borough population can be expected to remain steady in future years. Projections prepared by the Rutgers Center for Urban Policy Research for the NJ State Development and Redevelopment Plan (not yet adopted) shows very slight forecast of growth in population, households and housing units during the next 18 years. The data are shown in Table 5.

The North Jersey Transportation Planning Authority has a different forecast horizon and a more optimistic outlook. The NJTPA forecasts the Borough’s population to increase from 7,124 in 2009 to 7,760 in 2035, an 8.9 percent increase in 26 years.

The North Jersey Transportation Planning Authority also forecasts that at 2035, there will be 2,890 households in the Borough. This represents an increase of 316, or 12.3 percent, over the 2,574 households reported in the 2000 Census.

With regard to average household size, it is noted that the 2035 NJTPA projections of population and households, yield an average household size of 2.69. This is a reduction of 2.5 percent over the average household of 2.76 that was reported by the 2000 US Census.

**Table # 5 – Current and Project  
Population, Households, Housing Units  
and Employment  
Fanwood Borough  
2000-2008**

<b>YEAR</b>	<b>POPULATION</b>	<b>HOUSEHOLD</b>	<b>HOUSING UNITS</b>	<b>EMPLOYMENT<sup>1</sup></b>
2000 <sup>2</sup>	7,174	2,574	2,615	1,822
2008	7,088	2,605	2,658	1,491
2018	7,127	2,614	2,657	1,485
2028	7,188	2,628	2,656	1,596

Source: Impact Assessment of the NJ State Development and Redevelopment Plan, Center for Urban Policy Research, New Brunswick, NJ, December 2009.

**EMPLOYMENT PROJECTIONS**

The North Jersey Transportation Planning Authority projects a total of 1,740 jobs located within the Borough at 2035. This represents an increase of 393, or 29.2 percent, over the 1,347 jobs reported by the New Jersey Department of Labor and Workforce Development in 2008. Given Fanwood’s fully developed character, it is likely that this growth will be the result of limited infill and redevelopment efforts.

<sup>1</sup> Jobs within the Borough.

<sup>2</sup> Census

**Changes at the County Level**

Union County updated its master plan in June 1998. The plan does not indicate individual recommendations by municipality. The objectives and assumptions of the County Plan are county specific and do not make any specific recommendations regarding Fanwood.

## **SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS**

### **A. Master Plan**

#### **1. Creation of a new Master Plan**

At this time, the Planning Board recommends that there is not a need to prepare a new comprehensive master plan. The last full Master Plan adopted in 1998 and the associated updates in the 2004 Reexamination Report and the 2007 Land Use Plan amendment are sufficient to guide the Borough for the immediate future. However, changes in land use, housing and circulation policy at the state level may create the need to evaluate sections of the Master Plan prior to the next six (6) year required master plan review.

#### **2. Green Element of the Master Plan**

Many New Jersey municipalities have endorsed efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy and minimize the use of natural resources. Federal and state programs have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design (LEED) certification programs to encourage and standardize the certification of buildings which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, in 2008 the New Jersey Legislature adopted an amendment to the Municipal Land Use Law (MLUL) to add the "Green Building and Environmental Sustainability Plan Element" to the list of optional elements of municipal master plans. The Green Element should be addressed prior to the preparation of the next master plan or during the next comprehensive update of the Borough Master Plan.

### **B. Development Regulations**

#### **1. South Avenue Corridor**

The Planning Board recommends the western portion of the South Avenue corridor be considered for zoning changes. The area for the most part is currently zoned LI Light Industry. In June 2007 the Planning Board adopted a

vision for the future development of this section of South Avenue based upon a public outreach and visioning process. The Vision Plan presents a framework for the future development and revitalization of the corridor. The area was intended in the plan to be a “receiving area” for the transfer of development rights (TDR) credits. However the TDR program is not going forward at this time. The Planning Board believes the zoning and design guidelines recommended by the “Vision Plan for the South Avenue Receiving Area” (2007) can be a catalyst for infill and development of the corridor and therefore recommends that the Borough Zoning Plan and Ordinance be modified accordingly. In addition the Planning Board strongly suggests that the vision statement in the Plan regarding the design forms for the districts within the South Avenue corridor be followed to provide for the proposed setbacks and maximum three-story building height. The Board also recommends that the list of permitted uses be more expansive than those permitted in the downtown redevelopment area.

## **2. Conditional Uses**

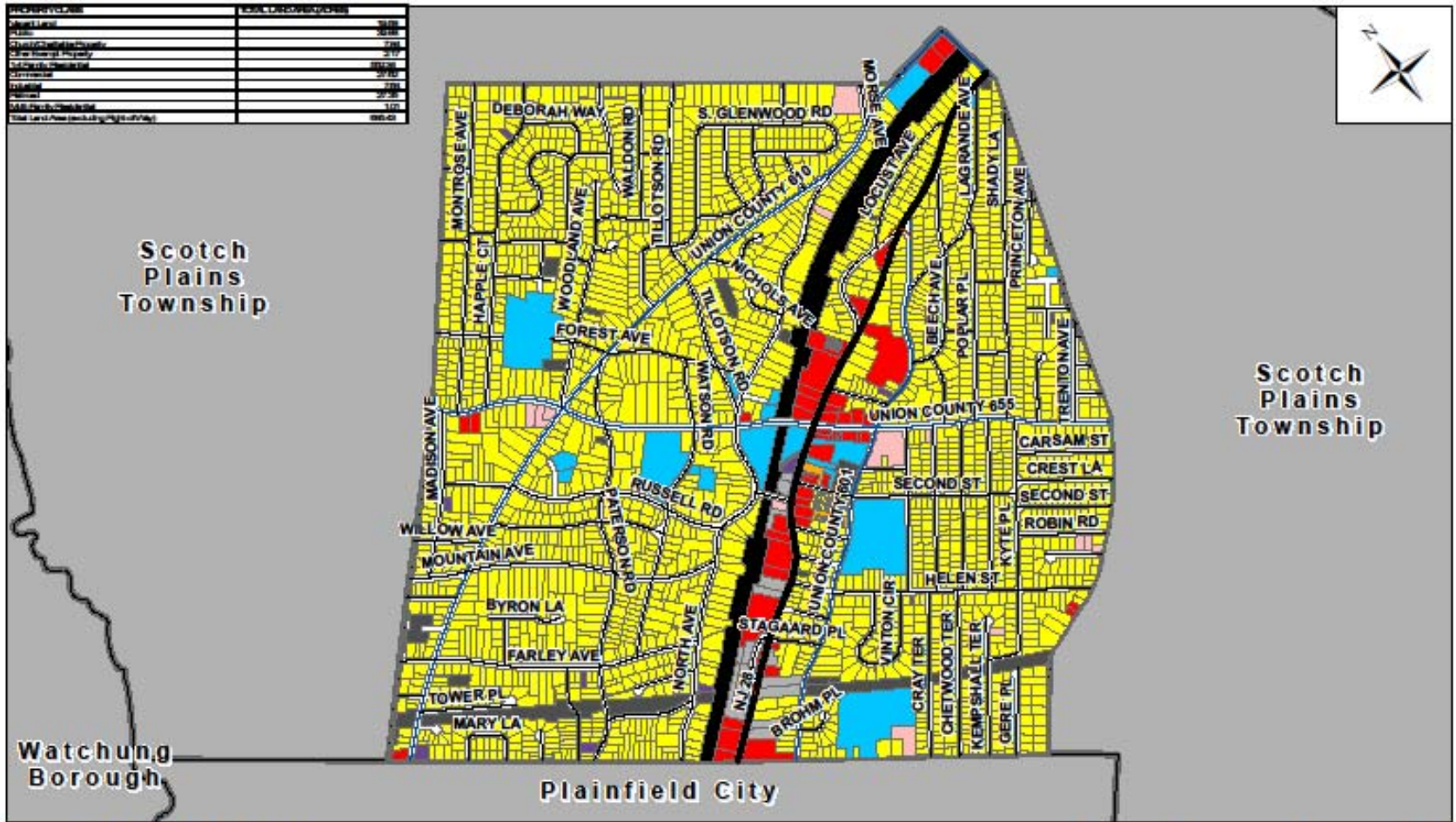
A number of the conditional uses in the zoning ordinance (Chapter 184) do not contain standards to insure that the specific use meets the Borough’s criteria for the zone district. The ordinance should be modified to address all of the conditional use standards. The 2004 Reexamination Report also recommended that the Borough Council create conditional use standards for all the conditional uses. The conditional uses which have no standards are: dry cleaning, private commercial parking lots, gymnasiums, health clubs, schools for martial arts, and apartments on the second floor in the GC zone.



**RECOMMENDATIONS CONCERNING REDEVELOPMENT PLANS**

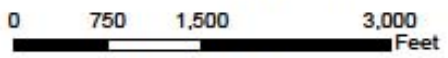
In September 2010 the Borough Council adopted a third amendment to the Redevelopment Plan for Block 64 bounded by South Avenue, Martine Avenue, LaGrande Avenue and Second Street. The 2010 amendment allows an additional sixteen units for a total of 106 residential units. To assist in creating incentives for the redevelopment of the area, the amendment will allow a multifamily building on La Grande Street Avenue; permit a slight increase in the height in the portion of the redevelopment area near the train station, and deletes the parking contribution.

The Planning Board has reviewed the modifications and concurred that the changes meet the intent and purpose of the redevelopment plan and are consistent will effectuate the Master Plan. The amendment was adopted by the Borough Council on September 14, 2010.



DESCRIPTION	TOTAL LAND AREA (ACRES)
1-4 Family Residential	2,100
Commercial	210
Industrial	210
Public	210
Church/Charitable Property	210
Other Exempt Property	210
Utilities/Vacant Land	210
<b>Total Land Area (acres)</b>	<b>3,000</b>

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- Utilities/Vacant Land
- Commercial
- Industrial
- Public
- Church/Charitable Property
- Multi-Family Residential
- Railroad
- Other Exempt Property
- 1-4 Family Residential
- State Route
- County Route
- Local Road
- Ramp

### Existing Land Use, 2010 Borough of Fanwood Union County, New Jersey

Prepared by: ARR, July 1, 2010  
 Source: NJDOT - Roadways; NJDEP - Municipal Boundary, Tax Parcel;  
 County Association of Tax Boards - Existing Land Use  
 File Path: H:\FNPB\00250\GIS\Projects\FNPB\_00250\_Existing Land Use.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.