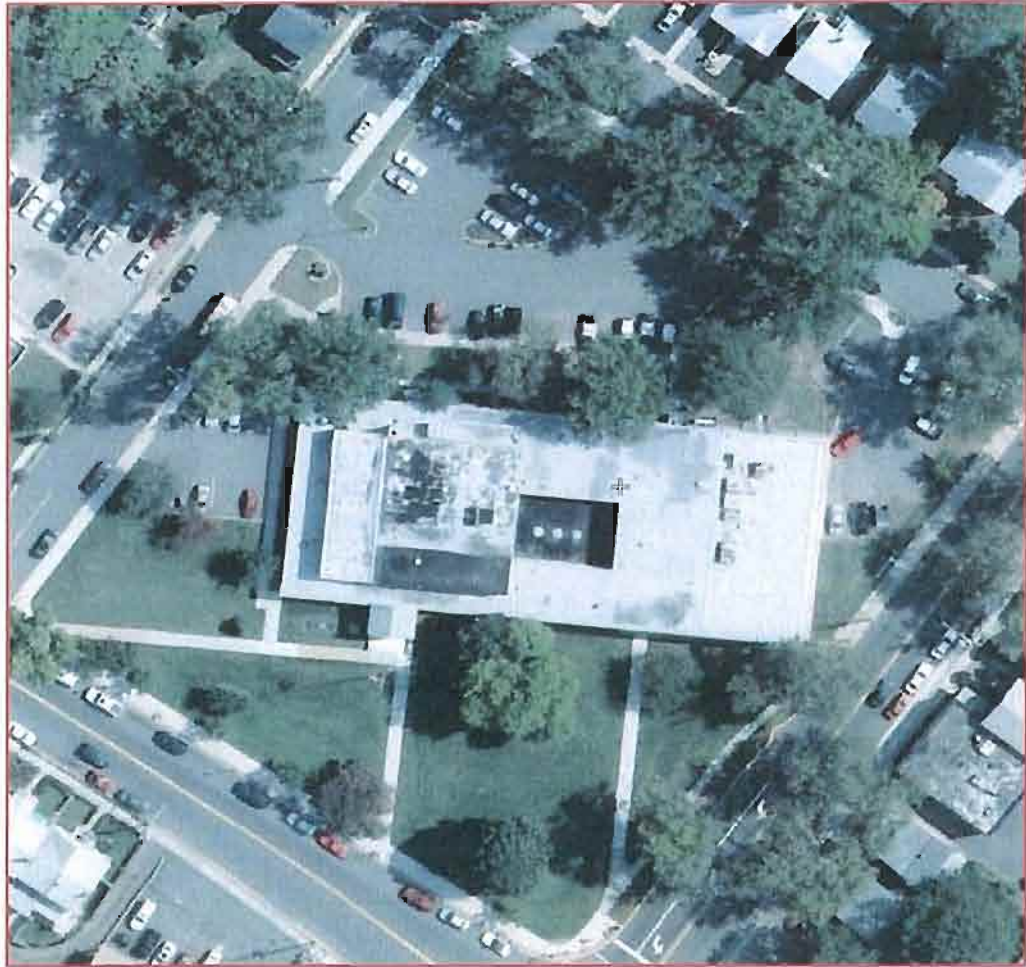


MASTER PLAN

Township of Hillside UNION COUNTY, NEW JERSEY



APRIL 17, 2009

Page Consultants, Inc.
6 Forest Avenue
Paramus, NJ 07652
201-291-5601

MASTER PLAN

Township of Hillside

Union County, New Jersey

Prepared March 4, 2009
Adopted by the Planning Board
_____, 2009.

Prepared by:

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The Original Document is Signed and Sealed pursuant to
N.J.S.A. 45:14A-12 and N.J.A.C. 13:41-1.3

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Note:

1. Map numbers 4 through 17 were prepared by Harbor Consultants, Inc. 320 North Avenue East, Cranford, NJ 07016 and were part of the draft of the May, 2007 Reexamination.
2. All photographs in this Master Plan were taken by Harbor Consultants, Inc. and provided in the initial Master Plan draft that was prepared in May, 2007.

9.0 REFERENCES

Land Use Element of the Master Plan for the City of Newark, prepared by the City of Newark, Department of Economic & Housing Development and Phillips Preiss Shapiro Associates, Inc. in Association with Schoor DePalma, Adopted December 6, 2004.

Master Plan, City of Newark, Union County, New Jersey, October, 2005, prepared by Schoor DePalma and adopted by the City of Elizabeth Planning Board on October 6, 2005.

Union County New Jersey Master Plan, June 1998

Union County Soil Survey

USGS Topographic Map, Elizabeth, N.J.- N.Y. Quadrangle

Union County GIS Aerial Photography for Hillside Township

The Redevelopment Handbook, A Guide to Rebuilding New Jersey's Communities.

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1.0 INTRODUCTION:

1.1 Executive Summary

The Township of Hillside has prepared a Master Plan with a Land Use Plan Element and a Housing Plan Element. This Master Plan will provide the framework for updating the Hillside Township Zone Map, Zone Ordinances and Land Development Ordinances. There is a need to also prepare other, optional elements of the Master Plan, including but not limited to utilities Plan Element, Circulation Plan Element, Open Space Element and a Community Facilities (schools) Plan Element. However, in order to move forward with the updating of the Zone Plan and Zoning Ordinances without any further delays, the Land Use Plan Element and Housing Plan Element have been completed in advance of these optional elements.

There have been significant changes in many different aspects of development and land use since the last time a Master Plan was prepared for Hillside Township. The Smart Growth policies the State of New Jersey has adopted has refocused planning efforts to promote future development and redevelopment throughout the State into previously developed, suburban and urban communities similar to Hillside Township. The Smart growth policies are geared towards preventing further suburban sprawl into the rural, undeveloped areas of the State. Instead, future development and redevelopment should be redirected towards communities located within the Metropolitan Planning Area and Suburban Planning Area as shown on the Policy Map of the New Jersey State Development and Redevelopment Plan. Hillside Township is located in the Metropolitan Planning Area.

The impact of the Smart Growth policies will increase the pressure of redevelopment forces on the Township. Hillside Township should view these Smart Growth policies as a fresh opportunity to channel new energies into specific, designated areas of the Township where redevelopment of existing land uses and the rehabilitation of out dated buildings and structures can revitalize entire neighborhoods with the creation of new jobs, new buildings and site improvements, diversified housing opportunities and new tax retables for the Township.

The Master Plan recognizes the importance of an updated Land Use Plan Element as the first step in establishing a vision for the future of Hillside Township. The Land Use Plan Element provides a blueprint for the future physical development and redevelopment of the Township. The Land Use Plan Element will provide the content for addressing areas of the Township that are in need of rezoning as well as updating the permitted land uses in the non-residential zone districts. The Land Use Plan Element also identifies areas of the Township that may be considered as an area in need of redevelopment or rehabilitation in order to spur comprehensive, economic growth in the Township.

Of equal importance is the Township's Zone Ordinance that is out of date. The development process in the Township of Hillside has been managed primarily via applications for Use Variances with associated development plans through the Zoning Board of Adjustment. This Master Plan identifies sections of the Zone Ordinance that should be amended. Specific recommendations for amendments related to the permitted uses and their schedule of bulk requirements are also provided.

This Master Plan is one of the most significant planning tools available to any community and incorporates measures that are intended to serve all property owners and residents in the Township of Hillside. It is anticipated that this Master Plan will not remain static for the next six years collecting dust on some bookshelf in the Township Municipal Building. Instead, it is anticipated that this Master Plan will be continually updated and amended to address the planning issues that come forth once the revitalization of this wonderful and dynamic community begins to unfold.

1.2 History of the Township of Hillside

The Township of Hillside is an established suburban community and encompasses 2.78 square miles in northeastern Union County, New Jersey. The Township of Hillside was incorporated in 1913 by an act of State Legislature. Prior to the Township's incorporation, its lands were part of the Township of Union, which was itself carved out of Elizabethtown; the Township's population was 5,267 (1920). The population of the Township continued to grow over the years until reaching a peak population of 22,304 in 1960. Over the next forty-four years Hillside Township reached what has

become a relatively stable population, fluctuating between 22,304 in 1950 to 21,747 in 2000 and up slightly to 21,891 in 2004.

"The initial settlement of the township dates back to the 1600's. The initial settlement of the Township followed shortly after Elizabethtown in 1664 and the subsequent settlement of neighboring Newark in 1666. Attracting families from both of these areas, Hillside was choice farm and pasture land for new settlers. By the time of the American Revolution, much of present day Hillside was known as Lyons Farms. Connecting Elizabethtown with Newark, Lyons Farms became the scene of constant troop movement during the war. Lyons Farms played a historic role in early Colonial transportation since it was the headquarters of the main stagecoach line between Newark and Philadelphia in the late 1700's. This line connected present day municipalities of Elizabeth, Westfield, Scotch Plains and Plainfield.

One of the oldest Colonial farmhouses rearing in the Township is the Woodruff House located at 111 Conant Street. The Woodruff family owned this house for centuries until acquired by the Hillside Historical Society in 1978.



111 Conant Street

1.3 Location:

Hillside Township is bounded by two of New Jersey's largest urban cities and two other established, suburban communities. Hillside Township is contiguous to the Town of Irvington and the City of Newark to the north and east, respectively, both municipalities being located in the County of Essex. Hillside Township is contiguous to the Township of Union and the City of Elizabeth to the south and west, both of these towns are located in the County of Union. The Elizabeth River forms the entire western boundary of the Township, separating the Township from the Township of Union.

Three major roadways, as well as a major railroad corridor, bisect the Township and in turn break up the Township into well defined, although not very well planned, neighborhoods. The Garden State Parkway extends into the Township along the northwestern portion of the municipality. Exit 140A off the Garden State Parkway provides direct access to State Highway Route 22 in both the east and west direction. New Jersey State Highway Route 78 bisects the northern portion of the Township. Exit 54 off Route 78 East provides access to Winans Avenue and Liberty Avenue. Exit 55 off Route 78 West provides access to Fabyan Place. New Jersey State Highway Route 22 serves as a major transportation corridor in the Township by extending across the Township in an east to west direction. The Raritan Valley Rail Line (NJ Transit) bisects the Township diagonally in a southwest to northeast direction. Hillside Township does not have a stop along the Raritan Valley Rail Line. A location map is shown in **Figure 1**.

1.4 Topography:

The topography of Hillside Township is generally flat to gently rolling south of State Highway Route 22. The topographic elevations range from a low elevation of 30 along the Elizabeth River and increase to an elevation of 50 along State Highway Route 22. The topographic elevations then rise significantly north of State Highway Route 22. The elevations along the northwestern portion of the Township increase from an elevation of 50 until reaching a plateau at elevation 110 near Route 78. The northeastern section of the Township contains the most significant terrain. The topographic elevation increase steadily in a northeasterly direction starting just north of State Highway Route 22 until reaching the highest elevation in the Township of elevation 180 between Liberty Avenue and Conklin Avenue, near the Township boundary of the City of Newark.



FIGURE 1

TOWNSHIP OF HILLSIDE
UNION COUNTY, N.J.

1.5 Soils:

The majority of Hillside Township is underlain by the following three major soil series as mapped and classified by the Soil Survey of Union County, New Jersey, prepared by the United States Department of Agriculture Natural Resources Conservation Service in cooperation with the New Jersey Agricultural Experiment Station, Cook College, Rutgers, the State University of New Jersey. The soil groupings are noted below and are shown on **Figure 2**.

1.5a The Birdsboro- Urban Land complex, 0 to 8 percent slopes (BhpB)

This soil series consists mostly of well-drained Birdsboro soils and areas of urban land. Slopes are 0 to 8 percent. The areas of this unit contain 50 percent Birdsboro soils, 40 percent Urban Land, and 10 percent other soils. The component of Urban land is larger near municipal, commercial, and transportation-corridor areas.

The Urban Land part of the unit is covered by streets, driveways, parking lots, buildings, and other impervious structures that obscure or alter the soils so that soil identification is not feasible.

The permeability of this Birdsboro soil is moderate in the surface layer and subsoil and rapid in the substratum. A water table is dominantly at a depth of more than 40 inches from fall through late spring but may be at 24 inches in some areas. Available water capacity is high. Runoff is medium and the hazard of erosion is moderate. The root zone is deep and flooding is rare. Reaction varies from extremely acidic to strongly acidic.

This unit is in extensively developed, residential, commercial, and industrial areas. The open portion of this unit is used for lawns, gardens, open space and small parks. The complex is suited for urban use. The main limitation is a hazard of ground-water pollution caused by the permeability of the substratum.

1.5b The Boonton-Urban Land-Haledon complex, 0 to 8 percent slopes (BovB)



Figure 2
Soil Map









































Map Unit Legend

| Essex County, New Jersey (NJ013) | | | |
|----------------------------------|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| TunudB | Tunkhannock - Udorthents, Tunkhannock substratum complex, 0 to 8 percent slopes | 0.9 | 0.0% |
| URDUNB | Urban land, Dunellen substratum, 0 to 8 percent slopes | 0.7 | 0.0% |
| USBOOB | Urban land, Boonton substratum - Boonton complex, red sandstone lowland, 0 to 8 percent slopes | 0.5 | 0.0% |
| Subtotals for Soil Survey Area | | 2.1 | 0.1% |
| Totals for Area of Interest | | 1,807.5 | 100.0% |

| Union County, New Jersey (NJ039) | | | |
|----------------------------------|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| BhnBr | Birdsboro silt loam, 2 to 6 percent slopes, rarely flooded | 48.6 | 2.7% |
| BhpBr | Birdsboro-Urban land complex, 0 to 6 percent slopes, rarely flooded | 117.6 | 6.5% |
| BovB | Boonton-Urban land-Haledon complex, 0 to 8 percent slopes | 378.1 | 20.9% |
| DunB | Dunellen sandy loam, 3 to 8 percent slopes | 4.5 | 0.2% |
| DuuD | Dunellen-Urban land complex, 15 to 25 percent slopes | 29.3 | 1.6% |
| PbpuAt | Parsippany-Urban land complex, 0 to 3 percent slopes | 26.9 | 1.5% |
| RarAr | Raritan silt loam, 0 to 3 percent slopes, rarely flooded | 8.5 | 0.5% |
| RasAr | Raritan-Urban land-Passaic complex, 0 to 3 percent slopes, rarely flooded | 30.1 | 1.7% |
| TunE | Tunkhannock gravelly loam, 25 to 45 percent slopes | 6.9 | 0.4% |
| TunudB | Tunkhannock - Udorthents complex, 0 to 8 percent slopes | 526.3 | 29.1% |
| UcdAt | Udiluvents, 0 to 3 percent slopes, frequently flooded | 80.0 | 4.4% |
| UdktB | Udorthents, loamy substratum, 0 to 8 percent slopes | 4.9 | 0.3% |
| UdrB | Udorthents, refuse substratum, 0 to 8 percent slopes | 5.1 | 0.3% |
| UR | Urban land | 9.6 | 0.5% |
| URBOOB | Urban land, boonton substratum, 0 to 8 percent slopes, red sandstone lowland | 426.5 | 23.6% |
| URDUNB | Urban land, dunellen substratum, 0 to 8 percent slopes | 57.2 | 3.2% |
| USDUNB | Urban land - Dunellen complex, 0 to 8 percent slopes | 45.3 | 2.5% |



MAP LEGEND

| | |
|---|------------------------|
|  | Area of Interest (AOI) |
|  | Area of Interest (AOI) |
|  | Soils |
|  | Soil Map Units |
|  | Special Point Features |
|  | Blowout |
|  | Borrow Pit |
|  | Clay Spot |
|  | Closed Depression |
|  | Gravel Pit |
|  | Gravelly Spot |
|  | Landfill |
|  | Lava Flow |
|  | Marsh or swamp |
|  | Mine or Quarry |
|  | Miscellaneous Water |
|  | Perennial Water |
|  | Rock Outcrop |
|  | Saline Spot |
|  | Sandy Spot |
|  | Severely Eroded Spot |
|  | Sinkhole |
|  | Slide or Slip |
|  | Sodic Spot |
|  | Spill Area |
|  | Stony Spot |
|  | Very Stony Spot |
|  | Wet Spot |
|  | Other |
|  | Special Line Features |
|  | Gully |
|  | Short Steep Slope |
|  | Other |
|  | Political Features |
|  | Cities |
|  | Water Features |
|  | Oceans |
|  | Streams and Canals |
|  | Transportation |
|  | Major Roads |

MAP INFORMATION

Map Scale: 1:26,500 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at scales ranging from 1:12,000 to 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey
Survey Area Data: Version 8, Aug 18, 2008

Soil Survey Area: Union County, New Jersey
Survey Area Data: Version 6, Aug 18, 2008

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: 8/13/2006; 8/5/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

This unit consists mostly of well-drained or moderately well drained Boonton soils, area of Urban Land, and somewhat poorly drained Haledon soils. The Boonton soils generally are on convex slopes of 3 to 8 percent. The Haledon soils are on nearly level toe slopes of 0 to 3 percent. The areas of Urban Land are throughout the unit. The areas of this unit contain 45 percent Boonton soils, 25 percent Urban land, 20 percent Haledon soils, and 10 percent other soils. The component of Urban land is larger in areas adjacent to municipal, commercial, and transportation- corridor areas.

The permeability of this Boonton soil is moderate in the surface layer and upper parts of the subsoil, and very slow in the fragipan. Available water capacity is moderate. Runoff is medium, and the hazard of erosion is moderate. After heavy rains and in winter and early spring, a perched water table is at a depth of 18 to 36 inches.

The permeability of this Haledon soil is moderate above the fragipan but slow in the fragipan. A perched water table is at a depth of 6 to 18 inches from winter through later spring.

This unit is in extensively developed areas used for residential, commercial, or industrial purposes. The open portions are used for lawns, gardens, open space, and small parks. This unit has limitations for building sites and other engineering uses. Many areas require drainage to protect against damaged structures such as foundations and retaining walls.

1.5c Urban Land (UR)

This unit is nearly level or gently sloping. It is found throughout the survey area, and the largest areas are adjacent to Route 22 and Route 28 and in the way of Elizabeth. The smaller areas are industrial parks and various downtown districts. Asphalt, concrete, buildings, and other impervious surfaces cover more than 90 percent of the surface of the unit. Some examples include parking lots, shopping and business centers, and industrial parks.

1.6 Drainage, Flooding and Stormwater Management:

Union County is east of the New Jersey drainage divide, which separates waters flowing east toward the Atlantic Ocean or west toward the Delaware River. Union County's surface drainage system follows a dendritic or

branching pattern. This pattern is caused by the uniform hardness and permeability of the underlying bedrock. Water drains through the rock evenly, which encourages excess runoff to flow in small-interconnected streams rather than following faults, soft spots or cracks.

The majority of Hillside Township lies within the drainage basin of the Elizabeth River. The Elizabeth River drains nearly 14 percent of Union County, or an area of 14.5 square miles. The headwaters of the Elizabeth River are formed in Essex County to the north. The Elizabeth River enters Union County at the boundary line between Hillside Township and Union Township and forms the entire western most boundary line of Hillside Township. The Elizabeth River continues to flow southeasterly through the City of Elizabeth to the Arthur Kill. The Elizabeth River basin encompasses one of the most densely developed areas of the state.

Hillside Township has exhibited storm water management problems including flooding, stream bank erosion and diminished base flow in its streams. Many of the culverts associated with road crossings in the Township are undersized. During severe storm events, these undersized culverts do not have adequate capacity, thereby causing a backwater effect and flooding upstream.

The following areas have been identified by Township Officials as streets that flood, even during small periodic rain events:

- Yale Avenue/ intersection of Lehigh Place
- Baker Street
- Gurd Avenue
- State Highway Route 22 East at the Newark Border
- State Highway Route 22 West between Bloy Street and Cornell Place
- Coe Avenue and Robert Street
- Intersection of Highland Avenue & Hillside Avenue
- Conant Street under railroad bridge
- South State and St. Louis Avenue
- Central Avenue and Race Street

These culverts were designed for much different hydrologic conditions (i.e., less impervious area) than presently exists in the Township. As additional

impervious surfaces increased over the years within the Township, as well as neighboring municipalities, the peak and volumes of stream flows also increased. The increased amount of water resulted in stream bank erosion, which produced unstable areas at roadway/ bridge crossings and degrades stream habitats. The high percentage of impervious surfaces within Hillside Township has significantly decreased the potential for even minor amounts of groundwater recharge. The extensive amount of impervious surfaces has also resulted in a decrease in base flows in streams during dry weather periods.

Hillside Township, as well as other governmental agencies, has recently taken several steps towards addressing the drainage and flooding issues. The Army Corps of Engineers has completed the Elizabeth River at Hillside Flood Control Project. The Elizabeth River at Hillside Flood Control Project was designed to provide greater protection from flooding for the residential properties located along the river.

The Federal Emergency Management Agency (FEMA) issued an updated Flood Insurance Rate Map (FIRM) dated September 20, 2006 for all jurisdictions with Union County. The updated FEMA Map changes the classification and limits of the flood plain for those residents living in the area bounded by Route 22, Bloy Street and the Elizabeth River. The updated FEMA Map removed a significant number of homes from being located within a mapped flood zone. This is a direct result of the Elizabeth River at Hillside Flood Control Project. A copy of the FEMA Map is shown on **Figure 3.**

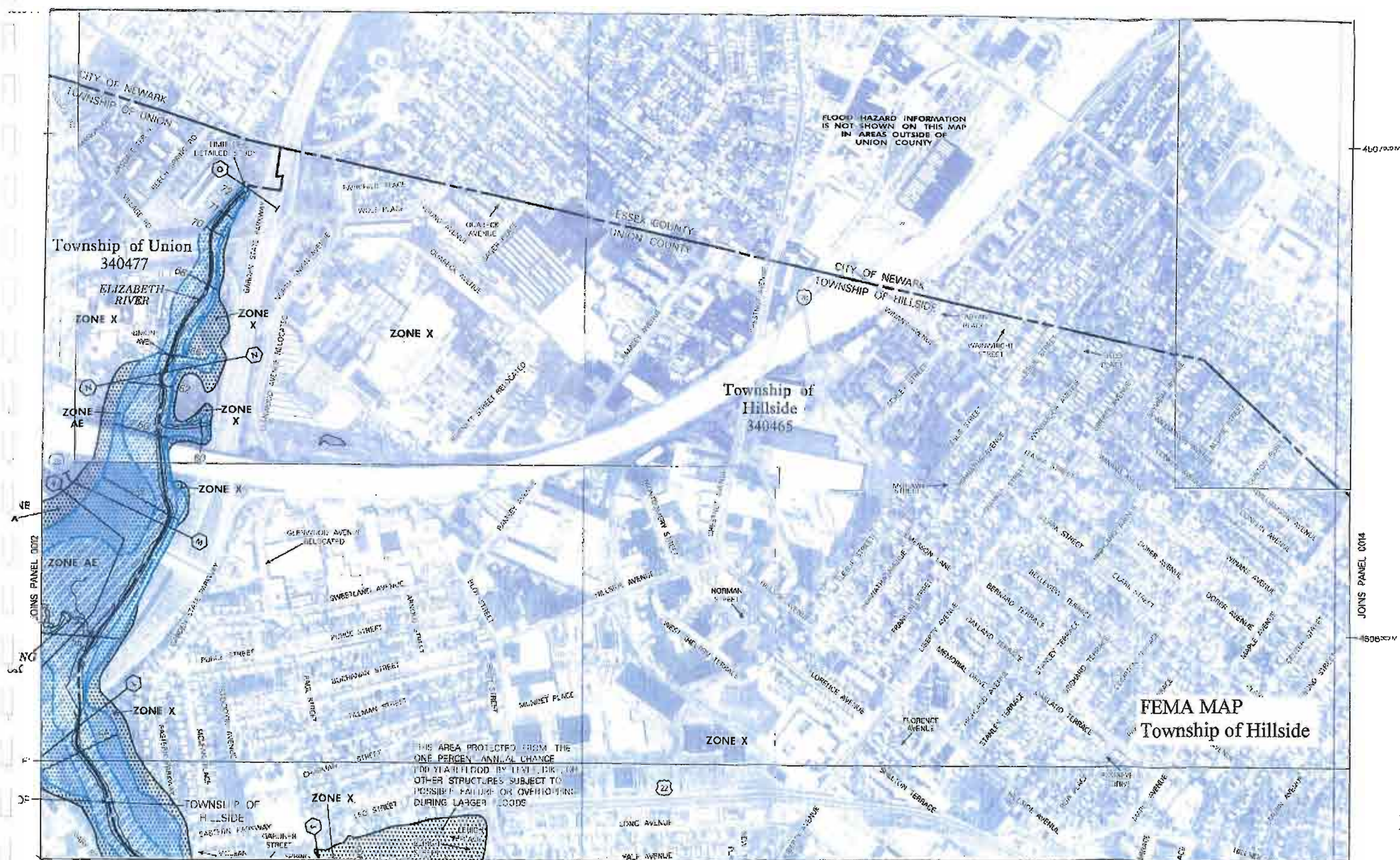


Figure 3A

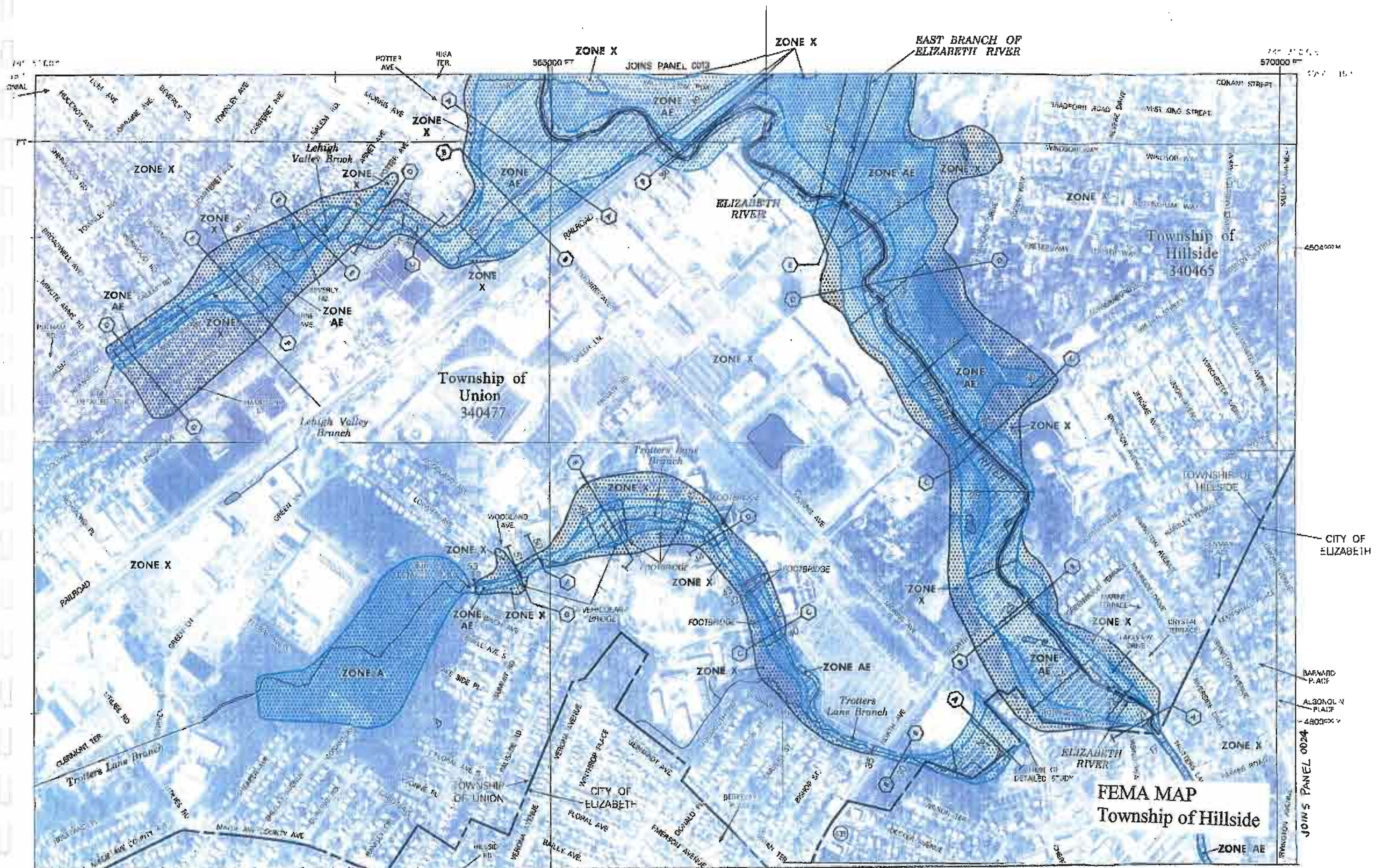


Figure 3C

In July 2005, the Hillside Township Planning Board adopted a Municipal Stormwater Management Plan (MSWMP). This MSWMP was prepared by the Township Engineer to address the recently adopted Department of Environmental Protection, Stormwater Management Rules (N.J.A.C. 7:8).

In September, 2006 the Hillside Township Council adopted Ordinance No. 0-06-018 entitled "An Ordinance Implementing Stormwater Management Requirements and Control". This Stormwater Management Ordinance was another step taken towards addressing the Stormwater Management Rules (N.J.A.C. 7:8). Established by the New Jersey Department of Environmental Protection (NJDEP) this Ordinance will require a detailed review of all development projects, which meet the threshold requirements of a major project. "Major Development means any development that provides for ultimately disturbing one or more acres of land or increasing impervious surface by one-quarter acre or more. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Projects undertaken by any government agency which otherwise meet this definition of major development but which do not require approval under the Municipal Land Use Law, N.J.S.S. 40:55D-1 et seq., are also considered major development.

The Stormwater Management Rules were enacted as a result of the United States Environmental Protection Agency's Phase II requirements of Section 402 of the Federal Clean Water Act. The New Jersey Department of Environmental Protection has enacted the Stormwater Rules (N.J.A.C. 7:8) to facilitate the implementation of this program in the State of New Jersey. The Municipal Stormwater Regulation Program addresses the pollutants entering the waters from many storm drainage systems owned or operated by Local, State, Interstate or Federal governmental agencies. The Municipal Stormwater Regulation Program regulates, in some form, all 566 municipalities in the State of New Jersey. Municipalities within the State are assigned to either Tier A or Tier B. Tier A municipalities are generally located within the more densely populated regions of the State. Hillside Township has been designated as a Tier A municipality.

The Stormwater Management Plan and Storm Water Management Ordinances are intended to address stormwater quality related issues for new development and the redevelopment of properties by requiring the

preparation of a stormwater program and implementation of specific permit requirements referred to as Statewide Basic Requirements (SBRs).

Also in September, 2006 the Hillside Township Council adopted Ordinance No. 0-06-024 Flood Damage Ordinance. The purpose of the Flood Damage Ordinance was to promote the public health, safety, and general welfare, as well as to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard;
6. To help maintain a stable tax base by providing for the second use and development of special flood hazard areas as to minimize the potential of future flood blight areas;
7. To ensure that potential property buyers are notified that the property is in an area of special flood hazard; and
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

1.7 Population Characteristics:

The population of Hillside Township has remained relatively stable over the past fifty years. In 1950 the population of Hillside Township was 21,007 people. In 2000, the population of Hillside Township was 21,747. The primary reason for the stable population is that the Township had reached full build out of the single-family residential neighborhoods by the late 1950's to early 1960's.

Table No.1 provides a breakdown of the population of Hillside Township since 1920 and every decade thereafter. **Table 2** provides a breakdown of the population of Union County since 1900 and every decade thereafter. **Table 3** (Population Characteristics), **Table 4** (Race) and **Table 5**. *

* Tables 1 through 5 developed by
Harbor Consultants, Inc., Cranford, NJ

1.7 Population Characteristics (CONTINUED):

The majority of the population, 9,657 people or 44% of the total population, is between the ages of 25 to 54 years old. The medium age for the Township population is 35.7 years, similar to that of Union County (36.7 years), the State of New Jersey (36.6 years) and the overall population of the United States (35.3 years).

TABLE 1- POPULATION GROWTH- HILLSIDE TOWNSHIP

| Year | Population | Population Growth | |
|------|---------------|-------------------|---------|
| | | Difference | Percent |
| 1920 | 5,267 | ----- | ----- |
| 1930 | 17,601 | 12,334 | 70 |
| 1940 | 18,556 | 955 | 5.4 |
| 1950 | 21,007 | 2,451 | 13.2 |
| 1960 | 22,304 | 1,297 | 6.2 |
| 1970 | 21,636 | -688 | -3 |
| 1980 | 21,440 | -196 | -0.9 |
| 1990 | 21,044 | -396 | -1.8 |
| 2000 | 21,747 | 703 | 3 |
| 2004 | 21,891 (est.) | 144 | 1 |
| 2015 | 22,570 (est.) | 679 | 2.6 |

Source: US Census Bureau

As shown in Table 1, there was a decrease in population from 1970 to 1990 and then an increase in 2000 and 2004

TABLE 2- POPULATION GROWTH- UNION COUNTY:

| Year | Population | Population Growth | |
|------|---------------|-------------------|---------|
| | | Difference | Percent |
| 1900 | 99,353 | ----- | ----- |
| 1910 | 140,197 | 40,844 | 41.11 |
| 1920 | 200,157 | 59,960 | 42.77 |
| 1930 | 305,209 | 105,052 | 52.48 |
| 1940 | 328,324 | 23,115 | 7.57 |
| 1950 | 398,138 | 69,814 | 21.36 |
| 1960 | 504,255 | 106,117 | 26.65 |
| 1970 | 543,116 | 38,861 | 7.71 |
| 1980 | 504,094 | -39,022 | -7.18 |
| 1990 | 493,819 | -10,275 | -2.04 |
| 2000 | 522,541 | 28,722 | 5.82 |
| 2004 | 530,218 | 7,677 | 1.47 |
| 2015 | 550,600 (est) | 20,382 | 3.84 |
| | | | |
| | | | |

Table 2 shows a decrease of 7% in 1980 and 2% in 1990, similar to Hillside with an increase in population from 2000 to 2004. The decrease would have been a result of industries leaving the area, which in turn would impact the work force and the population.

Source: US Census Bureau & www.wnipin.net

TABLE 3 - POPULATION CHARACTERISTICS

| Subject | Number | Percent |
|--------------------|--------|---------|
| Total Population | 21,747 | 100 |
| SEX AND AGE | | |
| Male | 10,199 | 46.9 |
| Female | 11,548 | 53.1 |
| Under 5 years | 1,390 | 6.4 |
| 5 to 9 years | 1,613 | 7.7 |
| 10 to 14 years | 1,608 | 7.4 |
| 15 to 19 years | 1,515 | 7 |
| 20 to 24 years | 1,379 | 6.3 |
| 25 to 34 years | 3,100 | 14.3 |
| 35 to 44 years | 3,490 | 16 |
| 45 to 54 years | 3,067 | 14.1 |
| 55 to 59 years | 1,249 | 5.7 |
| 60 to 64 years | 926 | 4.3 |
| 65 to 74 years | 1,275 | 5.9 |
| 75 to 84 years | 882 | 4.1 |
| 85 years and over | 253 | 1.2 |
| Medium age (years) | 36 | (X) |
| 18 years and over | 16,185 | 74.4 |
| Male | 7,398 | 34 |
| Female | 8,787 | 40.4 |
| 21 years and over | 15,321 | 70.5 |
| 62 years and over | 2,910 | 13.3 |
| 65 years and over | 2,410 | 11.1 |
| Male | 978 | 4.5 |
| Female | 1,432 | 6.5 |

Source: US Census Bureau

As noted in **Table 3**, the medium age group is 35.7 years old. The largest age grouping is between 25 to 54 years. This is the prime family age and labor force population.

TABLE 4 - RACE

| Subject | Number | Percent |
|--|--------|---------|
| Race | | |
| Total Population | 21,747 | 100 |
| One Race | 20,789 | 95.6 |
| White | 8,705 | 40 |
| Black or African American | 10,122 | 46.5 |
| American Indian and Alaska Native | 50 | 0.2 |
| Asian | 751 | 3.5 |
| Asian Indian | 158 | 0.7 |
| Chinese | 83 | 0.4 |
| Filipino | 422 | 1.9 |
| Japanese | 6 | 0 |
| Korean | 9 | 0 |
| Vietnamese | 5 | 0 |
| Other Asian | 68 | 0.3 |
| Native Hawaiian and other Pacific Islander | 17 | 0.1 |
| Native Hawaiian | 3 | 0 |
| Guananian or Chamorro | 0 | 0 |
| Samoan | 1 | 0 |
| Other Pacific Islander | 13 | 0.1 |
| Some other race | 1,144 | 5.3 |
| Two or more races | 958 | 4.4 |
| | | |
| Race alone or in combination with one or more other races | | |
| White | 9,337 | 42.9 |
| Black or African American | 10,500 | 48.3 |
| American Indian and Alaskan Native | 155 | 0.7 |
| Asian | 873 | 4 |
| Native Hawaiian and Other Pacific Islander | 40 | 0.2 |
| Some other race | 1,855 | 8.5 |
| | | |
| HISPANIC OR LATINO AND RACE | | |
| Total Population | 21,747 | 100 |
| Hispanic or Latino (of any race) | 3,153 | 14.5 |
| Mexican | 56 | 0.3 |
| Puerto Rican | 832 | 3.8 |
| Cuban | 402 | 1.8 |
| Other Hispanic or Latino | 1,863 | 8.6 |
| Not Hispanic or Latino | 18,594 | 85.5 |
| White Alone | 6,991 | 32.1 |

TABLE 4 - RACE (CONTINUED)

| RELATIONSHIP | | |
|---------------------------------|--------|------|
| Total Population | 21,747 | 100 |
| In households | 21,742 | 100 |
| Householder | 7,161 | 32.9 |
| Spouse | 3,832 | 17.6 |
| Child | 7,375 | 33.9 |
| Own child under 18 years | 4,543 | 20.9 |
| Other Relatives | 2,470 | 11.4 |
| Under 18 Years | 900 | 4.1 |
| Nonrelatives | 904 | 4.2 |
| Unmarried Partner | 353 | 1.6 |
| In group quarters | 5 | 0 |
| Institutionalized population | 0 | 0 |
| Noninstitutionalized population | 5 | 0 |
| | | |

Table 4 summarizes the ethnic background of Hillside. The largest ethnic groups are Blacks, comprising of 46.5% of the population with Whites being the second largest group with 40% of the population.

Source: US Census Bureau

TABLE 5 -HOUSEHOLD BY TYPE

| Subject | Number | Percent |
|--|--------|---------|
| HOUSEHOLDS BY TYPE | | |
| Total Households | 7,161 | 100 |
| Family households (families) | 5,579 | 77.9 |
| Withown children under 18 years | 2,575 | 36 |
| Married-couple family | 3,832 | 53.5 |
| With own children under 18 years | 1,832 | 25.6 |
| Female householder, no husbands present | 1,344 | 18.8 |
| With own children under 18 years | 597 | 8.3 |
| Nonfamily households | 1,582 | 22.1 |
| Householder living alone | 1,288 | 18 |
| Householder 65 years and over | 549 | 7.7 |
| Households with individuals under 18 years | 3,081 | 43 |
| Households with individuals 65 years and over | 1,808 | 25.2 |
| Average household size | 3 | (x) |
| Average family size | 3 | (x) |
| HOUSING OCCUPANCY | | |
| Total housing units | 7,388 | 100 |
| Occupied housing units | 7,161 | 96.9 |
| Vacant housing units | 227 | 3.1 |
| For seasonal, recreational, or occupancies use | 9 | 0.1 |
| Homeowner vacancy rate (percent) | 0.9 | (x) |
| Rental vacancy rate (percent) | 3.2 | (x) |
| HOUSING TENURE | | |
| occupied housing units | 7,161 | 100 |
| Owner-occupied housing units | 5,137 | 71.7 |
| Renter-occupies housing units | 2,024 | 28.3 |
| Average household size of owner-occupied unit | 3 | (x) |
| Average household size of renter-occupies unit | 3 | (x) |

Source: US Census Bureau

In Hillside, there are 7,388 housing units in the Township. 53.5% of the households are married-with a family. While 22.1% are non-family households. 96.9% of the units are occupied.

1.8 Employment:

A review of the 2000 U.S. Census Bureau Reports provided that a total of 16,829 people sixteen years of age or older were employed in Hillside Township. The majority of the people were employed in sales and office occupations (30.2%), followed by management, professional, and related occupations (27.6%) and educational, health and social services (19.0%). The median household income in dollars was \$59,136.

A summary of employment status as of the year 2000 for Hillside is shown in **Table 6**, entitled Employment status.*

TABLE 6- EMPLOYMENT STATUS

| Subject | Number | Percent |
|---|--------|---------|
| EMPLOYMENT STATUS | | |
| Population 16 years and over | 16,829 | 100 |
| In labor force | 11,454 | 68.1 |
| Civilian labor force | 11,436 | 68 |
| Employed | 10,633 | 63.2 |
| Unemployed | 803 | 4.8 |
| Percent of civilian labor force | 7 | (x) |
| Armed Forces | 18 | 0.1 |
| Not in labor force | 5,375 | 31.9 |
| | | |
| Females 16 years and over | 8,974 | 100 |
| In labor force | 5,746 | 64 |
| Civilian labor force | 5,728 | 63.8 |
| Employed | 5,398 | 60.2 |
| | | |
| Own children under 6 years | 1,546 | 100 |
| All parents in family labor force | 994 | 64.3 |
| COMMUTING TO WORK | | |
| Workers 16 years and over | 10,322 | 100 |
| Car, truck, or van- drove alone | 7,316 | 70.9 |
| Car, truck, or van- carpooled | 1,361 | 13.2 |
| Public Transportation (including taxicab) | 1,102 | 10.7 |
| Walked | 380 | 3.7 |
| other Means | 15 | 0.1 |
| Worked at Home | 148 | 1.4 |
| Mean travel time to work (minutes) | 27.5 | (x) |

Source: US Census Bureau

* Table 6 developed by
Harbor Consultants, Inc., Cranford, NJ

TABLE 6- EMPLOYMENT STATUS (continued)

| Subject | Number | Percent |
|---|--------|---------|
| Employed civilian population 16 years and over | | |
| OCCUPATION | 10,633 | 100 |
| management, professional, and related occupations | 2,935 | 27.6 |
| Service occupations | 1,567 | 14.7 |
| Sales and office occupations | 3,210 | 30.2 |
| Farming, Fishing, and Forestry occupations | 9 | 0.1 |
| Construction, extraction, and maintenance occupations | 969 | 9.1 |
| Production, transportation, and material moving occupations | 1,943 | 18.3 |
| INDUSTRY | | |
| Agriculture, forestry, fishing, and hunting, and mining | 0 | 0 |
| Construction | 630 | 5.9 |
| Manufacturing | 1,622 | 15.3 |
| Wholesale trade | 411 | 3.9 |
| retail trade | 946 | 8.9 |
| Transportation and warehousing, and utilities | 1,166 | 11 |
| Information | 386 | 3.6 |
| Finance, insurance, real estate, and rental and leasing | 843 | 7.9 |
| Professional, scientific, mngt., administrative, and waste mngt. | 969 | 9.1 |
| Educational, health and social services | 2,023 | 19 |
| Arts, entertainments, recreation, accommodation and food services | 641 | 6 |
| Other services (except public administration) | 487 | 4.6 |
| Public administration | 509 | 4.8 |
| CLASS OF WORKER | | |
| Private wage and salary workers | 8573 | 80.6 |
| Government workers | 1742 | 16.4 |
| Self- employed workers in own not incorporated business | 295 | 2.8 |
| Unpaid family workers | 23 | 0.2 |

Source: US Census Bureau

TABLE 6- EMPLOYMENT STATUS (continued)

| INCOME IN 1999 | Number | Percent |
|--------------------------------------|---------------|----------------|
| Households | 7,155 | 100 |
| Less than \$10,000 | 336 | 4.7 |
| \$10,000 to \$14,999 | 239 | 3.3 |
| \$15,000 to \$24,999 | 593 | 8.3 |
| \$25,000 to \$34,999 | 685 | 9 |
| \$35,000 to \$49,999 | 1,109 | 15.5 |
| \$50,000 to \$74,999 | 1,876 | 26.2 |
| \$75,000 to \$99,999 | 1,113 | 15.6 |
| \$100,000 to \$149,999 | 810 | 11.3 |
| \$150,000 to \$ 199,999 | 234 | 3.3 |
| \$200,00 or more | 160 | 2.2 |
| Median household income (dollars) | 59,136 | (X) |
| Families | 5,575 | 100 |
| Less than \$10,000 | 106 | 1.9 |
| \$10,000 to \$14,999 | 57 | 1 |
| \$15,000 to \$24,999 | 350 | 6.3 |
| \$25,000 to \$34,999 | 491 | 8.8 |
| \$35,000 to \$49,999 | 836 | 15 |
| \$50,000 to \$74,999 | 1,679 | 30.1 |
| \$75,000 to \$99,999 | 1,008 | 18.1 |
| \$100,000 to \$149,999 | 720 | 12.9 |
| \$150,000 to \$ 199,999 | 186 | 3.3 |
| \$200,00 or more | 142 | 2.5 |
| Median household income (dollars) | 64,635 | (X) |
| Median household income (dollars) | 64,635 | (X) |
| Per capita income (dollars) | 21,724 | (X) |
| Median earnings (dollars): | | |
| Male full-time, year-round workers | 39,439 | (X) |
| Female full-time, year round workers | 31,817 | (X) |

Source: US Census Bureau

As noted in Table 6, 30.2% of the workforce are in sales and office occupations while the second highest occupation is management and professional related occupations at 27.6%. The highest household income bracket is in the \$50,000.00 to \$74,999 at 26.2%

2.0 MASTER PLAN PROCESS:

2.1 Requirements of the Municipal Land Use Law

The New Jersey Municipal Land Use Law (c291, NJ1975) established the legal criteria for a Master Plan. Each community must be certain that its Zone Ordinance, Zone Map and Land Use Ordinances comply with the legal requirements of the law.

As provided for in the N.J. S. 40:55D-28, the Master Plan is to comprise of a report or statement of land uses and development proposal with maps, diagrams and text which must contain, at a minimum, two elements:

The **first element** is a statement of the objective, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality as based.

The **second element** the "Land Use Element" must state its relationship to the principals in the first element to optional elements incorporated into the Master Plan and to natural conditions in the municipality, including the topography, soil conditions, water supply, drainage, flood plans areas, marshes and woodlands; the Land Use Element must show existing and proposed locations, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreations, educational and other public or private purposes; it must state the relationship of this development to existing and proposed zone plans and ordinances; the Land Use Element must show the existing and proposed location of airports, and finally must include a statement of the standards of population density and development intensity recommended for the municipality. The Land Use Element of the Master Plan is required to be the basis of any zone ordinance adopted by the municipality.

A **Housing Plan Element**, although optional, is a required element of the Master Plan in order for a municipality to adopt and pass a zoning ordinance. A Housing Plan element shall include residential standard and proposals for the construction and improvements of housing.

A **Recycling Plan Element** is a mandatory element, which incorporates the State Recycling Plan goals, including provisions for the collections, disposition and recyclable materials designated in the municipal recycling ordinance.

The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the Master Plan, to the Master Plans to contiguous municipalities. The Master Plan of the County in which the municipality is located, the State Development and Redevelopment Plan adopted pursuant to the State Planning Act" and the Union County Solid Waste Management Plan.

The Planning Board is the responsible part for the adoption and preparation of the Master Plan. The Master Plan may be adopted or amended only by the Planning Board and only after public notice and a public hearing. The Master Plan shall be reviewed at least once every six years.

Once adopted by the Planning Board, the provisions of the township zoning ordinance or any amendment thereto shall either be substantially consistent with the Land Use Element of the Master Plan or designed to effectuate such plan element (N.J. S.A 40:55D-62). The requirements of the Municipal Land Use Law are intended to encourage all municipalities to focus on a continual and sound should planning process. This planning process should address both the short and long term goals and objectives of the municipality. The Master Plan should be a planning document that is continuously reviewed, updated and modified in order to address the ever-changing land use issues than impact a municipality,

2.2 History of Master Plan:

This Master Plan is the fourth Master Plan completed for the Township of Hillside. The first Master Plan ever prepared for the township was a Comprehensive master Plan completed in January 1979, by Adam Samiec, PP, PE. This Master Plan referenced an existing plan identified as Planning Program One, dated February, 1965 prepared by Alvin E. Gershen Associates of Trenton, New Jersey. The Planning Program One predated the enactment of the Municipal Land use Law.

A second Master Plan was completed in 1986, prepared by Charles C. Nathanson & Associates, P.A. and provided from a comprehensive review of the Housing, Land Use, Education, Public Facilities, Traffic and Circulation Plan Elements.

In June 1996 a Master Plan Reexamination Report was prepared by Heyer, Gruel & Tally, PA.

All of their reports have been reviewed as part of the preparation of this report and are incorporated herein by reference.

2.3 Goals and Objectives of the Master Plan adopted June 1998:

The Goal and Objectives of the 1998 Master Plans, re-examination report were as follows:

The 1986 Master Plan, in revising the 1979 Master plan update, stated that "the fully developed nature of Hillside suggests that to have an effective master Plan, it should be augmented by specific strategies to promote desired objective rather than planning for their occurrence." The goal and objectives of the 1986 Master Plan, which include implementation strategies, are as follows:

General:

The general goals and objectives of the 1998 Master Plan are:

- a) To promote new directions and methodologies for Township stability and gradual growth and direct such growth in a manner that will enhance the quality of life for present and future residents of the Township.
- b) To maintain the essential suburban character of most areas of the Township.
- c) To promote a Hillside Township identity in all areas of the community while maintaining the individual identity and character of neighborhoods within the Township.
- d) To recognize physical characteristics and capacity constraints of the Township and acknowledge the abilities and inabilities to host different types of community development at appropriate densities.
- e) To conserve existing open space and natural resources with special attention to environmentally critical or sensitive areas.
- f) To encourage good design and harmonious relationship between adjacent buildings and landscapes.

- g) To create a readable, practical document that can be readily revised every five (5) or six (6) years in light of demographic, economic, land use and political changes that occur.

2.3:1 Housing:

(2.3:1-a) Goals

The goals and objectives of the 1998 housing element are:

1. To keep housing densities within the present ranges.
2. To maintain the existing housing stock.
3. To have attractive, desirable residential neighborhoods.
4. To continue to have a variety of housing types and densities.
5. Maintain and preserve the established neighborhoods and stabilize and upgrade deteriorating residential neighborhoods.
6. Provide a wide range of housing types to serve varied income and age levels.
7. Facilitate an appropriate variety and choice of housing to the extent of the Township internal (indigenous) housing need and its fair of the present and prospective regional need.
8. Recognize the fully developed nature of the residential areas of the Township and seek to address a variety of housing needs through rehabilitation, when appropriate.
9. To improve the overall "quality of life" for all residents in Hillside's neighborhoods.

(2.3:1-b) Objectives

1. Encourage rehabilitation of all substandard and deteriorating structures through support from backs and state and federal agencies and availability of home improvement loans. Consider the use of New Jersey Department of Community Affairs, Neighborhood Preservation Balanced Housing Project Funds and/or Regional Contribution Agreements (RCA's) to further this objective.
2. Prevent the development of incompatible land uses in all residential neighborhoods through zoning and land use controls.
3. Encourage the enforcement of building codes, housing codes and other regulations designed to standardize and upgrade structural conditions and protect the general public.
4. Discourage the flow of non-local traffic through residential streets to the greatest extent possible.
5. Prohibit construction of high-rise housing throughout the Township.
6. Limit medium density housing projects not to exceed present locations.
7. Convert negatively impacted residential uses along major roadways (Route 22) to office or commercial uses, whenever practicable.
8. Determine the housing requirements of the existing and projected senior citizen population through the next decade, and plan accordingly.
9. Determine the day care facility requirements of the existing and projected residential population in Hillside, and plan for adequate residential support facilities.

2.3:2 Economic Development

(2.3:2-a) Goals

The goals and objectives of the 1998 Economic Development element are:

1. Upgrade existing industrial areas to encourage existing industries to remain and expand and to attract new manufacturing and industrial uses.
2. Encourage development and improvement of industrial and commercial land uses, which will expand local job opportunities and produce a stable and balanced economic base.
3. Utilize existing zones to facilitate a compatible mix of land uses.
4. Recognize the comparative strengths and weaknesses of the Township (relative to the location in the region) to attract large-scale industrial and commercial development. Address both the advantage and disadvantages of such development.
5. Promote location for industrial and commercial development that will minimize the traffic impacts on roads throughout the Township.
6. Encourage the rehabilitation of older shopping facilities in proximity to residential areas.
7. Encourage the Township's continued development as a sub-center of commercial trade serving local needs and area-wide as well.

(2.3:2-b) Objectives

1. Improve the quality within industrial areas by providing adequate transportation facilities and infrastructure support.
2. To provide open space buffering on industrial sites, particularly where they abut residential areas.

3. To promote the Township's industrial development potential by advertising industrial suitability.
4. To work with developers and property owners to support and take advantage of Hillside's eligibility for State and Federal funds including UDAG, New Jersey Local Development Financing Fund, Urban Enterprise Zone, Urban Industrial Parks, etc.
5. To improve, where necessary, the aesthetic character of the commercial areas by employing sign controls, encouraging storefront maintenance and upgrading and promoting activity along Route 22.
6. To provide adequate off-street parking and loading facilities throughout the commercial areas and improve street parking,
7. To promote adequacy, variety and convenience of shopping for local residents.
8. To maintain and upgrade existing commercial areas to provide a complete range of retail services for local residents, as well as regional residents. Encourage the continued regional commercial development along Route 22.

2.3:3 Public Facilities and Utilities

(2.3:3-a) Goals

The goals and objectives of the 1998 public facilities and utilities are:

1. Preserve and improve the conditions, character and availability of all public facilities and services.
2. Maintain a variety of religious institution.
3. Maintain adequate school locations and facilities suitable to meet changing needs of the community.

4. To maintain adequate fire and police protection services with appropriate facilities, manpower and equipment distributed according to need and in cost-effective manner.
5. To maintain the current superior level of public health related services.
6. Provide for adequate recreation and public facilities to accommodate existing and future residents of Hillside.
7. Free the Township of flooding problems.
8. Provide a coordinated system of drainage facilities.
9. Maintain the water pressure levels throughout the Township.

(2.3:3-b) Objectives

1. To coordinate proper planning for maximum utilization of all public facilities, including schools.
2. To encourage expanded use and development of playground facilities and classrooms for community activities and adult education programs.
3. To maintain the condition of all public buildings including the municipal building, police stations, public library, and fire stations. Upgrade and improve them where necessary.
4. To maintain the condition of all public school facilities through a scheduled maintenance plan
5. To provide adequate police, fire and emergency services to all residential neighborhoods and commercial industrial areas.
6. To maintain and improve conditions of all open-space recreations areas and public parks.

7. To encourage the development of playgrounds and passive recreational areas in residential neighborhoods.
8. Maintain in good condition and increase, where necessary, the capacities of the municipal water and sewer systems.
9. To project the adequacy of the existing physical plant and capacities of Township schools to meet anticipated population needs.
10. To upgrade the present sewerage treatment facilities.
11. To correct drainage and flooding problems, in municipal and county parks.
12. To evaluate the water pressure at various points throughout the Township to assess residential convenience, as well as minimum fire safety standards.

2.3:4 Traffic and Circulation

(2.3:4-a) Goals

The goals and objectives of the 1998 Traffic and Circulation element are:

1. To have a transportation system that minimizes congestion.
2. To have minimal conflicts between regional and local traffic patterns.
3. To have a network of highways that permits vehicles to travel in a timely manner without impacting upon local travel routes.
4. To have an adequate system of mass transit facilities.
5. To provide for an effective circulation system for the movement of people and goods with maximum convenience and minimum adverse effect on the land traversed.
6. To maximize energy savings and efficiencies whenever possible.

(2.3:4-b) Objectives

1. To facilitate the development of a public transit network that will best service the Township needs and its immediate environs and encourage increased ridership.
2. To encourage public use of mass transit facilities by maintaining adequate bus service between residential neighborhoods and commercial areas, and developing bus shelters at heavily utilized stops.
3. To continue improvements in the existing system of roadway to expedite regional, sub-regional and local traffic with minimum interference between such traffic movements.
4. To further efforts to secure a rail platform stop in Hillside for commuters.
5. To continue to assess the impacts of Route I-78 on local roads and seek ameliorative measures whenever necessary.
6. To direct and limit regional traffic to major highways.
7. To improve traffic circulation along major highways through coordinated signalization and prevention of additional curb cuts, whenever possible.
8. To construct, where needed, roadway improvements such as intersection improvements, widened roads and additional signalization.
9. To plan for transportation improvements in conjunction with projected regional growth patterns, particularly with regard to anticipated regional growth due to I-78.
10. To address the need to re-open the Long Avenue railroad bypass as a major link between the south and north sections of Hillside.
11. To maintain the condition of all roads and sidewalks throughout the Township.

- 12.To route all commercial and through traffic along arterials and connector streets and not through local residential streets.
- 13.To provide adequate parking facilities in all commercial areas and multi-family residential areas.
- 14.To encourage use of pedestrian oriented travel.
- 15.To utilize transportation management systems that reduces energy consumption.

2.3:5 Open Space, Recreation and Conservation Elements:

The Open Space, Recreation and Conservation Element help promote a healthy environment to the residents of Hillside. It promotes green space and recreational areas that are essential for community activates and comradely. The goals are:

(2.3:5-a) Goals

1. To continue to preserve the open space system throughout the Township
2. To have adequate recreation facilities for all age levels.
3. To have dispersed locations for recreation.
4. To have adequate facilities for both active and passive recreation opportunities.
5. To preserve sensitive lands.
6. To recognize the limited natural and man-made resources of the Township, such as landfill capacity and road capacity and plan alternatives to minimize the use of scarce or non-existent resources.

7. To plan a recreation program of activities and physical facility improvements and change that will best utilize public areas of open space a variety of active and passive recreational uses.

The Objectives of the 1998 Open Space, Recreation and Conservation Elements are:

(2.3:5-b) Objectives

1. To provide appropriate types of facilities consistent with demand.
2. To have within the Township a variety of recreation facilities, both public and private.
3. To utilize school recreation facilities in combination with Township facilities.
4. To provide a comprehensive recreation program throughout the year.
5. To continuously modify the recreation facilities and programs to meet shifting demands.
6. To provide lighted recreation areas to achieve extended use of facilities.
7. To retain selected open space parcels for passive uses.

3.0 LAND USE PLAN ELEMENT:

3.1 Introduction:

The last major land use policy adopted by the Township of Hillside was the adoption of the Zone Plan and Zone Ordinance in May, 1979. After an evaluation of the Zone Plan and the existing land uses in the Township, there is a need for the Township to update the Zone Plan to more accurately reflect the existing land uses in the Township, particularly in the non-residential zones. The Land Use Plan Element identifies several areas of the Township that are recommended to be rezoned. The Land Use Plan Element also recommends two additional zone districts be established, a Public Lands Zone District and a Cemetery Zone District.

The Township needs to update the Zone Ordinance to address the permitted land uses in some of the non-residential zones. Also, the Land Use Ordinance needs to be updated to more accurately reflect today's development standards and definitions. The recommendations contained in this section are intended to provide the planning tools to advance the Goals and Objectives of the Land Use Plan Element.

A once thriving industrial-based Township, and bordering two of New Jersey's largest cities, Hillside Township is now faced with the difficult task of how to "make over" a fully developed environment, address an aging housing stock and provide solutions for the redevelopment and rehabilitation of a large number of buildings and structures that have become out dated and antiquated.

Over the years, Hillside Township was the home of several major industrial companies that provided the basis for employment for Township residents as well as a stable tax income for the municipality. Bristol Myers Squibb, the American Can Facility, Cooper Alloy, Westinghouse, Gerber, United Box, Hatfield Wire are some of the corporations that have relocated out of the Township over the years. The majority of the buildings that housed these industries were constructed in the early 1900s. What remains are acres of older buildings and structures that have been converted into new end users. A few of the larger industrial buildings have been retrofitted by new businesses moving out of New York City and Northern New Jersey and into Hillside Township for the same reasons the original companies sought out Hillside Township as a great place to do business.

The Garguilo Produce facility along Sweetland Avenue is an example of a company that has relocated to Hillside Township. Garguilo Produce has reconstructed the existing building and updated the site's facilities.



Garguilo Produce
535-571 Sweetland Avenue

However , a significant number of the older industrial sites have been converted into multi-tenanted buildings that are poorly maintained. There is a need for the Township to address the reuse of non-residential properties and encourage wholesale redevelopment or rehabilitation of these sites to provide for new commercial uses, rather than the conversion of these outdated buildings into multiple use buildings, subleased to tenant's who do not have an interest in the appearance and upkeep of the property.

There is a need for the Township to adopt stringent ordinances pertaining to the maintenance and upkeep of properties, both residential and non-residential, to ensure that all properties are continuously maintained with respect to building codes and all site improvements such as pavement, storm water management facilities, lighting, landscaping, sidewalks, signage and other like items. A challenge for the Township will be the day-to-day enforcement of these ordinances to ensure compliance by all property owners. These "quality of life": issues are one of the most important aspects of any planning document adopted by a fully developed municipality.

The Land Use Plan Element identifies a number of non-conforming uses located in the residential zone districts. However, in most cases, the boundaries of the residential zone district have not been amended to include the higher density housing or commercial use. A primary goal and objective of the Land Use Plan Element is to protect the residential zone districts from the further expansion of nonconforming uses in these districts.

As part of the Master Plan process and prior to preparing the Land Use Plan Element, a number of informal town meetings were held with the public in order to gain as much as possible. The town meetings were broken down by use (industrial, retail and commercial and residential) and then each ward further broke down the residential districts. A total of six town meetings were held at the municipal building during the summer and fall of 2006.

Although the town meetings process was not meant to be Township wide survey or option poll, the concerns most often expressed by the public focused on the following issues.

- Protection of the existing single-family neighborhood from the infiltration of non-residential uses and overcrowding.
- The need for a community building to serve all residents of all ages.

- The redevelopment of the War Memorial Building.
- Shortage of on street parking in residential neighborhoods.
- The need for a post office to service the North Broad Street and Maple Avenue community.
- The need to demolish abandoned and vacant buildings that create an eyesore for the neighborhood.
- The need for age-restricted housing.
- The need to restrict like uses in a single commercial corridor, such as nail salons and auto repair facilities.
- The need for additional open space and recreation areas.
- The continued support of the Urban Enterprise Zone Office for the small business owner who wants to expand their business operations in the Township.

3.2 Existing Land Uses:

A municipal wide land use survey of all properties in the Township was conducted and mapped in order to gain a better understanding of the current land uses in the Township in relation to the Zone Plan. The results of the land use survey are depicted on the Existing Land Use Maps. It is understood that not all of the multi-family homes could be identified on the Existing Land Use Plan due to the inability to distinguish some of the two or three family homes from a single-family home. The existing Land Use Map is shown in **Figure 4**.

3.2(a) Residential Districts:

The majority of Hillside Township is developed with single-family homes on lots ranging from 4,000 square feet to 7,500 square feet. The majority of these residential neighborhoods were completely built out by the late 1950's to early 1960's. The Residential Districts in the Township of Hillside have remained relatively stable over the past forty plus years.

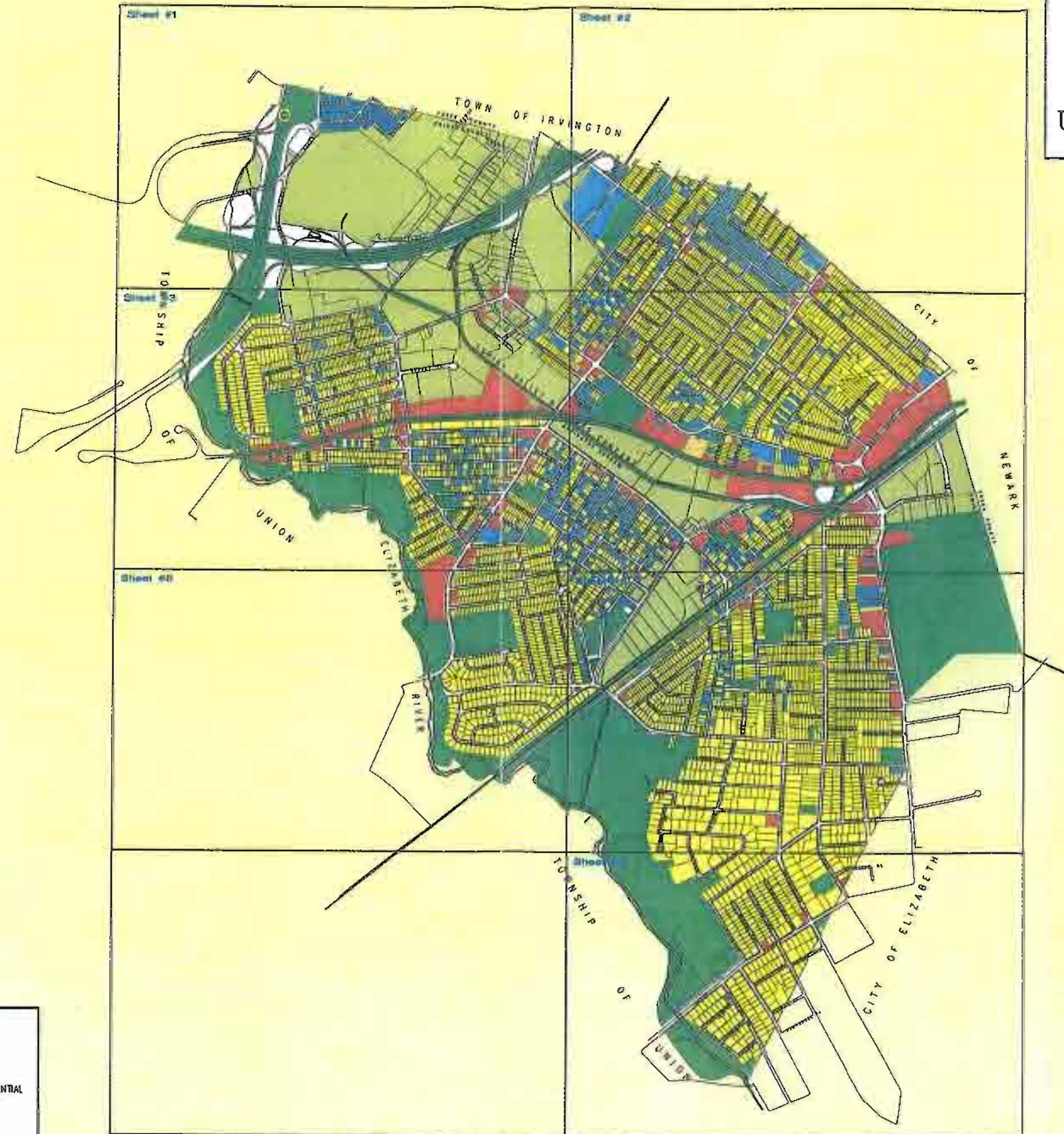
The Residential Districts in Hillside Township are established, well-defined suburban neighborhoods and serve as the backbone of this municipality. The protection of these communities from the further intrusion of non-residential uses and multi-family buildings that would have a negative impact on the quality of life for the residents of these neighborhoods is vital to maintaining a strong and healthy community.

There are five residential districts in Hillside Township. Although it should be noted that six residential zone districts are listed in the Zoning Ordinance. The residential zone districts consist of the Residential 40 single-family district (4,000 square foot lots), the Residential 40-T 2 family District (two family homes permitted on 4,000 square foot lots), the Residential 50 single-family district (5,000 square foot lots), the Residential 65 single-family districts (6,500 square foot lots) and the Residential 75 single family district (7,500 square foot lots). All of the residential zone districts permit parks, playgrounds and recreation areas, government buildings, and public schools as principle uses.

The Zone Ordinance contains a sixth residential zone district, the R-50-T Residential, Two-Family, 50 Feet Zone District. The R-50-T Zone District does not appear on the Zone Plan and no references have been found

Figure 4

Existing Land Use
2007 Master Plan
Township of Hillside
Union County, New Jersey



| | | | |
|---|-----------------------------|---|----------------------------|
|  | PUBLIC LANDS |  | INDUSTRIAL |
|  | SINGLE FAMILY - RESIDENTIAL |  | MULTI-FAMILY - RESIDENTIAL |
|  | COMMERCIAL |  | MIXED USE |

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regarding the R-50-T Zone District. It is recommended that Section 188-21.A. and Section 188-22.A. (4) of the Zone Ordinance be amended to delete all references regarding the R-50-T Zone District.

3.2(b) Industrial Districts:

The Heavy Industrial (HC) and Light Industrial Zone (LI) Districts are the dominant non-residential zone districts in the Township. Approximately 21.6 percentage of the Township's land area is zoned either heavy Industrial or Light Industrial. The vacancy rate of the industrial buildings has remained surprisingly low over the years. The Industrial Zone Districts remain an integral part of the future economic growth in the Township.

The Heavy Industrial Zone is primarily located in the northwestern portion of the Township, along both side of the State Highway Route 78 and along the Garden State Parkway. The Heavy Industrial Zone District continues to follow the Lehigh Valley Railroad in the center of the Township. The Heavy Industrial Zone District contains many large, sprawling industrial complexes including Union beverage and the former Bristol Myers Squibb headquarters and manufacturing facilities. The former Bristol Myers Squibb facilities are very significant properties in the future redevelopment of Hillside Township due to their prominent location in the heart of the Township, being situated at the intersection of Liberty Avenue and Hillside Avenue and along Long Avenue and State Highway Route 22. The Light Industrial Zone District is located along Central Avenue and Evans Terminal. The Light Industrial District contains warehouse and industrial uses such as the Community Food Bank, Skyframe & Art, and Spartan Sales.

3.2(c) Commercial District:

There are three commercial zone districts in the Township. The Highway Commercial (HC) Zone District is located along the western portion of State Highway Route 22 and contains a mixture of highway commercial land uses as well as a significant number of non-conforming buildings and structures on small, inadequately sized parcels of land. There is a conflict between the Highway Commercial Zone District and the permitted land uses in the zone. The permitted land uses in the Highway Commercial Zone District include warehousing, storage yards, metal working, machining and welding shops, the finishing of assembling of articles made from the following previously prepared or refined materials: bone, cellulose, cork, feathers, fiberglass,

gums, hairs, horn, leather, paper, plastics, or textiles. Recommendations are provided to update the permitted land uses in the Highway Commercial Zone District and to expand this zone district along greater portions of State Highway Route 22.

The Office Commercial (OC) Zone District makes up a very small percentage of the land area in the Township (approximately 1.5%). The Office Commercial Zone District is located along both sides of North Broad Street from the Township's border with the City of Newark to State Highway Route 22. The Office Commercial Zone District extends along the southern side of hillside Avenue to Hillsdale Place. The only permitted uses within this district are offices for business and professional use, however only a couple of buildings in this zone contain an office use. There is a conflict between the existing land uses within the Office Commercial Zone District and the existing land uses.

The Retail Commercial (RC) Zone District is the only commercial zone district designed to address the needs of the local pedestrian customer. The retail Commercial Zone District is located along the primary business corridors in the Township; North Broad Street, Liberty Avenue, Long Avenue, Maple Avenue, Hillside Avenue and Bloy Street. The Retail Commercial District is the focus where new mixed-use development is recommended to take in the Township.

3.3 Goals & Objectives of the Land Use Plan Element:

The following are the Goals and Objectives of the Land Use Plan:

1. Adopt a Land Use Plan that will serve as the basis for updating the Township Zone Map and the Zoning Ordinances to better reflect the existing and future land uses within the Township with an emphasis on the non-residential zone district.
2. Promote the advantages of the Urban Enterprises Zone and the opportunities of commercial enterprises that participate in this program.
3. Maintain the pre preservation of the suburban character and single-family residential neighborhoods of Hillside Township through the adoption of appropriate bulk requirements and site development standards.
4. Incorporate the Goals of the New Jersey State Development and Redevelopment Plan and adopt the General Plan Strategy: Achieve all of the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and to protect the environs, consistent with the Statewide Policies and the State Plan Policy Map.

The following Goals are derived from the State Planning Act:

- (a) Revitalize the State's cities and towns.
- (b) Conserve the State's natural resources and systems.
- (c) Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- (d) Protect the environment by preventing and cleaning up pollution.
- (e) Provide adequate public facilities and services at a reasonable cost.
- (f) Provide adequate housing at a reasonable cost.
- (g) Preserve and enhance areas with Historic, Cultural, Scenic, Open Space and recreation Value.
- (h) Ensure sound and integrated planning and implementation statewide

5. Incorporate the standards of the Residential Site Improvement Standards (RSIS) within the Land Development Ordinances.
6. Incorporate the standards of the Municipal Storm water Management Plan and storm water management Ordinances within the Land Development Ordinances.
7. Adopt more restrictive sign and billboard ordinances to stop the proliferation of signs and billboards throughout the Township of Hillside.
8. Encourage the rehabilitation of existing building facades, signage, and site improvements for all non-residential buildings and structures at the intensity.
9. Examine the need for renovation of the township municipal building, expansion of the community center building and the redevelopment of the War Memorial Building site into a site for a new library with an outdoor café area. This examination should be in light of the continued costs of the maintenance of these existing facilities, compared to the return for the community from alternative uses of the current site and cost of rehabilitation of the existing facilities.
10. Evaluate the need to adopt an ordinance to reduce the proliferation of automobile repair facilities and automotive car lots throughout the Township.
11. Evaluate the need to adopt an ordinance to eliminate storage yards from being a permitted use in the Highway Commercial, Light Industrial and Heavy Industrial Zone Districts.
12. Evaluate the need to adopt an ordinance to prohibiting "like uses" from locating within proximity of each other, such as nail salons, beauty parlors, used car lots and automobile repair facilities.
13. Promote the development of a "linear" town center along Liberty Avenue with the area bounded by Memorial Drive and Ryan Street. Pedestrian- oriented retail uses with usable outdoor amenities should be permitted on the first floor of mixed use buildings to provide an active street life for residents, employees and visitors and to stimulate a sense of pride in the downtown section of Hillside Township.
14. Protect the established heavy industrial based uses in the northwestern section of the Township and provide opportunities for these businesses

to expand and update the existing facilities in conformance with applicable codes and land use regulations.

15. Promote the rehabilitation and expansion of Hillside Township's existing parks, playground and community facilities and services to meet the growing needs of the residents.
16. To conserve existing open space and natural resources with special attention to environmentally critical or sensitive areas.
17. Redevelop most of the abandoned railroad property.
18. Provide an ordinance that will regulate the size, location and off set dimensions of curb cuts and driveway locations.
19. Promote an ordinance regarding changes in tenancies. This will require that whenever a tenant vacates a space, the new tenant must provide its use, occupancy classification and square footage usage. This will apply to non-owner occupied two family residential use and every business/commercial use.
20. Promote an all inclusive sign ordinance that will regulate the size, color, shape and location of permitted signs.
21. Provide an ordinance regulating the placement, aesthetics and dimensions of cell towers.
22. Provide an ordinance that defines and regulates Taverns versus Restaurants. This ordinance will define parking, seating requirements, liquor licensing, permitted locations within the Townships zone districts and size.
23. Provide an ordinance that defines the required number of parking spaces and loading designated areas based on occupancy and square footage. Handicap parking spaces and accessibility will be governed by the regulations set forth in the latest edition of the *Americans with Disability Act (ADA)* guidelines.
24. Update the H.I. (Highway Industrial) zone to include retail uses.

25. Revise the ordinance that addresses re-building a residential non-conforming lot that has experienced fire damage. The revision would be to lower the percentage of amount of fire damage in connection with residential non-conforming lots, before being required to re-build a non-conforming structure. The intent is to eliminate non-conforming structures in residential neighborhoods.
26. Review the rehabilitation and/or new construction of the Township of Hillside public school buildings and educational facilities. The goal of this Master Plan is to highlight any blighted or parcels of land that would best be suited for these facilities.

3.4 Proposed Amendment to the Zone Plan & Zone Ordinance:

The current Zone Map for the Township of Hillside was prepared in May 1, 1979. There have been limited amendments to the zone boundaries since 1979.

The Zone Map contains ten different zone districts and is shown on **Figure 5.**

The Zone Map contains the following six residential districts:

| | |
|-------------|--|
| R40 | Residential One Family |
| R40T | Residential Two Family |
| R50 | Residential One Family |
| R50T | Residential two family (this zone distinct is not shown on the current Zone Plan and shall be deleted from the Zone Ordinance) |
| R65 | Residential One Family |
| R75 | Residential One Family |

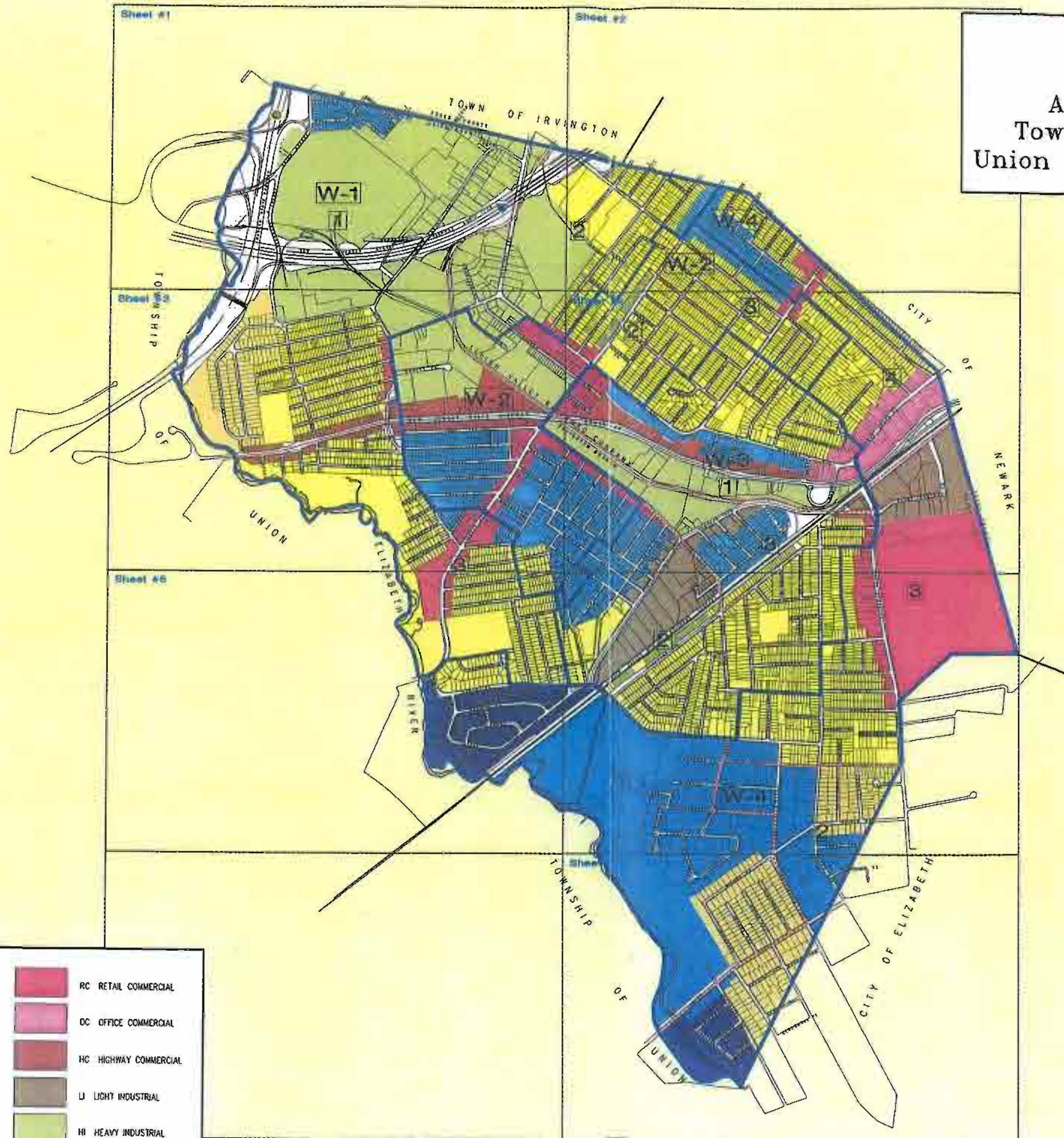
The Zone Map contains the following five non-residential districts;

| | |
|-----------|--------------------|
| RC | Retail Commercial |
| OC | Office Commercial |
| HC | Highway Commercial |
| LI | Light Industrial |
| HI | Heavy Industrial |

In order to further the Goals and Objective of the Land Use Plan Elements, the following changes are recommended to be made to the Hillside Township Zone Plan and Zone Ordinance.

Figure 5

ZONE MAP
MAY 1, 1979
AMENDED
Township of Hillside
Union County, New Jersey



NOTE:

- 3 WARD DISTRICT BOUNDARY LINE
WARD BOUNDARY LINE

| | | | |
|--|---------------------------|--|-----------------------|
| | R40 RESIDENTIAL 1 FAMILY | | RC RETAIL COMMERCIAL |
| | R40T RESIDENTIAL 2 FAMILY | | DC OFFICE COMMERCIAL |
| | R50 RESIDENTIAL 1 FAMILY | | HC HIGHWAY COMMERCIAL |
| | R65 RESIDENTIAL 1 FAMILY | | LI LIGHT INDUSTRIAL |
| | R75 RESIDENTIAL 1 FAMILY | | HI HEAVY INDUSTRIAL |



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3.4:1. Amendment to Section 188-22.A. (7) Permitted Uses in the RC Retail Commercial Zone District

The Retail Commercial Zone District is currently the only zone district in the Township that permits retail uses to provide everyday goods and services for the residents of the Township. Several amendments to the Zone Boundaries of the Retail Commercial Zone district are discussed later in this section of this report.

The Retail Commercial Zone District is located along the primary neighborhood business corridors of the Township. The Retail Commercial Zone District extends along both sides of Liberty Avenue from Long Avenue to Ryan Street. This business corridor can best be described as the main neighborhood commercial district for the Township. In the absence of a true "town center", this corridor should be looked upon as an important, albeit linear, neighborhood commercial center for the residents of Hillside.

The other main neighborhood commercial corridor is located along North Broad Street. North Broad Street, also known as Union County Route 623, is a major transportation corridor connecting the Township of Hillside with the City of Elizabeth and the City of Newark. The North Broad Street commercial corridor contains large sections of properties that contain a number of non-conforming structures. The opportunity exists for this commercial corridor to be the focus of mix-use redevelopment projects that will provide improved services for the residents of Hillside as well as alternative housing choices.

The RC District extends along the south side of Long Avenue from Liberty Avenue to Baker Street as well as along Hillside Avenue. These secondary business corridors have been developed over the years with a mix of residential, multifamily and commercial uses.

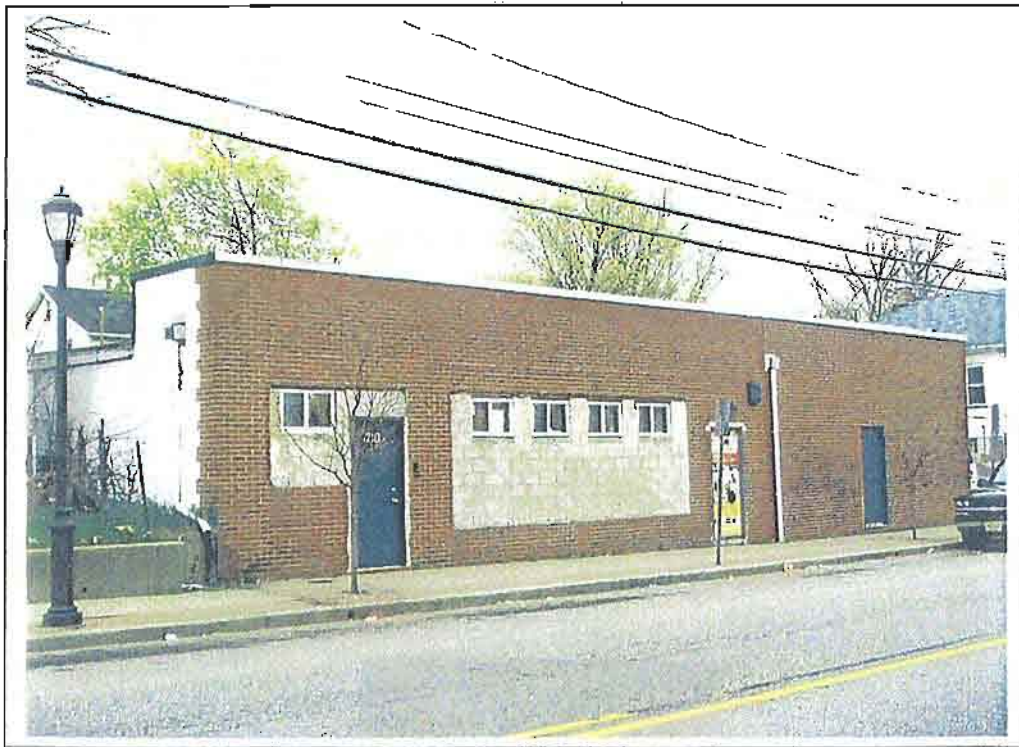
The RC District is also located along the northern portion of Maple Avenue extending to the City of Newark border.

The western portion of Bloy Street contains a small section zoned Retail Commercial.

Examples of buildings that offer the community to improve redevelopment and aesthetics along major corridors in Hillside are shown below:



1222 North Broad Street



1210 Liberty Avenue

A Goal and Objective of the Land Use Plan Element of the Master Plan is to strengthen and better define the areas of the Township zoned Retail Commercial. These neighborhood commercial corridors should be viewed as a primary area for redevelopment to serve the residents of Hillside and to provide an alternative housing choice in the Township. The Retail Commercial Districts are found along the primary transportation corridors connecting Hillside Township with the City of Elizabeth, City of Newark and Union Township.

In order to stimulate growth in the Retail Commercial Districts, it is a recommendation of this Master Plan that the Permitted Uses in the Retail Commercial District are amended as follows:

Section 188-22.(A)(7) Permitted Uses in Retail Commercial District is amended to include residential uses on the upper floors of mixed-use buildings. All residential apartments units shall be required to provide a minimum area of 750 square feet with a minimum bedroom size of 150 square feet. Development standards shall be established for the maximum density of residential units per acre and the maximum floor area ratio of the principle building.

The intent of this amendment is to provide for the reconstruction of mixed use buildings with commercial uses and residential uses permitted on the upper floors only. It is recommended that the residential uses are limited to studio apartments or one and two bedroom apartments. The development of mixed-use projects along the Township's heavily traveled commercial corridors is not a place where housing for families should be supported. The residential component should be designed to fit both ends of the housing population, the young, single or newly married couple just starting out in their careers or for the senior population retired resident who no longer wishes to maintain a single family residential property and who wants to remain within walking distance of commercial services.

A set of Design Standards for the Commercial Districts has been written to provide a set of guidelines for property owners and the Township to follow as new projects are redeveloped in the commercial district (see section 3.7).



CRANFORD CROSSING

Some examples of the type of projects envisioned along the main business corridors of the Retail Commercial Zone District would be the Cranford Crossing projects in Cranford, New Jersey, although to a much smaller scale in both building height and density, and the Garwood Mews project along North Avenue in the Borough of Garwood.



GARWOOD MEWS

3.4:2 Amendment to the Zone Plan of the Retail Commercial Zone District along the North Broad Street Corridor.

The Retail Commercial District extends along both side of North Broad Street from Hurden Street and the Township boundary with the City of Elizabeth, north to Evans Terminal Road. The majority of this area is the Evergreen Cemetery (Lot 1, Block 1802) and the Oheb Sholom Cemetery (Lot 2, Block 1802).

It is recommended that the properties containing the Evergreen Cemetery (Lot 1, Block 1802) and the Oheb Sholom Cemetery (Lot 2, 1802) are removed from the RC Zone District and be made part of a newly created C-Cemetery Zone District.

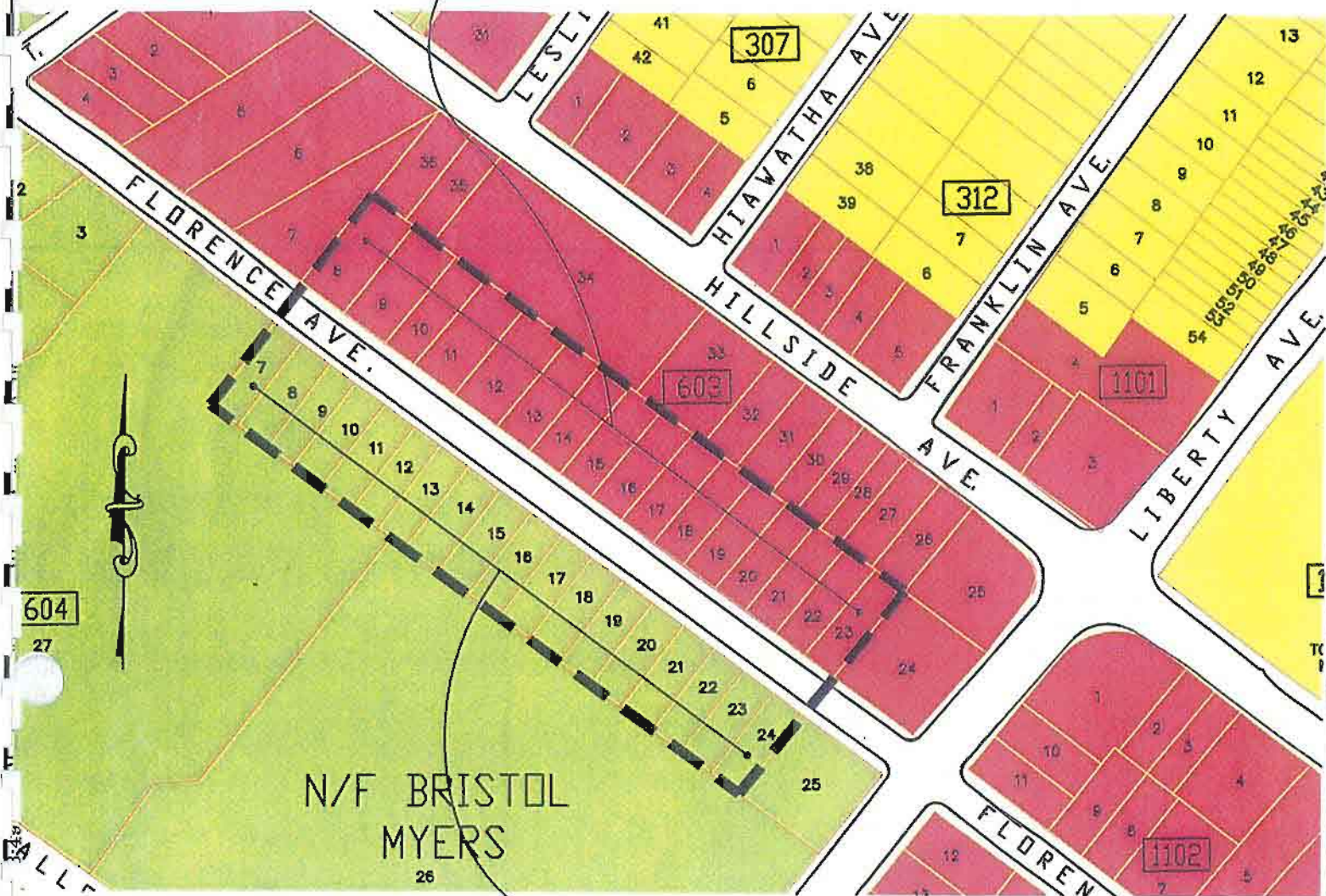
3.4:3 Amendment to the Zone Plan of the Retail Commercial Zone District in the Florence Avenue Neighborhood.

The Retail Commercial Zone District extends along Hillside Avenue and Florence Avenue from Norman Street to Liberty Avenue. This neighborhood is an established single-family neighborhood. All of the referenced properties are developed with residential uses. The majority of the properties along Florence Avenue between Norman Street and Liberty Avenue contain single-family homes on approximately 2,500 square foot lots.

It is a recommendation of this Master Plan that Lots 8 through 23 of Block 603 and Lots 7 through 24 of Block 604 are rezoned from RC Retail Commercial and HI Heavy Industrial Zones to the R40 Residential One Family Zone District.

Maps of the Florence Avenue and Shelton Terrace Zone Plans are shown on **Figures 6 and 7.**

AREA PROPOSED TO BE RE-ZONED FROM RC-RETAIL COMMERCIAL TO R40-RESIDENTIAL 1 FAMILY
LOTS 8 - 23, BLOCK 603.



AREA PROPOSED TO BE RE-ZONED FROM HI-HEAVY INDUSTRIAL TO R40-RESIDENTIAL 1 FAMILY
LOTS 7 - 24, BLOCK 604.

ZONE DISTRICTS










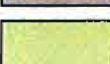
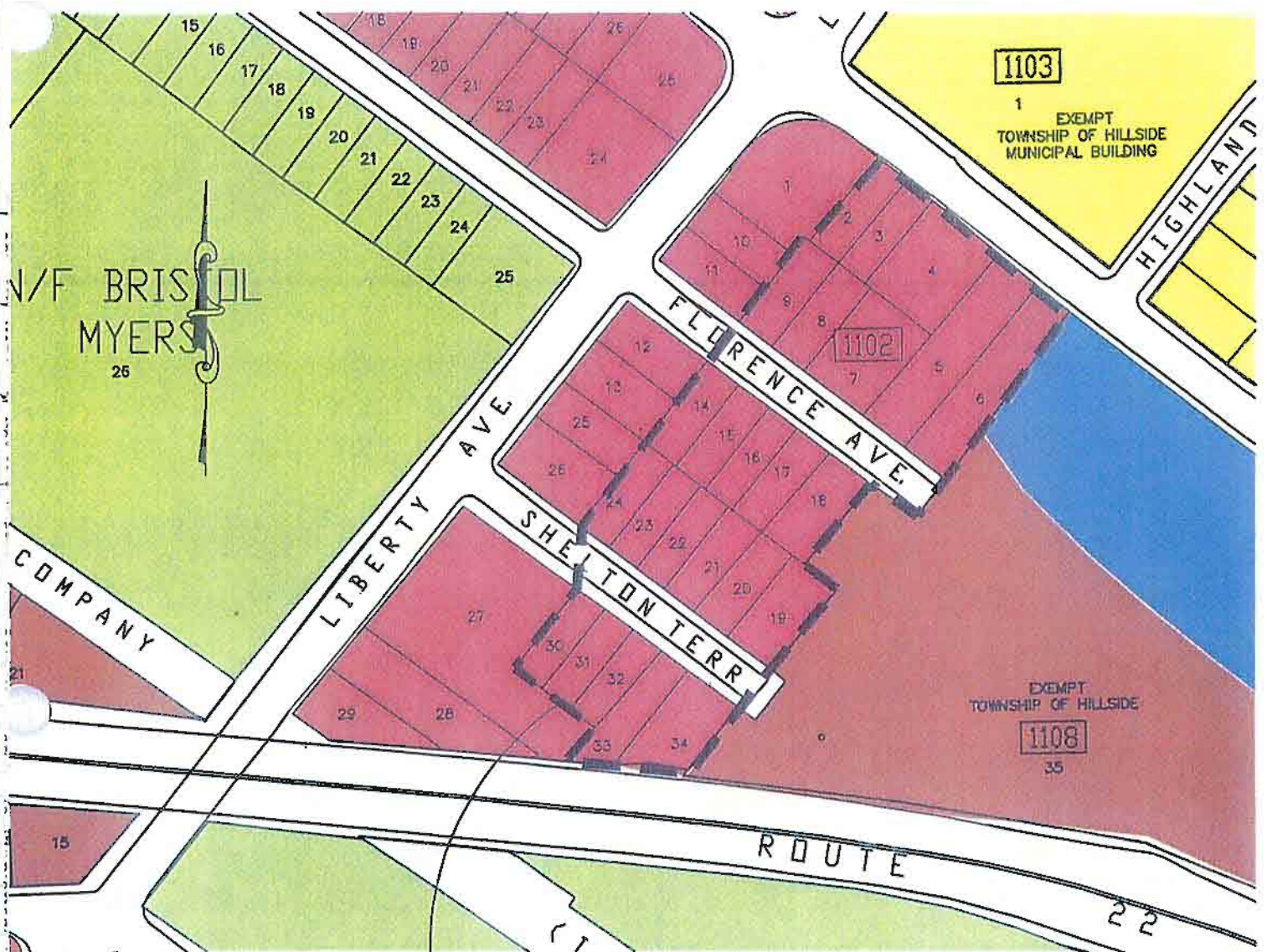
| | | | |
|--|---------------------------|---|-----------------------|
|  | R40 RESIDENTIAL 1 FAMILY |  | RC RETAIL COMMERCIAL |
|  | R40T RESIDENTIAL 2 FAMILY |  | OC OFFICE COMMERCIAL |
|  | R50 RESIDENTIAL 1 FAMILY |  | HC HIGHWAY COMMERCIAL |
|  | R65 RESIDENTIAL 1 FAMILY |  | LI LIGHT INDUSTRIAL |
|  | R75 RESIDENTIAL 1 FAMILY |  | HI HEAVY INDUSTRIAL |

Figure 6
Proposed Amendment
To Zone Plan
Florence Avenue
Township of Hillside



AREA PROPOSED TO BE RE-ZONED FROM RC-RETAIL COMMERCIAL TO R40-RESIDENTIAL 1 FAMILY
LOTS 2 - 9, 14 - 24 & 30 - 34 BLOCK 1102.

ZONE DISTRICTS





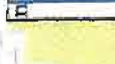





| | | | |
|--|---------------------------|---|-----------------------|
|  | R40 RESIDENTIAL 1 FAMILY |  | RC RETAIL COMMERCIAL |
|  | R40T RESIDENTIAL 2 FAMILY |  | OC OFFICE COMMERCIAL |
|  | R50 RESIDENTIAL 1 FAMILY |  | HC HIGHWAY COMMERCIAL |
|  | R65 RESIDENTIAL 1 FAMILY |  | LI LIGHT INDUSTRIAL |
|  | R75 RESIDENTIAL 1 FAMILY |  | HI HEAVY INDUSTRIAL |

Figure 7
Proposed Amendment
To Zone Plan
Florence Avenue &
Shelton Terrace
Township of Hillside



320 Florence Avenue

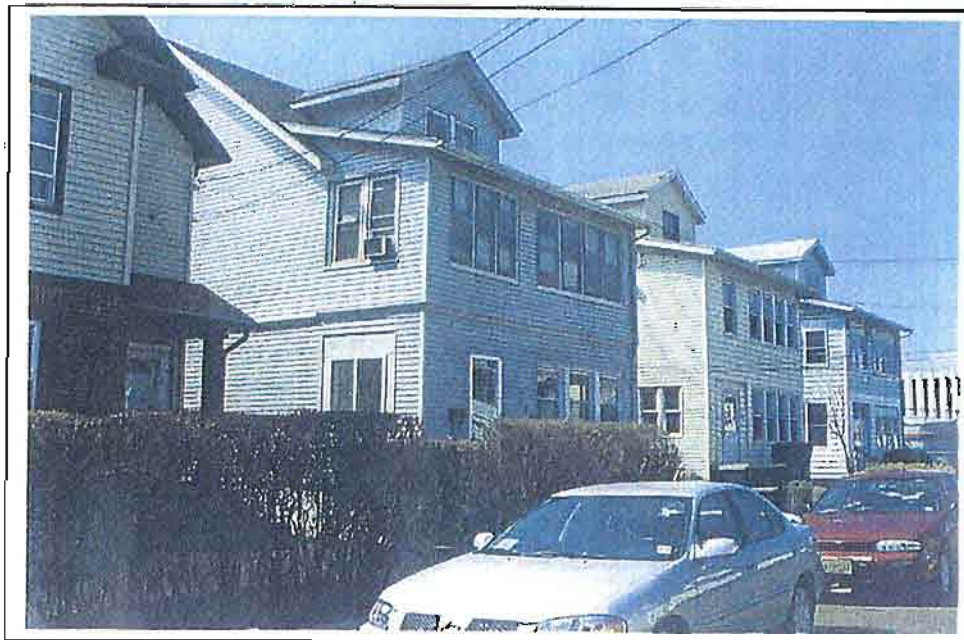
3.4:4 Amendment to the Zone Plan of the retail Commercial Zone District in the Florence Avenue & Shelton Avenue Neighborhood.

The Retail Commercial Zone District extends along the intersection of Hillside Avenue and Liberty Avenue, including Florence Avenue and Shelton Avenue. This neighborhood has been subject to several applications for the construction of single family and two family homes, which have been approved by the Zoning Board of Adjustment. The majority of the properties fronting along Florence Avenue and Shelton Avenue contain single-family homes on approximately 2,500 square foot lots with some lots containing two family homes that are either approved or under construction.

It is a recommendation of this Master Plan that the following properties are rezoned from Retail Commercial to the R40 Residential One Family Zone District: Lots 2 through 9, Lots 14 through 24, Lots 30 through 34, Block 1102.



281 Florence Avenue



282 Shelton Terrace

3.4:5 Amendment to the Zone Plan from the Office Commercial Zone District to the R-40 Single Family Residential Zone District.

Lot 28 of Block 1007 contains a single family home on a 4,500 square foot lot. This property is the only remaining property not being rezoned from Office Commercial to retail Commercial as recommended in Section © below. It is recommended that Lot 28, Block 1007 be rezoned to the R-40 Residential One Family Zone District.

3.4:6 Proposed Amendment to the Existing OC Office Commercial District.

The Office Commercial District is primarily located along the North Broad Street corridor, extending from the City of Newark border to the south side of Hillside Avenue and ending at Hillsdale Place. Some of these properties also contain frontage along the westbound lanes of US Route 22. The Office Commercial District permits offices for business and professional uses. Presently, the land uses within the OC District contain a mixture of car service centers related to the Route 22 car dealerships, surface parking lots, retail stores, multi-family apartment buildings and abandoned buildings.



1515 North Broad Street

It is recommended that the entire OC Office Commercial Zone District in this area be eliminated. The following properties should be rezoned from Office Commercial to retail Commercial.

Lot 37, 38, Block 1003

Lots 16 through 20, 22 through 25, 27, Block 1007

Lots 18 through 23, Block 1407

Lots 1 through 11, block 1409

The following properties should be rezoned from Office Commercial to Highway Commercial.

Lots 1 through 11, Block 1012

Lot 1, Block 1420

It is recommended the tract of land containing the Bristol Myers Squibb Corporate Headquarters at the intersection of Liberty Avenue and Florence Avenue be rezoned to be Office Commercial (see also Section 10).

The northern side of North Broad Street is also part of the Township that is being recommended as an area that may satisfy the requirements of the redevelopment law.

3.4:7 Proposed Amendment to the HC Highway Commercial Zone District.

The Highway Commercial Zone District is located along the western portion of State Highway Route 22. The Highway Commercial Zone District is the Township of Hillside represents the most challenging zone district within the Township due to the relatively small and irregularly shaped properties located along a heavily traveled state highway. A majority of these properties contain non-conforming buildings and structures on non-conforming lots. The redevelopment of these properties is discussed in greater detail in Section 8 of this Master Plan.

A specific recommendation for the limits of the HC Highway Commercial Zone District is to expand the limits of the Highway Commercial Zone District to include properties currently located within the Heavy Industrial Zone District.

3.4:8 Proposed Amendment to the Permitted Uses in the HC Highway Commercial Zone District

The Permitted Uses in the HC Highway Commercial Zone District as contained in Section 188-22.A. (9) of the Zone Ordinance are as follows:

- (a) Designed shopping center, which shall be required to have site plan approval by the Planning Board. See section 188-20, the definition of "site plan review".
- (b) Warehousing, shipping offices, distribution center and storage yards, except limber yards, coal yards and fuel storage yards.
- (c) Fabrication, assembly and packaging of finished products, provided that there is no chemical processing necessary and no smoke, noise or odors are produced during the process of fabrication, assembly or packaging.
- (d) Laboratories and research centers.
- (e) Business offices
- (f) Laundries, cleaning, dyeing and carpet-and rug-cleaning establishments.
- (g) The manufacturing, compounding, packaging, processing or treatment of beverages, candy, cosmetics, dairy products, ice and toilet supplies.
- (h) Metal working, machining and welding shops, excluding drop hammers and similar machinery of a nuisance-producing character.

It is recommended that Section 188-22.(A).(9) Permitted Uses in the Highway Commercial Zone District is deleted and are amended as follows:

Highway Commercial – Permitted Uses

3.4:8-i Retail business establishments limited to the following:

- a) Shopping Centers
- b) Hardware, paint, glass and wallpaper stores.
- c) Department stores and variety stores
- d) Dry goods stores
- e) Retail bakeries and grocery stores
- f) Apparel and accessories stores
- g) Furniture, home furnishings and equipment store
- h) Radio, television and music stores
- i) Restaurants
- j) Drug stores
- k) Antique stores
- l) Liquor stores with prior approval of the Hillside Township ABC Board
- m) Book and stationary stores
- n) Jewelry stores
- o) Florist stores
- p) Cigar stores and news dealers
- q) Camera, photographic supply and art supply stores
- r) Sporting goods, bicycle and hobby stores.
- s) Optical goods stores
- t) Luggage and leather goods stores

3.4:8-ii Personal service establishments limited to the following:

- a) Banks and fiduciary institutions
- b) Credit agencies
- c) Security and commodity brokers
- d) Real estate and insurance offices
- e) Holding and investment company offices
- f) Laundry and dry cleaning stores
- g) Photographic studios
- h) Barber and beauty shops

- i) Shoe repair shops
- j) Garment pressing alteration and repair shops
- k) Miscellaneous repair services other than automotive
- l) Motion pictures theatres, except outdoor.
- m) Martial art studios, gymnastic schools, fitness centers, dance studio and schools, performing art centers, art schools
- n) Medical, dental, chiropractic and health services
- o) Legal services
- p) Engineering, architecture and planning services
- q) Accounting, bookkeeping and tax preparation services
- r) Business offices
- s) Hotels
- t) Child care centers
- u) Gas stations subject to the restrictions contained in Section 188
- v) Non-profit clubs, fraternal organizations, lodges and charitable organizations
- w) Self storage facilities
- x) Lawn and garden centers
- y) New car dealerships

3.4:8-iii Public parks, playgrounds, conservations area, public buildings
No change

3.4:9 Proposed Amendment to the Light and Industrial (LI) Zone District:

There are two areas of the Township zoned light industrial. The area known as Evan Terminal contains a number of industrial and warehouse uses including Community Food Bank of New Jersey, Spartan Sales and POP (a Point of Purchase).

The second area is along Central Avenue, bounded by the LeHigh Valley Railroad and Long Avenue. The Central Avenue district contains a mixture of light industrial uses including Torrie Café, Long Avenue Liquor and Tavern and Ace Hardware.

The most significant opportunity for redevelopment of lands within the Light Industrial Zone District are the properties owned by the Township of Hillside, (Lot 7 and Lot 8 of Block 1209), otherwise known as the 1239-

1269 Center Avenue Redevelopment Project. In 2006, the Township of Hillside published a Request for Proposals/Request for Qualifications to obtain development proposals for the overall tract

Recommendations:

No changes are recommended for the boundaries of the Light Industrial Zone District with the exception of a further evaluation of the Municipal property along Center Avenue as the redevelopment of this property moves forward. The redevelopment of Lot 7 and Lot 8 of Block 1209 was initially approved by Planning Board on September 17, 2008. It is being submitted to the mayor and council for further approval. These two lots are shown on **Figures 8 and 9.**

It is important the Township properties are required to be redeveloped as a single comprehensive project to avoid the smaller, infill develop currently taken place in the Township.



Figure 8

Central Avenue
Redevelopment Area
Township of Hillside

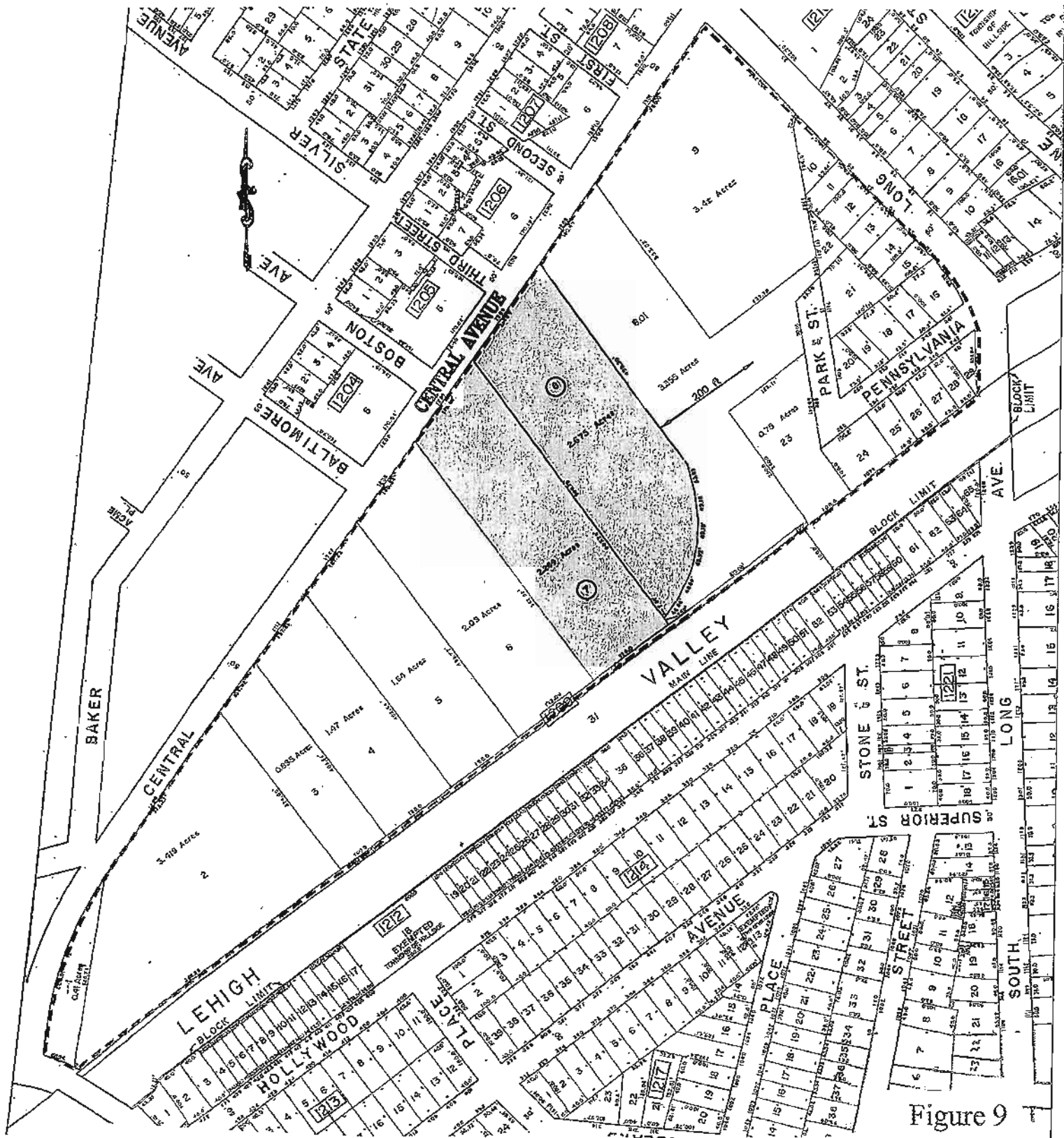


Figure 9

Page Consultants, Inc
6 Forest Avenue
Paramus, NJ 07652
201-291-5601

Central Avenue
Redevelopment Area
Township of Hillside



**1269 Central Avenue
Hillside Township Redevelopment Project**



1239 Central Avenue

Hillside Township Redevelopment Project

3.4:10 Proposed Amendment to the Permitted Uses in the HI Heavy Industrial Zone District:

The largest non-residential zone district in the Township of Hillside is the Heavy Industrial (HI) Zone District. The following amendments to the zone boundaries of the Heavy Industrial Zone District are recommended.

As discussed on Section (7), it is recommended that the following properties are removed from the Heavy Industrial Zone district and rezoned to be located within the HC Highway Commercial Zone District along the State Highway Route 22 corridor:

Lots 1 through 9, Block 1110

Lots 1 through 15, Block 1404

Lots, 10, 16, 17, Block 1110

As discussed in Section (6), it is recommended that the following properties are removed from the Heavy Industrial Zone District and rezoned to be located within the OC Office Commercial Zone District (former Bristol Myers Squibb Office Headquarters).

Lots 25, 26 & 27, Block 604 (former Bristol Myers Squibb facility located at the corner of Florence Avenue and Liberty Avenue). Refer to **Figures 6 and 7**.

As discussed in Section (3), it is recommended that the following properties are removed from the HI Heavy Industrial Zone District and rezoned to be R-40 Residential One Family Zone District along Florence Avenue (Lots 7 through 24, Block 604). Refer to **Figures 6 and 7**.

3.4:11 PL Public Lands Zone District

It is recommended that a new zone district is established entitled Public Land. The Public Lands Zone shall address all of the lands in the Township, which are owned by a public entity and are set aside as open space or developed with improvements meant to serve the public. These lands should include all publicly owned parks and recreation areas, schools, lands owned by the Township of Hillside, County of Union as well as any quasi-public agency.



Bristol Myers Office Building



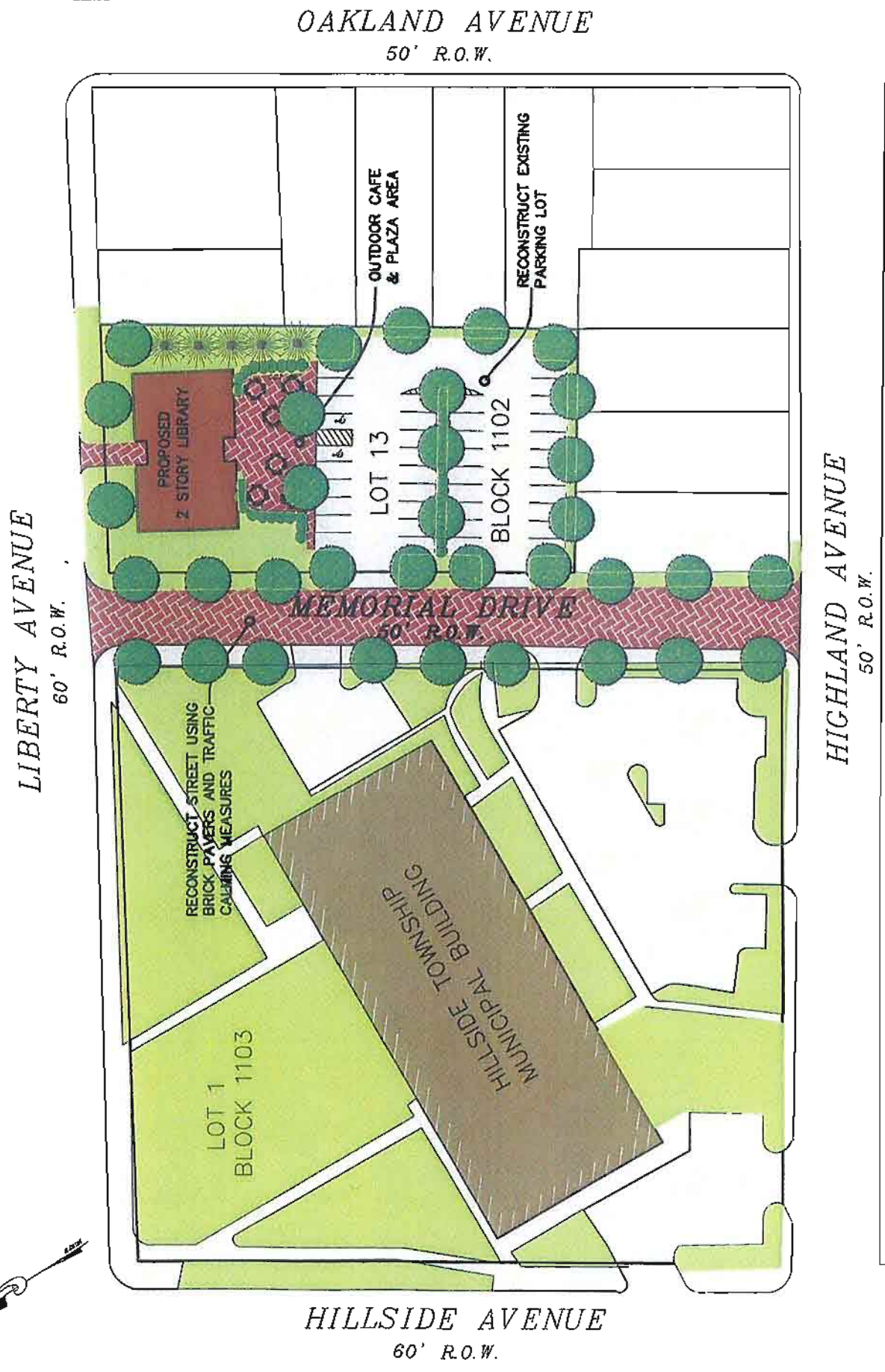
Bristol Myers Finance Building



**Hillside Township War Memorial Building
View from Liberty Avenue**



**Hillside Township Community Center
272-274 Hillside Avenue**



War Memorial Building – 1435 Liberty Avenue, Lot 13 Block 1102
1332 Liberty Avenue, Lot 15 Block 606
Department of Public Works – 274 Hillside Avenue, Lot 35 Block 1108
Hillside Community Center – 274 Hillside Avenue, Lot 35 Block 1108
Sanford Park Playground –
Maple Avenue Auxiliary Fire House – 1420 Maple avenue, Lot 36 Block 1106
Maple Avenue Park (WR Desch Park) – 1427 Maple Avenue, Lot 7 Block 1107
Little League Field, Gurd Avenue, Lot 8 Block 715
Clark Street Triangle, Morris Place Traffic Island, Lot 1 Block 1014
Elmwood St. Playground, Elmwood Street, Lot 22 Block 911
George Dorer Playground, Race St. & Central Avenue – Lots 1,2, & 15 Block 1211
Hillside Municipal Pool – Margaret M Roche, Central Avenue, Lot Block 909
Central Avenue Playground – Paul F. Korleski, Lot 12 Block 910
Hillside Senior Citizens Center, 265 Hollywood Avenue, Lot 1 Block 1420
Hillside Pumping Station, 255 North Avenue, Lot 2 Block 1601

a. Properties owned by the Hillside Township Board of Education:

George Washington School, Leslie Street, Lot 4 block 204
Calvin Coolidge School, Tillman Street, Lot 61 Block 510
Hillside Avenue School, 159 Hillside Avenue, Lots 12 & 24 Block 1107
Hurden Looker School, Liberty Avenue, Lot 5 Block 711
AP Morris School, 142 Coe Avenue, Lot 78 Block 1411
Board of Education Administration Building, 195 Virginia Street, Lot 1 Block 122
Hillside High School, Liberty Avenue, Lot 53 Block 919
Wood field Stadium, Conant Street, Lot 3 Block 919
Vacant Land, Bradford Road, Lot 17 Block 1502

b. Properties owned by the County of Union:

County Park, Eastern Parkway, Lot 31 Block 501
County Park, Locust Avenue, Lot 67, Block 808

County Park, McMichael Place, Lot 13 Block 809
County Park, Liberty Avenue West, Lot 19 & 20 block 239
County Park, Rear Valley View Road, Lot 43 Block 1305
County Park, Conant Street, Lot 4 Block 1306
County Park, North Avenue, Lots 1,3, & 7 Block 1601
County Park, North Avenue Lot 1 Block 1604
County Park, North Avenue, Lot 7 Block 1607

All of the lands which are recommended to be rezoned in the Public Lands District are depicted on a map enclosed at the rear of this report.

3.4:12 R-50-T Residential, Two Family, 50 Feet Zone District

All references to the R-50-T Two Family Residential Zone District shall be deleted from Section 188-21.A. Zone Districts and Zoning Map and from Section 188-22.A. (5) Schedule of limitations; district regulations. The Zoning Ordinance contains provisions for a R-50-T Two Family Residential Zone District, however the Township Zone Plan does not contain an R-50-T Zone District and therefore it is recommended that all references to the R-50-T Zone District are deleted.

3.5 Areas In Need of Redevelopment:

As far back as the Master Plan prepared in 1979 the term "redevelopment" has been mentioned as the means to provide growth in the Township. "The Township of Hillside is an urban community that is almost totally developed. Population growth has been relatively stable and projects by the County indicate a gradual reduction in the populations by the Year 2000. Taking these factors into consideration and based upon the findings of the Analysis and inventory of existing conditions, planning within the Township will be primarily in the form of re-development, with some consideration for a minor amount of construction.

A Goal and Objective of the Land Use Plan Element of the Master Plan is to identify areas of the Township where opportunities exist to revitalize and redevelop entire neighborhoods under a comprehensive planning approach rather than the pattern of lot by lot infill development of single family, two family housing or piece meal commercial development that has been the

practice in the past. It is strongly recommended that the Mayor and Township Council and the Township Planning Board work together to establish redeveloped areas in accordance with the local Redevelopment and Housing Law (LRHL) P.L. 1993,c.79 (N.J.S.A. 40A:12A-1 et seq).

It is recommended the Township authorized a Redevelopment Study of the land uses along North Broad Street, US Highway Route 22, Long Avenue, Central Avenue and Maple Avenue and of Liberty Avenue. The Redevelopment study should examine whether the lands or sections of the lands located with these commercial areas would satisfy the requirements of the Redevelopment and Housing Law as areas in need of redevelopment.

“Revisions to New Jersey’s local redevelopment laws, as well as the adoption of the State Development and Redevelopment Plan (SDRP) and its emphasis on directing new development into area where existing infrastructure is located and away from the state’s rural and environmentally sensitive areas, have made the redevelopment process relevant to all New Jersey Communities. As a result, the problems that can be addressed through redevelopment are no longer limited to traditional concepts of “blight” or urban decay. Rather, the redevelopment process is now increasingly recognized as a powerful and effective strategy to implement the goals and objectives contained in a municipality's local master plan.

It is important to keep in mind that the recommendations for establishing any redevelopment area should only be viewed within the context of a complete understanding of the overall impact that any redevelopment project would have on all aspects of the Township. Any redevelopment project should be evaluated not only on the site improvement to be constructed within the project limits, but also take into consideration (1)the impact on the Township school facilities, (2)the impact on community facilities such as police, fire and first aid services, (3)the need for additional passive and active recreational facilities, (4)the capacity of the existing infrastructure to adequately service the project demands and (5)the economic impact and tax rebates.

The Township should consider the use of redevelopment areas to attain multiple goals and objectives of the Master Plan within a single, comprehensive redevelopment project. Hillside Township has a relatively small amount of open space; both passive and active facilities, for use by its residents. The need to provide new and expanded passive and active recreational facilities is a goal and objective of the Land Use Plan Element. The cost of purchasing land by the Township and construct improvements for recreational use at this time may be cost prohibitive. The goal of encouraging the redevelopment large parcels containing outdated buildings and structures.

3.5.a North Broad Street

Area along North Broad Street and North Broad/Hillside Avenue are shown on **Figure 10, 11, and 12**. These areas are along the corridor that would definitely provide the positive goals and objectives of the Master Plan. The lot and block numbers are listed in **Table 7 and 8**.



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North Broad Street
& Hillside Avenue
Redevelopment Area
Township of Hillside

Figure 10



LOCATION OF FORMER HILLSIDE TRAIN STATION



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North Broad Street
Redevelopment Area
Township of Hillside

Figure 11

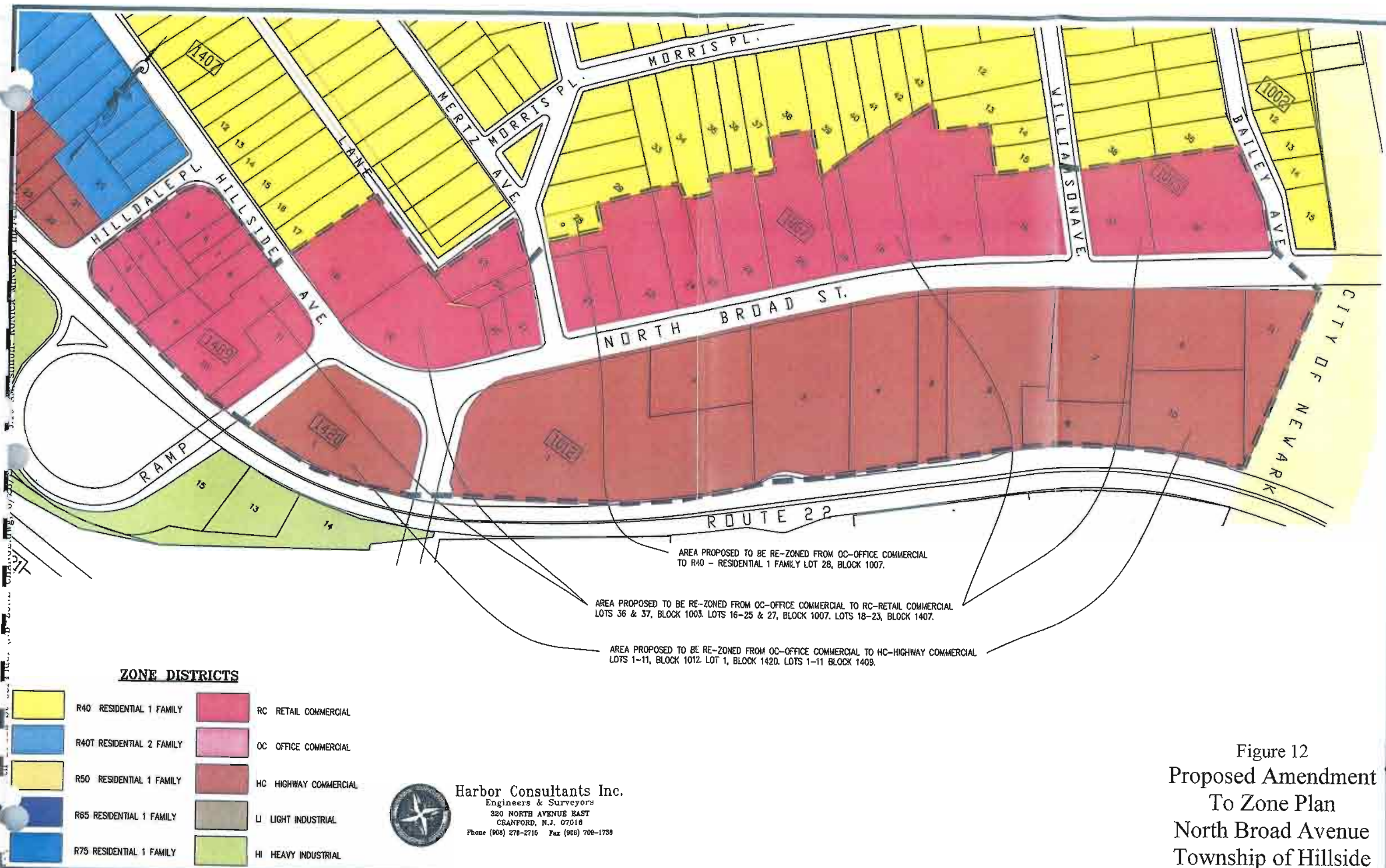


Figure 12
 Proposed Amendment
 To Zone Plan
 North Broad Avenue
 Township of Hillside

A more detailed description of each of these specific areas is as follows:

Table 7 - NORTH BROAD STREET REDEVELOPMENT AREA *

| North Broad Street Redevelopment Area | | | | |
|---------------------------------------|-----|---------------------------|--------------------|------|
| Block | Lot | Street Address | Property Size | Zone |
| 1713 | 26 | 1070 North Broad St | 0.2 Acres | RC |
| 1713 | 25 | 1090 North Broad St | 0.44 Acres | RC |
| 1714 | 27 | 1100 North Broad St | 0.17 Acres | RC |
| 1714 | 26 | 1106 North Broad St | 0.08 Acres | RC |
| 1714 | 25 | 1110 North Broad St | 0.15 Acres | RC |
| 1714 | 24 | 1114 North Broad St | 0.14 Acres | RC |
| 1717 | 7 | 1122 North Broad St | 0.12 Acres | RC |
| 1717 | 8 | 1128- 1130 North Broad St | 0.37 Acres | RC |
| 1717 | 9 | 1134 North Broad St | 0.21 Acres | RC |
| 1717 | 10 | 1138 North Broad St | 0.16 Acres | RC |
| 1717 | 11 | 1142 North Broad St | 0.16 Acres | RC |
| 1717 | 12 | 1146 North Broad St | 0.17 Acres | RC |
| 1717 | 13 | 1150 North Broad St | 0.11 Acres | RC |
| 1417 | 49 | 1200 North Broad St | 0.10 Acres | RC |
| 1417 | 48 | 1202 North Broad St | 0.63 Acres | RC |
| 1417 | 47 | 1216 North Broad St | 0.60 Acres | RC |
| 1417 | 46 | 1222 North Broad St | 0.59 Acres | RC |
| 1417 | 45 | 1230 North Broad St | 0.35 Acres | RC |
| 1417 | 41 | 1260 North Broad St | 0.70 Acres | RC |
| 1417 | 40 | 1264 North Broad St | 0.27 Acres | RC |
| 1417 | 39 | 1270 North Broad St | 0.17 Acres | RC |
| 1417 | 38 | 1270 North Broad St | Apartment Building | RC |
| 1417 | 37 | 1274 North Broad St | 0.18 Acres | RC |
| 1417 | 36 | 1278 North Broad St | 0.14 Acres | R40 |
| 1417 | 35 | 1280 North Broad St | 0.11 Acres | R40 |
| 1417 | 34 | 1282 North Broad St | 0.16 Acres | R40 |
| 1417 | 34 | 1284 North Broad St | 0.08 Acres | R40 |
| 1417 | 33 | 1288 North Broad St | 0.13 Acres | R40 |
| 1418 | 15 | 1300 North Broad St | 0.11 Acres | RC |
| 1418 | 16 | 1304 North Broad St | 0.29 Acres | RC |
| 1418 | 17 | 1312- 1318 North Broad St | 0.12 Acres | RC |
| 1419 | 12 | 1320 North Broad St | 0.52 Acres | R40 |
| 1419 | 13 | (Parking Lot) | 0.21 Acres | R40 |
| 1419 | 15 | | 1.31 Acres | |

* Table 7 compiled by
Harbor Consultants, Inc., Cranford, NJ

TABLE 8 - NORTH BROAD STREET AND HILLSIDE AVENUE

| North Broad Street & Hillside Avenue Redevelopment Area | | | | |
|---|-----|--------------------------|---------------|------|
| Block | Lot | Street Address | Property Size | Zone |
| 1409 | 1 | 13 Hillside Pl | | HC |
| 1409 | 2 | 9 Hillside Pl | .09 Acres | |
| 1409 | 3 | 7 Hillside Pl | .12 Acres | |
| 1409 | 4 | 5 Hillside Pl | .12 Acres | OC |
| 1409 | 5 | 50 Hillside Ave | .21 Acres | OC |
| 1409 | 6 | 44 Hillside Ave | .08 Acres | OC |
| 1409 | 7 | 42 Hillside Ave | .08 Acres | |
| 1409 | 8 | 38 Hillside Ave | .17 Acres | |
| 1409 | 9 | 35 Route 22 West | .13 Acres | RC |
| 1409 | 10 | 36 Hillside Ave | .32 Acres | |
| 1409 | 11 | 20-24 Hillside Ave | .20 Acres | OC |
| 1420 | 1 | 16 Hillside Ave | .55 Acres | OC |
| 1407 | 18 | 25-35 Hillside Ave | .60 Acres | OC |
| 1407 | 19 | 1410 North Broad St | .58 Acres | OC |
| 1407 | 20 | 1414-1416 North Broad St | .07 Acres | OC |
| 1407 | 21 | 1418-1420 North Broad ST | .11 Acres | OC |
| 1407 | 22 | Mertz Ave | .07 Acres | OC |
| 1407 | 23 | 16 Mertz Ave | .20 Acres | OC |
| 1012 | 1 | 1433 North Broad St | 2.33 Acres | |
| 1012 | 2 | 1439-1447 North Broad St | .53 Acres | |
| 1012 | 3 | 1457-1463 North Broad St | 1.01 Acres | RC |
| 1012 | 4 | 1465-1467 North Broad St | .82 Acres | |
| 1012 | 5 | 1475 North Broad St | .33 Acres | |
| 1012 | 6 | 1477 North Broad St | 1.29 Acres | |
| 1012 | 7 | 1515 North Broad St | .67 Acres | OC |
| 1012 | 8 | Route 22 | .38 Acres | RC |
| 1012 | 9 | 1521 North Broad St | .68 Acres | R40 |
| 1012 | 10 | Route 22 | .60 Acres | RC |
| 1012 | 11 | 1529 North Broad St | 1.00 Acres | R40 |
| 1007 | 27 | 1426-1428 North Broad St | .31 Acres | OC |
| 1007 | 25 | 1430-1440 North Broad St | .27 Acres | OC |
| 1007 | 24 | 1444 North Broad St | .27 Acres | OC |
| 1007 | 23 | 1448 North Broad St | .17 Acres | OC |
| 1007 | 22 | 1450-54 North Broad St | .37 Acres | |
| 1007 | 20 | North Broad St | .73 Acres | |
| 1007 | 19 | North Broad St | .15 Acres | |
| 1007 | 18 | 1470 North Broad St | .50 Acres | |
| 1007 | 17 | 1480 North Broad St | .78 Acres | R40 |
| 1007 | 16 | 1486 North Broad St | .52 Acres | R40 |
| 1003 | 37 | 1500 North Broad St | .40 Acres | OC |

3.5.b Long Avenue (former Bristol Myers Squibb site and surrounding properties)

The Retail Commercial Zone District extends along the south side of Long Avenue from Liberty Avenue to Baker Street. This business corridor is an extension of the Liberty Avenue business corridor and serves as a secondary neighborhood commercial district for the Township. The majority of the businesses consist of small neighborhood businesses operating out of converted single-family homes. There are lands containing abandoned parking lots owned by Bristol Myers Squibb and formerly utilized by the company to serve employees at the former industrial plant located across the street. The closing of the Bristol Myers Squibb facility presents an opportunity to develop these abandoned parking lots with the commercial uses to serve the adjacent residential community.

Across the street, along the North side of Long Avenue, are properties developed with the former Bristol Meyers Squibb warehouse facility, which has since been purchased, by Time Moving and Storage. This building has since been divided up and subleased to several, smaller end users. **Figure 13**, entitled *Proposed Amendment to Zone Plan*, depicts the area to be rezoned from HI to OC-Office Commercial.

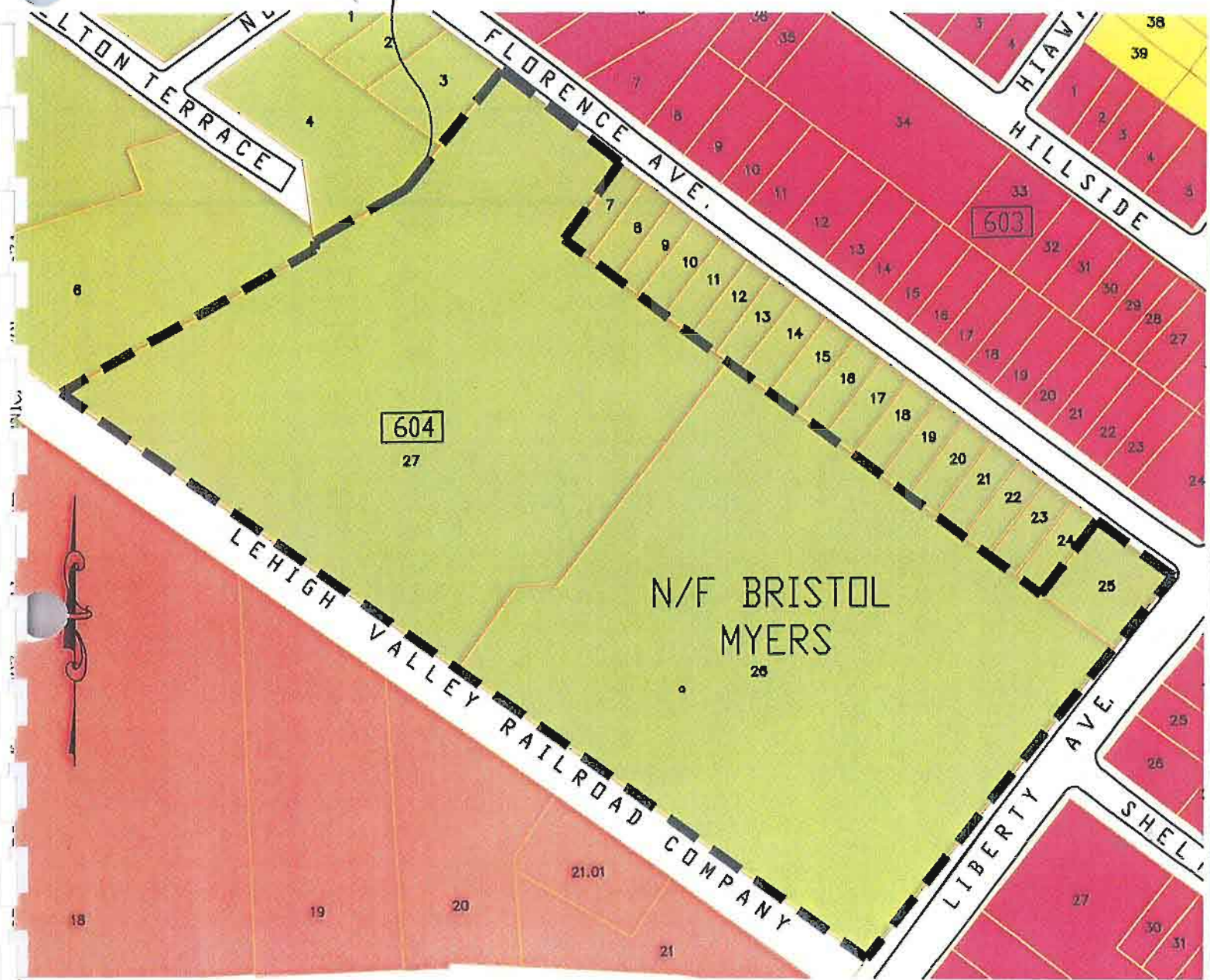


Time Moving & Storage Building



Parking Lot- Long Avenue

AREA PROPOSED TO BE RE-ZONED FROM HI-HEAVY INDUSTRIAL TO OC-OFFICE COMMERCIAL
LOTS 25, 26 & 27, BLOCK 604.



ZONE DISTRICTS


| | | | |
|--|---------------------------|---|-----------------------|
|  | R40 RESIDENTIAL 1 FAMILY |  | RC RETAIL COMMERCIAL |
|  | R40T RESIDENTIAL 2 FAMILY |  | OC OFFICE COMMERCIAL |
|  | R50 RESIDENTIAL 1 FAMILY |  | HC HIGHWAY COMMERCIAL |
|  | R65 RESIDENTIAL 1 FAMILY |  | LI LIGHT INDUSTRIAL |
|  | R75 RESIDENTIAL 1 FAMILY |  | HI HEAVY INDUSTRIAL |

Figure 13
Proposed Amendment
To Zone Plan
Liberty Avenue
Township of Hillside

3.5.c State Highway Route 22:

The land uses and properties along State Highway Route 22 consists of a mixture of regional commercial uses serving the regional public such as new and used car dealerships, fast food restaurants and the Shop Rite supermarket. However, Route 22 also contains a significant number of dilapidated, abandoned, non-conforming structures and uses that create an eyesore for the public as they travel through Hillside Township. To make matters worse, most of the run down properties are on very small, undersized lots with little depth from the highway. The majority of the properties located along Route 22 are in the HC Highway Commercial Zone District. The permitted land uses in the Highway Commercial Zone District for the most part do not correspond to the regional land uses usually associated with a major highway transportation corridor. An updating of the permitted land uses in the Highway Commercial Zone District is addressed in Section 3.4. (8) of this report. The rezoning of certain properties along the Route 22 corridor from the HI Heavy Industrial Zone District to the Highway Commercial Zone District is discussed in Section 3.4. (7). Of this report.

The Route 22 corridor presents many complex planning, design and engineering issues related to the redevelopment of these properties. In addition, significant portions of the land along the highway cannot be developed with access to Route 22. It may be in the best interest of Hillside Township to assemble a number of these properties into a large, single parcel to accomplish a well-planned, more comprehensive project. It is recommended that the Township Council and Township Planning Board utilize the mapping of the properties along the Route 22 corridor as the first step towards identifying which specific properties along Route 22 may qualify as an area in need of redevelopment.

The areas of redevelopment along Route 22 are shown on **Figure 14** and **Figure 15** that depicts the parcels to be designated areas for redevelopment. **Table 9 and 10** itemized the lots that are within the redevelopment area.



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State Highway Route 22
Redevelopment Area (West)
Township of Hillside
Figure 14



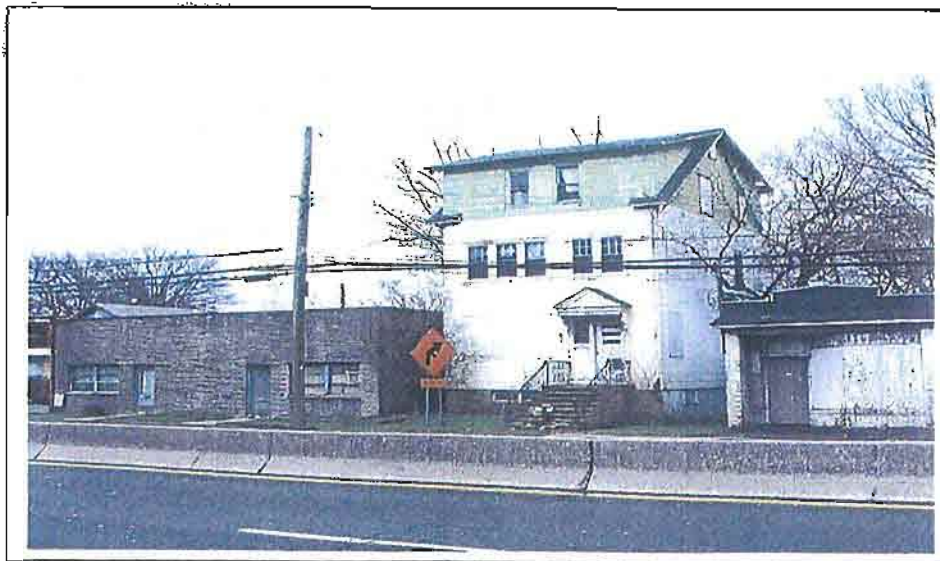
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Engineers & Surveyors
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CRANFORD, N.J. 07016
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State Highway Route 22 & Long Avenue
Redevelopment Area (East)
Township of Hillside
Figure 15

The goal and objectives for any redevelopment of Route 22 would be:

1. Reduce the number of non-conforming uses and structures.
2. Comprehensive planning and redevelopment of a number of the small, undersized and underutilized properties as a single, comprehensive project.
3. Reduce the number of curb openings and driveways onto Route 22.
4. Improved traffic safety by designing projects with increased sight distances and highway access in accordance with the New Jersey Department of Transportation Highway Access Manual.

One alternative the Township Council may want to consider is for the Township to look into available funding to purchase some of the most derelict and dangerous properties, demolish the existing structures and maintain the property as undeveloped, open space along the highway. After careful consideration, it may be determined that it is in the best interest of the public that some of the properties along Route 22 are too irregular in shape or contain inadequate depth to allow the property to be redeveloped. This alternative solution would remove an eyesore from the community as well as increase the safety of vehicles traveling along Route 22.



552 Route 22 East

552 Route 22 East

TABLE 9 - ROUTE 22 REDEVELOPMENT AREA WEST *

| Route 22 Redevelopment Area West | | | | |
|----------------------------------|-------------|-----------------------|---------------|------|
| Block | Lot | Street Address | Property Size | Zone |
| 801 | 6 | 675 Route 22 West | .10 Acres | HC |
| 801 | 7 | 665 Route 22 West | .09 Acres | HC |
| 801 | 8 | 663 Route 22 West | .07 Acres | HC |
| 801 | 9 | 651 Route 22 West | .11 Acres | HC |
| 801 | 10 | 643 Route 22 West | .12 Acres | HC |
| 801 | 11 | Route 22 West | .11 Acres | HC |
| 808 | 1 | 666 Route 22 East | .34 Acres | HC |
| 808 | 2 | 658 Route 22 East | .11 Acres | HC |
| 808 | 3&4 | 652 Route 22 East | .28 Acres | HC |
| 808 | 5 | 640 Route 22 East | .17 Acres | R40 |
| 808 | 9 | 632 Route 22 East | .11 Acres | HC |
| 808 | 10 | 628 Route 22 East | .11 Acres | HC |
| 808 | 11 | | .11 Acres | HC |
| 808 | 12 | 620 Route 22 East | .11 Acres | HC |
| 803 | 1 | 600 Route 22 East | .31 Acres | HC |
| 803 | 2 | 417 John St | .08 Acres | HC |
| 811 | 6 | 611 Route 22 West | .19 Acres | HC |
| 811 | 7 | 466 Cornell PI | .15 Acres | HC |
| 811 | 8 | 460 Cornell PI | .11 Acres | HC |
| 802 | 42 | Route 22 | .10 Acres | HC |
| 802 | 41 | 587 Route 22 West | .11 Acres | HC |
| 802 | 40 | 585 Route 22 West | .11 Acres | HC |
| 802 | 39 | Route 22 | .11 Acres | HC |
| 802 | 38 | 573 Route 22 West | .11 Acres | HC |
| 802 | 35, 36 & 37 | 561 Route 22 West | .45 Acres | HC |
| 802 | 33 & 34 | 555-557 Route 22 West | .17 Acres | HC |
| 802 | 32 | 553 Route 22 West | .11 Acres | HC |
| 802 | 31 | 547 Route 22 West | .17 Acres | HC |
| 802 | 30 | 541 Route 22 West | .11 Acres | HC |
| 802 | 29 | 537 Route 22 West | .11 Acres | HC |
| 802 | 28 | 535 Route 22 West | .05 Acres | HC |

* Tables 9 and 10 compiled by
Harbor Consultants, Inc., Cranford, NJ

TABLE 9 - ROUTE 22 REDEVELOPMENT AREA WEST (continued)

| | | | | |
|-----|----|--------------------|-----------|----|
| 802 | 27 | Route 22 | .08 Acres | HC |
| 802 | 26 | 527 Route 22 West | .08 Acres | HC |
| 802 | 25 | 525 Route 22 West | .11 Acres | HC |
| 802 | 23 | Route 22 & Bloy St | .28 Acres | HC |
| 802 | 22 | 472 Bloy St | .13 Acres | HC |
| 802 | 21 | 476 Bloy St | .08 Acres | HC |
| 804 | 1 | 586 Route 22 East | .22 Acres | HC |
| 804 | 16 | 560 Route 22 East | .44 Acres | HC |
| 804 | 15 | 556 Route 22 East | .08 Acres | HC |
| 804 | 14 | 552 Route 22 East | .09 Acres | HC |
| 804 | 13 | 550 Route 22 East | .11 Acres | HC |
| 805 | 1 | 538 Route 22 East | .09 Acres | HC |
| 805 | 2 | 534 Route 22 East | .08 Acres | HC |
| 805 | 3 | 530 Route 22 East | .08 Acres | HC |
| 805 | 4 | 528 Route 22 East | .11 Acres | HC |
| 805 | 5 | 526 Route 22 East | .06 Acres | HC |
| 805 | 9 | 520 Route 22 East | .10 Acres | HC |
| 805 | 10 | 444 Bloy St | .13 Acres | HC |
| 805 | 11 | 440 Bloy St | .11 Acres | HC |

TABLE 10-ROUTE 22 REDEVELOPMENT AREA EAST & LONG AVE

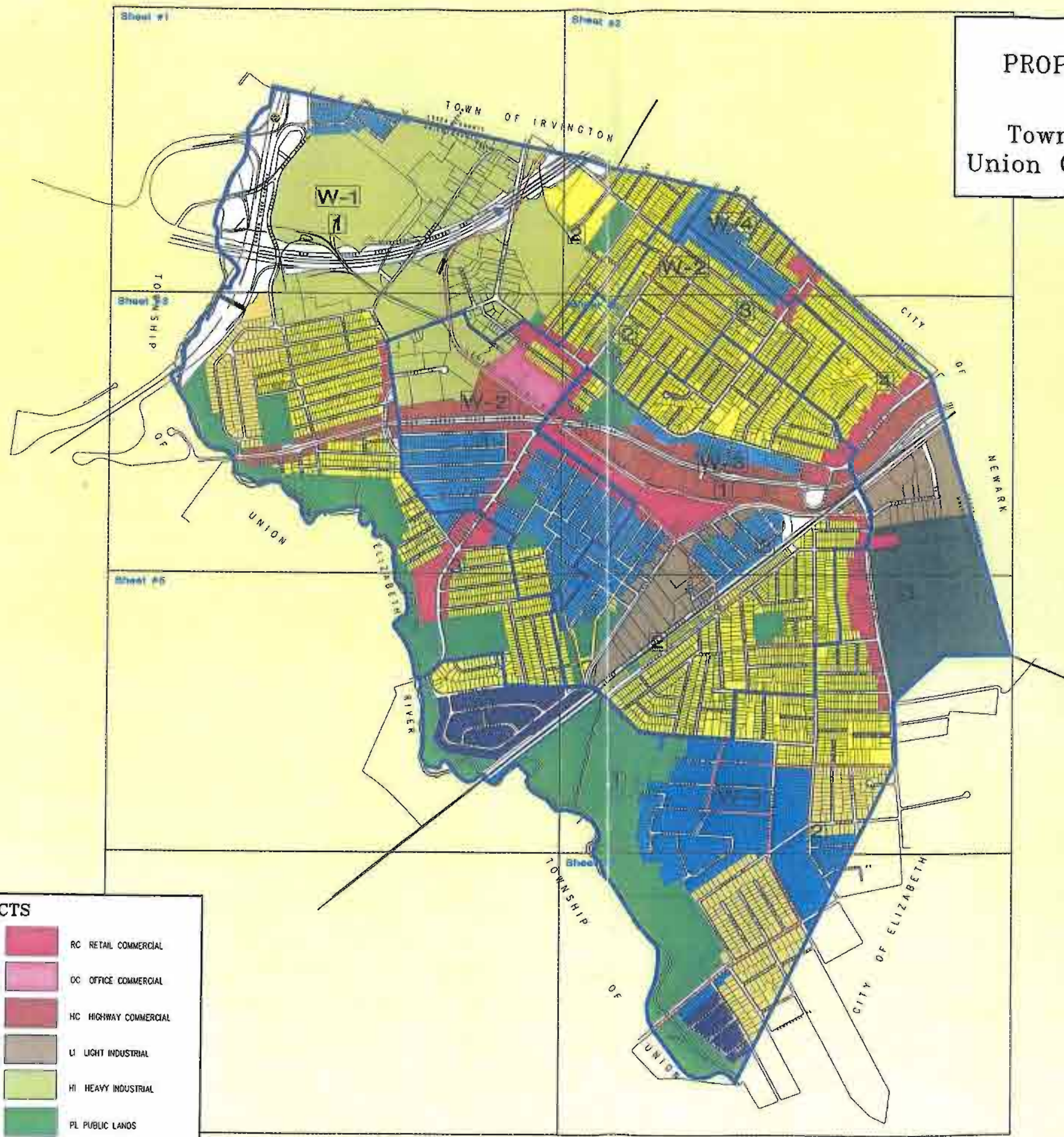
| Route 22 Redevelopment Area East | | | | |
|---|------------|-----------------------|----------------------|-------------|
| Block | Lot | Street Address | Property Size | Zone |
| 1110 | 1 | 250 Route 22 East | 6.00 Acres | HI |
| 1110 | 2 | Route 22 | 1.13 Acres | HI |
| 1110 | 3 | 216 Route 22 East | .17 Acres | HI |
| 1110 | 4 | 226 Route 22 East | 1.41 Acres | HI |
| 1110 | 5 | 200 Route 22 East | 7.78 Acres | HI |
| 1110 | 6 | Route 22 | 1.21 Acres | HI |
| 1110 | 7 | 138 Route 22 East | 1.22 Acres | HI |
| 1110 | 8 | 126 Route 22 East | .30 Acres | HI |
| 1110 | 9 | 120-136 Route 22 East | 1.06 Acres | HI |
| 1110 | 10 | 171 Central Ave | 5.00 Acres | R40 |
| 1110 | 11 | 203 Central Ave | .20 Acres | HI |
| 1110 | 12 | 115 Long Ave | .27 Acres | |
| 1110 | 13 | 223 Central Ave | .05 Acres | HI |
| 1110 | 14 | 109 Long Ave | .28 Acres | HI |
| 1110 | 15 | 111 Long Ave | .19 Acres | |
| 1110 | 16 | 125 Long Ave | 4.50 Acres | HI |
| 1110 | 17 | 231-263 Long Ave | 4.16 Acres | HI |
| 1108 | 38 | 245 Route 22 West | .50 Acres | RC |
| 1108 | 43 | 231 Route 22 West | .65 Acres | HC |
| 1108 | 44 | 225 Route West | .94 Acres | R40T |
| 1108 | 46 | 215 Route 22 West | .34 Acres | HC |
| 1108 | 47 | 201 Route 22 West | 1.50 Acres | R40T |
| 1108 | 57 | 169 Route 22 West | .26 Acres | HC |
| 1109 | 8 | 1379 Harding Terr | .08 Acres | HC |
| 1109 | 9 | 1377 Harding Terr | .09 Acres | HC |
| 1109 | 10 | Route 22 & Doremus | .08 Acres | RC |
| 718 | 2 | Long Avenue | .12 Acres | RC |
| 718 | 32 | Broadway | .08 Acres | R40T |
| 718 | 33 | Long Avenue | .18 Acres | RC |
| 1201 | 18 | Long Avenue | .15 Acres | RC |
| 1201 | 19 | Long Avenue | .09 Acres | RC |

3.5.d Proposed Zone Map and Bulk Table:

The Proposed Zone Map (**Figure 16**) showing the recommended zone districts and a revised zoning bulk table are attached. The revised zone map shows twelve districts compared to the existing map that has ten designated districts.

The bulk table has also been revised to provide more green areas throughout the community and to enhance the commercial/retail districts along designated corridors.



PROPOSED ZONE MAP
MAY 2007
Township of Hillside
Union County, New Jersey



ZONE DISTRICTS

| | | | |
|---|---------------------------|---|-----------------------|
|  | R40 RESIDENTIAL 1 FAMILY |  | RC RETAIL COMMERCIAL |
|  | R40T RESIDENTIAL 2 FAMILY |  | OC OFFICE COMMERCIAL |
|  | R50 RESIDENTIAL 1 FAMILY |  | HC HIGHWAY COMMERCIAL |
|  | R65 RESIDENTIAL 1 FAMILY |  | LI LIGHT INDUSTRIAL |
|  | R75 RESIDENTIAL 1 FAMILY |  | HI HEAVY INDUSTRIAL |
|  | CEMETERY |  | PL PUBLIC LANDS |

NOTE:

-  WARD DISTRICT BOUNDARY LINE
 WARD BOUNDARY LINE



Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738

| <div>Zoning Table - Township of Hillside</div> <div>Minimum Dimensions in Feet</div> | | | | | | | | | | | | | | | | | |
|--|----------------------|----------------------|-------------------------|------------------------------|---------------------------|----------------------------------|-------------------|---------------------------|---------------------------|----------------------------------|-------------------|-------------------------|------------------|-------------------------|---------|---|---|
| Zone District | Lot Area (Sq. Ft.) | Lot Frontage (Ft.) | Lot Width (c) (Ft.) | Setback - Principal Building | | | | Setback - Accessory | | | Building Coverage | Impervious Lot Coverage | Floor Area Ratio | Building Height (Ft.) | Stories | Gross Floor Area (d) | Public Schools and Government Buildings |
| | | | | Front Yard Setback (Ft.) | Minimum Side Yard Setback | Total of both Side Yards (Ft.) | Rear Yard Setback | Rear Yard Setback (Ft.) | Side Yard Setback (Ft.) | Total of both Side Yards (Ft.) | | | | | | | |
| R-40 | 4,000 | 40 | 40 | 25 (f) | 4' | 10 | 25% | 3 | 3 | 6 | 40% (b) | 70% | n/a | 35 | 2 1/2 | >900 (1 story) >1,200 (1+ story) | (a) |
| R-40T | 4,000 | 40 | 40 | 25 (f) | 4' | 10 | 25% | 3 | 3 | 6 | 40% (b) | 70% | n/a | 35 | 2 1/2 | >1,900 | (a) |
| R-50 | 5,000 | 50 | 50 | 25 (f) | 7' | 16 | 25% | 3 | 3 | 6 | 40% (b) | 70% | n/a | 35 | 2 1/2 | >1,200 (1 story) >1,240 (1+ story) | (a) |
| R-65 | 6,500 | 65 | 65 | 25 (f) | 7' | 16 | 25% | 3 | 3 | 6 | 40% (b) | 65% | n/a | 35 | 2 1/2 | >1,200 (1 story) >1,500 (1+ story) | (a) |
| R-75 | 7,500 | 75 | 75 | 25 (f) | 10' | 22 | 25% | 3 | 3 | 6 | 35% (b) | 65% | n/a | 35 | 2 1/2 | >1,500 (1 story) >2,200 (1+ story) | (a) |
| RC | 10,000 | 100 | 100 | 6 | 20% | n/a | 20% (e) | n/a | n/a | n/a | 60% | 80% | 0.35 | 40 | 3 1/2 | n/a | n/a |
| OC | 10,000 | 100 | 100 | 6 | 20% | n/a | 20% (e) | n/a | n/a | n/a | 60% | 80% | 0.35 | 55 | 5 | n/a | n/a |
| HC | 10,000 | 100 | 100 | 50 | 20% | n/a | 10' | n/a | n/a | n/a | 40% | 80% | 0.35 | 55 | 5 | n/a | n/a |
| LI | 10,000 | 100 | 100 | 5 (f) | 10' | n/a | 10' | n/a | n/a | n/a | 80% | 90% | n/a | 100 | n/a | n/a | n/a |
| HI | 10,000 | 100 | 100 | 5 (f) | 10' | n/a | 10' | n/a | n/a | n/a | 80% | 90% | n/a | 100 | n/a | n/a | n/a |

GENERAL ZONING TABLE NOTES:

- a) Public schools and government buildings shall have the following lot width: seventy-five (75) feet at the property line except that on cul-de-sac and street curves with a radius of fifty (50) feet or less, the lot width shall be measured from the setback line; the lot area shall be six thousand seven hundred fifty (6,750) square feet; the front yard shall be twenty-five (25) feet; each side shall be ten (10) feet; the rear yard need not exceed thirty (30) feet.
- b) Maximum Building Coverage:
 - 1. R-40, R-40T, R-50 and R-65 Zones:

The maximum building coverage shall be forty percent (40%) of the lot area for the principal building and no more than fifty percent (50%) for the principal and accessory buildings.
 - 2. R-75 Zone:

The maximum building coverage in the R-75 zone shall be thirty five percent (35%) of the lot area for the principal building and no more than fifty percent (50%) for the principal and accessory building.
- c) Lot width shall be measured at the property line except that on cul-de-sac and street curves with a radius of fifty (50) feet or less, the lot shall be measured from the setback line.
- d) Gross floor areas for single-family dwelling:
 - 1. R-40 and R-40T Zones: Gross floor area for a single-family dwelling shall not be less than nine hundred (900) square feet for a one-story dwelling nor less than one thousand two hundred (1,200) square feet for a dwelling of more than one (1) story. The gross floor area for a two-family dwelling shall not be less than one thousand nine hundred (1,900) square feet, with any one (1) dwelling unit not being less than nine hundred fifty (950) square feet.
 - 2. R-50 and R-60 Zones: Gross floor area for a single-family dwelling shall not be less than one thousand two hundred (1,200) square feet for a one-story dwelling nor less than one thousand two hundred forty (1,240) square feet for a dwelling of more than one (1) story.

3. R-75 Zone: Gross floor area for a single-family dwelling shall not be less than one thousand five hundred (1,500) square feet for a one-story dwelling nor less than two thousand two hundred (2,200) square feet for a dwelling of more than one (1) story.

e. Rear Yard Setbacks:

1. RC and OC Zone:

The rear yard setback shall be twenty percent (20%) of the lot depth but not exceed twenty (20) feet.

f. Front Yard Setbacks:

1. No garage or accessory structure shall extend beyond the front of the main (principal) structure's exterior to a property. The minimum setback from the front of the main (principal) structures for a garage or accessory structure shall be two (2) feet.

2. LI and HI Zone:

The front yard setback shall be five (5) feet except for Route No. 22, which shall be fifty (50) feet.

3.6 Standards and Guidelines for Commercial Districts:

It is the intention of Hillside Township to concentrate new commercial and mixed-use development within the Retail Commercial and Office Commercial Zone District. In order to create a more aesthetically pleasing environment along these commercial corridors, the following design standards have been prepared as a guideline for new development projects in these zone districts. The following shall apply to all site plan applications on tracts located within the RC Retail Commercial District and OC Office Commercial District.

a. Objectives:

The following objectives are significant in determining the desired images:

- 1) Foreground and background, including the ground plan and the frontal picture plane.
- 2) The visible facades of all buildings, including vertical surfaces and openings.
- 3) Ground plan textures and colors including sidewalks, pedestrian walkways and parking lots.
- 4) Design details, including landscaping, streetlights and other street furniture, such as trash receptacles, benches, bus stops and information/advertising kiosks.
- 5) The relationship between building surfaces and edges.
- 6) The height, scale, style and proportions of buildings and the proportion of opening to void.
- 7) The continuity of streetscape elements, such as light standards, pavement width, planting islands, pavement texture and landscaping elements.

3.6:1 Architectural Design:

The following standards shall apply to all site plans:

A. **Design Standards.** The following standards shall be used to develop and review the architectural design of all buildings and structures in a development plan. Where a development plan involves an existing building or a site upon which an existing building is located, and building shall be repaired, renovated, and restored to comply with this Section only if such modifications shall involve exterior renovations.

- (1) **Continuity of Treatment.** The architectural treatment of a façade or roof shall be completely continued around all visually exposed sides of a building, whether such building is new or an existing building shall be rehabilitated. All sides of a building shall be architecturally designed so as to be consistent with regard to style, materials, colors, and details.
- (2) **Facades.** All visually exposed facades of a building shall have an articulated base course and cornice or soffit. The base course shall be traditionally proportionate to the overall horizontal and vertical dimensions of a façade and may align with kick plate or sill levels on the ground floor. The cornice or soffit overhang shall terminate the top of a building wall and may project horizontally from the building wall plane and may be ornamented with moldings, brackets and other details that shall be appropriate to the architectural style of the building. The middle section of a building may be horizontally divided at floor, lintel, or sill levels with belt courses. Building massing shall be considered an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors, and details of the building.
- (3) **Massing and Length.** A building shall not be permitted to measure longer than one hundred fifty (150) feet on any plane. Building wall offsets measuring a minimum of four (4) feet shall be provided at a minimum spacing of forty (40) feet along each building wall to provide architectural interests and variety

and relieve the negative visual effect of a single, long wall. The total measurement of such offsets shall equal a minimum of ten percent (10%) of the building wall length. The maximum spacing between such offsets shall be forty (40) feet. The minimum projection or depth of any individual offset shall not be less than two (2) feet. Roofline offsets shall be provided along any roof measuring longer than seventy-five (75) feet in length, in order to provide architectural interest and variety of the massing of a building and relieve the negative visual effect of a single, long roof.

- (4) **Roof.** The type, shape, texture, and color of the roof of a building shall be designed to complement the architectural design of the building. A roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors, and details of the building. The minimum permitted gable roof pitch shall be eight over twelve (8/12) and all gables on a building of a minimum of two (2) stories in height, but only if all exposed walls on such a building have articulated cornices that project horizontally from the building wall plane. A mansard roof may be permitted on buildings that incorporate these elements as a portion of the entire style of the building (such as Victorian Second Empire), but only if it is located on the third story of a building, completely and integrally enclosing that story. Flat or mansard roofs shall be prohibited on all other buildings. Architectural embellishments as visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers and such similar elements shall be permitted, provided such is architecturally compatible with the style, materials, colors and details of the building.
- (5) **Windows.** The fenestration of a building shall be considered an integral part of its design and shall be architecturally compatible with its style, materials, colors, and details. Windows shall be vertically proportioned wherever possible. Windows located on the upper stories of a building shall be vertically aligned with the windows and doors on the ground level. All windows shall be double hung or casement types. A building designed of an architectural style that normally has

windows with mutins or divided lights shall utilize them. Such mutin or divided light grids may be of the snap-on variety, if fitted on the exterior of the window or between the glazing of the window units.

- (6) **Entrances.** All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and other such elements where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building.
- (7) **Physical Plant.** All air conditioning units, HVAC systems, exhaust pipes or stacks, and elevator housing shall be concealed from view for a distance of five hundred (500) feet from the site. Such shielding shall be accomplished by utilizing the walls or roof of the building or a penthouse type-screening device that shall be designed to complement the design of the building and shall be architecturally compatible with the style, materials, colors, and details of the building.
- (8) **Materials, Colors, Details.** All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. A building designed of an architectural style that normally includes certain integral materials; colors and/or details shall have such incorporated into the design of such building.
- (9) **Details.** All architectural details used on the exterior of a building shall be compatible with the architectural style of the building. A building designed of an architectural style that normally has certain integral architectural details shall incorporate such details.
- (10) **Shutters.** A building designed of an architectural style that normally has shutters shall have them on all windows on the front façade. A building located on a corner site shall have shutters on all windows of all facades fronting on a street. To

the extent possible, shutters shall be on hinges, and shall be proportioned to the actual size, height and width of the window.

- (11) **Lighting.** Light fixtures attached to the exterior of a building shall be designed to help accent its architectural features and the urban space of which it is part, shall be designed to complement the design of a building and shall be architecturally compatible with the style, materials, colors and details of the building and other lighting fixtures used on the site. Careful attention shall also be given to the type of light source used and the light quality it produces. The type of light source used on a building, sign, parking area, pedestrian walkway, and other areas of a site shall be the same or compatible. The use of low-pressure sodium lighting shall be discouraged.
- (12) **Signage.** Signs affixed to the exterior of a building shall be designed to complement the design of the building and shall be architecturally compatible with the style, materials, colors, and details of the building and other signs used on the site.
- (13) **Multiple Tenancies.** A building with multiple fronts or multiple tenants, whether or not the same type of use is located on the same floor level, shall be unified in its design treatment through the use of architecturally compatible style, materials, colors, details, awnings, signage, lighting fixtures, and other design elements.
- (14) **Corner Buildings.** A building on a corner site shall be considered a more prominent structure from an urban design standpoint because such buildings have at least two (2) front visible facades. Therefore, these structures shall have additional height, visual prominence, and design elements relating to its location as a corner site.
- (15) **Multiple Buildings.** A development that contains more than one (1) building or structures shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures, and other design elements.

3.6(b) Multi-Use Buildings:

The following standards shall be applied to all multi-use structures.

1. Residential Uses within Multi-use Buildings.

- (a) Multi-use structures shall not contain a mix of housing and non-residential uses on any single floor.
- (b) Residential apartments shall be located on the upper floors of all proposed buildings. Such dwelling units may be either single-story flats or multi-level apartments with an internal stair. Residential units shall not be located at street grade level or below.
- (c) Two (2) internal means of egress shall be provided for all units above the second floor level and all fire escapes shall be internalized.
- (d) Residential units, with the exception of age-restricted units, shall contain the following minimum floor areas (in square feet):

| | |
|----------------------------------|------|
| a. Studio/ Efficiency Apartments | 600 |
| b. One-bedroom Apartments | 750 |
| c. Two-bedroom Apartments | 900 |
| d. For each additional Bedroom | +150 |

The minimum floor areas shall conform with the latest regulations and requirements set forth by the International Building Code (IBC) governing minimum floor areas.

- (e) Each residential unit shall be provided with a minimum storage area, not including normal interior closets, of three hundred fifty (350) cubic feet. Such storage area shall either be

contained entirely within the residential building attached or located separately.

- (f) Each resident unit shall be provided with a private outdoor space consisting of a balcony or patio of not less than sixty-four (64) square feet in area, with no individual dimension being less than six (6) feet in length. Such area shall be recessed inside the façade of the building if a balcony.
- (g) Minimally, one (1) low-wattage incandescent light of appropriate design shall be provided at each residential entry.
- (h) Rooflines of adjacent units may vary in height, although cornice lines and base course lines shall be continuous. Architectural embellishments to roofs, such as dormers, belvederes and chimneys, shall be encouraged.

2. Non-residential Uses within-mixed-use Buildings.

- (a) Retail and service uses shall be located on the ground floor with direct access at grade level. Provision shall be made for handicapped accessibility.
- (b) Retail uses shall maximize display window frontage along pedestrian walkways. Display windows shall be set above grade, at a minimum, by a two and one half (2 1/2) foot high kick plate, bulkhead or sill course and shall be capped by a lintel along the top of such window.
- (c) Office uses in multi-use buildings shall be located on the second floor or above. Only lobbies and entries, which directly serve such offices, may be located on the ground floor.

3.6(c) Recommended Design Guidelines for Streetscape Improvements along the Retail Commercial and Office Commercial Zone District:

- (1) Develop residentially scaled buildings with classic detailing

- (2) Use steep pitched roofs.
- (3) Screen parking from views and locate parking lots behind buildings where possible
- (4) Continue brick or stucco façade entirely around buildings.
- (5) Provide vertical window configuration.
- (6) Develop intensive landscaping.
- (7) Use red brick with white trim and gray roof.
- (8) Provide shade trees at close intervals along the street (30 feet apart if possible).
- (9) Provide pedestrian-scaled cast iron or steel lamp posts at a maximum height of (12) twelve feet, and spaced at (80) foot intervals staggered on both sides of the street.
- (10) Use street trees, lighting fixtures and parallel parking as a visual and physical barrier between pedestrians and moving lanes of traffic.
- (11) Use brick or paving blocks on pedestrian walkways.
- (12) Permit parallel parking in front of retail and service uses.
- (13) Coordinate the design of all street furniture including style of street poles, benches, trash receptacles, etc.
- (14) Encourage the installation of flower boxes and landscaping

OBJECTIVE:

- a. Install street furniture, including decorative ornamental lighting, street trees spaced thirty (30) feet apart, brick planter boxes and benches



3.6 (d) Design Guidelines for Mixed Use Buildings along the Commercial Corridors.

1. Provide ground level retail frontage in mutli-use buildings with professional offices and housing on upper levels.
2. Permit street façade at property line (no front yard setback).
3. Permit building height of three to three and one half (3 to 3 ½) stories.
4. Provide building with brick façade and rectangle, horizontal windows and steeply pitched roof with decorative cornice.
5. Provide cast iron decorative lighting fixtures twelve (12) feet in height.
6. Utilize brick sidewalks with granite or Belgian block curbing.
7. Permit parallel parking with corner curb protrusions that create pedestrian crossing definition.
8. Use brick red with white trim and dark accent colors, including black.

OBJECTIVE:

- a. Restore and rehabilitate 3 story mixed use building with retail use on first floor and residential use on the upper floors along Liberty Avenue, North Broad Street, Maple Avenue, and Long Avenue.



3.6(e) Design Recommendations for all Commercial Corridors in the Retail Commercial and Office Commercial Zone District:

- A. The following design recommendations shall apply to all site plan applications involving properties with street frontage along Liberty Avenue, North Broad Street, Maple Avenue, and Long Avenue.
- B. All site plans shall take into consideration the physical, visual, and spatial relationships between the proposed development, the adjacent and nearby buildings, the open spaces, both on and off the site, and to the district in which it is located.
- C. An individual development shall not be considered on its own, but in relationship with the adjacent properties, streetscape improvements and recommended in this section.
- D. The character of a zone, neighborhood, streetscape, district and community is created and maintained through the consistent use of compatible urban design and architectural design elements, such as massing, scale proportion, style, roof pitches, materials, colors, signage, building details, lamp posts and other lighting, fences and walls, shade trees and other landscaping, wide walk and walkway materials and other grounds cape treatments, benches, trash receptacles and other street furniture. Consistent use of compatible elements develops and reinforces design relationships and shall be encouraged. Architectural or streetscape elements that are incompatible with these guidelines shall be avoided. If existing buildings, streetscapes and/ or open areas are considered visually incompatible or unattractive, and provide an inappropriate context for new development or redevelopment, the standards set forth in these Guidelines shall apply.
- E. Each building, whether new or rehabilitated, shall have a finished elevation, cornice and roof on all visible facades. The design of each building shall not be considered on its own, but with sufficient regard to the overall Site Plan. In addition, each

building shall relate to any adjacent or adjoining buildings, which already embody the design features recommended in this section.

F. The following relationships shall be demonstrated for any building structure proposed for the Downtown.

- a. **Relationship of Materials, Textures and Colors:** The relationship between materials, textures and colors of the facades and roof of a building or group of building must be visually compatible with the predominant materials, textures and colors used in buildings to which such are visually related.
- b. **Roof:** The roof of a building shall be visually compatible with streetscape and buildings to which such is visually related. Buildings shall have either a pitched roof or a roof designed with an articulated cornice. Gables roofs shall have a minimum pitch of eight on twelve (8/12). No "tack on" mansard roofs shall be permitted, except where historically appropriate. Flat roofs may be permitted, provided an articulated cornice that steps out from the building wall plans is utilized along the roofline of the street façade.
- c. **Scale:** The size and massing of a building shall be compatible the existing and proposed buildings and spaces to which it is related.
- d. **Awnings and Canopies:** Awnings and canopies shall be required where outside display is to occur and where adjacent structures have such. Awnings and canopies shall be used where possible to complement the architecture and color of the building. Awnings shall be capable of retracting up against building facades when not in use. Stationary aluminum or metallic awnings and pent eaves are inappropriate and shall be

avoided. All awnings and canopies shall also conform to the Township's applicable sign ordinance.

- e. **Continuity of Wall and Fences:** Walls and open fencing shall be visually compatible with the streetscape, building and spaces to which are visually related.
- f. **Proportion of Façade:** The relationship of the width of a building to the height of the front elevation of such shall conform to the streetscape, buildings spaces (created by ground conditions building sides and vegetation) to which such is visually related.
- g. **Rhythm of Openings:** The relationship of the width of windows to the height of windows in a building shall conform to the streetscape and buildings to which such is visually related. Retail uses shall have display windows directly fronting towards pedestrian walkways. The height of the bottom of any display window shall be minimum of two and one half (2 ½) feet above the surface of the pedestrian walkways. The height of the bottom of any display window shall be minimum of two and one half (2 ½) feet above the surface of the pedestrian walkway.
- h. **Rhythm of Solids:** The relationship of the solid portions of a building to the voids formed by door and window openings and recesses, shall conform to the streetscape and buildings to which such is visually related.
- i. **Rhythm of Entrance:** The relations of entrances and porches to the street shall be visually compatible with the streetscape and buildings to which is visually related. Entrances shall be recessed and/or open inward where possible.
- j. **Windows:** Ground level windows for permitted uses may be of the large pane display type, but shall be framed by the

surrounding wall and shall not comprise over seventy five percent (75) of the ground level façade area.

- k. **Sidewalks:** Public sidewalks, roadway crosswalks and internal pedestrian walkways shall be red brick. The Board may waive these paving materials specifications only if the applicant can demonstrate that the substitute paving materials(s) will be architecturally compatible with the style, materials, colors, and details of buildings and other structures on the site and on adjacent properties and will create a more attractive development generally.

3.6(f) Streetscape Improvements:

A. Standards and Guide lines:

1. Building facades shall be used to create spatial enclosures. The recommended proportion of a street (average height of buildings to average street width) is 1:1 or one dimension wide to one equal dimension of height; this proportion can extend from 1:3 (one wide to three high) to 3:1 (three wide to one high).
2. The streetscape edge shall include Belgian block or granite curbing, decorative lamp posts, sidewalk of brick, colored textured concrete or concrete with brick outlines, street trees and privacy edges (decorative fences or hedges) where use is other street furniture such as benches, trash receptacle, planters, bus stops and information/advertising kiosks.
3. Buildings shall be sited to maintain the grid relations of the existing and proposed street.
4. Sidewalks shall promote a pleasant ambiance to pedestrians. Sidewalks shall be a minimum of five (5) feet wide in residential areas with greater width in commercial areas, which are subject to heavier pedestrian traffic. The applicant shall give attention to color, detail, material and harmony of the sidewalk.
5. Lampposts and other lighting fixtures to be located along the street frontage.

6. Shade trees and other landscaping on the site or in the adjacent public right of way shall be spaced at thirty-foot intervals, where possible, along both sides of the streets.
7. Benches, trash receptacles and other street furniture on the site shall conform with the Design standards established for those existing in the public right of way and on adjacent or nearby site or rights of way.

3.6(g) Material and Color Standards and Guidelines:

A. The following standards shall be specifically applied to develop and evaluate the architectural materials and colors of all buildings and structures in development plans.

1. **Materials:** Exterior building materials shall consist of the following:
 - a. Walls – brick, stone, cast stone, or other smooth finished surface masonry; horizontal clapboard siding in either wood or a cement fiber product. Aluminum or vinyl horizontal siding shall be prohibited.
 - b. Roofs – asphalt or cedar shingles, tile, slate, synthetic slate, (mineral fiber reinforced or lightweight concrete roofing shingles), and standing or batten seam metal, including aluminum.
 - c. Door and window trim – wood, stone, steel or anodized colored aluminum vinyl clad wood or fiberglass.
 - d. Cornices and soffits – wood, stone or fiberglass.
 - e. Shutter – wood or vinyl with wood grain imprint.
 - f. Awnings – canvas, acrylic, vinyl, plastic or other water proofed fabric or materials.

- g. Gutters, leaders and flashing – galvanized steel, copper, colored anodized aluminum or terne coated stainless steel.
- h. Sidewalks and walkways – Public sidewalks, roadway crosswalks and internal pedestrian walkways shall consist of brick and/or other textured surface materials including cobblestone, patterned and colored concrete accented by brick.

2. **Prohibited Materials:**

The use of bare aluminum, other bare metal materials or exposed concrete block as exterior building materials shall be specifically prohibited. No non instance shall a sidewalk located in a public right-of-way be permitted to be construction of asphalt

3. **Colors:**

- a. All exterior portions of a building and all materials used on it shall be of such colors or hues as those recommended on the approved Downtown Color List. Colors not contained in the Visual Preference or the Downtown Color list or building materials that are not available in colors specifically contained in the Visual Preference or Downtown color list may be permitted if such colors are shown by the applicant to be substantially consistent and compatible with the Visual Preference of the Downtown colors.
- b. The Downtown Color List
 - 1. Dark red brick and similar dark natural clay colors
 - 2. Gray (three shades)
 - 3. Green (three shades)
 - 4. Red (four shades)
 - 5. White (accent color only)
 - 6. Black

3.7 Zoning & Development Standards:

Review and update the Land Development and Zoning Ordinances to implement changes to the Municipal Land use Law and the zoning and land use definitions.

In order to protect the established residential communities of the township from over development, it is recommended that the Land Development and Zone Ordinance is updated to address the following specific areas:

3.7.1. Impervious Coverage:

Adopt a maximum allowable impervious coverage in all zone districts. The Residential District should include a reasonable impervious coverage limit that would ensure that properties are not entirely covered with impervious surfaces and provide for open space on each individual lot.

Currently, five of the six residential zone district, the R-40 District, R-40T District, R-50 District, R-50T District and the R-65 District, contain the following development standard relating to impervious coverage:

“Maximum building coverage shall be forty percent (40%) of the lot area for the principal building and no more than fifty percent (50%) for the principal and accessory buildings”.

The R-75 District contains the following development standard at Sections 188-22.D.(6):

“Maximum building coverage shall be thirty-five percent (35%) of the lot area for the principal building and no more than fifty percent (50%) for the principal and accessory buildings”.

- a) It is a recommendation of this Master Plan that an ordinance be adopted to limit the maximum amount of impervious lot coverage on all lots in the R-40, R-40-T and R-50 Residential Districts to be a maximum of sixty five percent (65%).

- b) It is a recommendation of this Master Plan that an ordinance is adopted to limit the maximum amount of impervious lot coverage on all lots in the maximum of seventy percent (70%).
- c) It is recommended that the five non-residential commercial districts also include a limit on the maximum allowable impervious coverage, which would provide areas for landscaping and stormwater drainage. The reduction of impervious surfaces even in the more intensely developed areas is critical for several reasons. First, a minimum amount of open space area is needed to enhance the appeal of a property and to allow for areas of landscaping and buffer plantings. Secondly, an increased amount of open space area is needed to provide the recently enacted Stormwater Management Rules (NJAC 7:8).

None of the commercial zone districts contain an impervious coverage requirement. The commercial districts only contain provisions for building coverage and accessory building coverage.

- d) It is a recommendation of this Master Plan that an ordinance is adopted to limit the amount of impervious lot coverage in all commercial zone districts as follows:

Section 188-22.D. (7) RC Retail Commercial District. Add subsection (k) maximum impervious coverage shall be eight percent (80%).

Section 188-22. (8) Office Commercial District. Add subsection (e) maximum impervious coverage shall be eighty percent (80%).

Section 188-22. (9) Highway Commercial. Add subsection (i) Maximum impervious coverage shall be eighty percent (80%).

Section 188-22.10 LI Light Industrial District. Add subsection (i) Maximum impervious coverage shall be ninety percent (90%).

Section 188-22.11 HI Heavy Industrial District. Add subsection (i) Maximum impervious Lot Coverage shall be ninety percent (90%).

The following definition shall be included within the ordinance.

Impervious Lot Coverage: That portion of one lot or more than one lot which is improved or is proposed to be improved with principal and accessory buildings and structures, including driveways, parking lots, pedestrian walkways, sign, and any other man-made improvements on the ground surface which are made to get more impervious than the natural surface.

3.7.2. Building Coverage:

Currently the only coverage requirement for any zone district in Hillside Township is the building coverage requirement. The building coverage requirement in the residential zone districts is excessive. However, in order to avoid creating an undue hardship on homeowners by amending this section to reduce the building coverage requirement and subsequently creating a large number of non-conforming properties in need of a variance, it is more appropriate to adopt the ordinance to address the overall impervious lot coverage requirement for all residential properties as discussed in Section 3.6.1. of this report.

In the non-residential zone districts, only the OC Office Commercial Zone District does not provide for a building coverage requirement. It is a recommendation of the master Plan that Section 188-22.D. Area and yards (8) OC District is amended to add section (E) Maximum building coverage shall be sixty percent (60%).

3.7.3. Building Height:

It is a recommendation of this Master Plan that the Township delete the definition of "Building Height " under Section 188-20.d. of the Zoning Ordinance. It is recommended that the Township adopt the following definition of Building Height.

“The vertical dimension measured from the average elevation of the finished lot grade to the highest point of the roof line, excluding chimneys, dish antennae, and the like”.

3.7.4. Number of Stories:

All residential zone districts contain a maximum height requirement of thirty-five feet (35'). This is the only design standard that addressed a building height in the Township. It is a recommendation of this Master Plan that the Township adopt a development standard for the number of stories permitted in each residential zone district.

Section 188-22.C. Height contains the following development standard for each of the six residential zone districts: Uses shall not exceed thirty five (35) feet. It is a recommendation of this Master Plan that this development standard is amended as follows for all residential zone district: “Uses shall not exceed thirty-five (35) feet and two and one half 2 ½ stories”.

The following definitions shall be included within the ordinance:

“Story – That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there shall be no floor above it, then the space between the floor and the ceiling next above it”.

“Story – Half – That portion of a building under a gable, hip or gambrel roof, the wall plates of which no at least two opposite exterior walls are not more than two feet above the floor of such half story”.

3.7.6. Parking Design Standards:

It is a recommendation of this Master Plan that the Township adopt an ordinance requiring all residential development shall conform to the Off-Street Parking Requirements contained with the Residential Site Improvement Standards (RSIS) as prepared by the Department of Community Affairs (DCA). The off street parking and loading

requirements of non-residential and mixed use development shall also be reviewed, amended and updated to reflect current design standards.

3.7.7. Change of Tenancy Requirements:

A major concern in Hillside Township is the conditions of many of the older commercial and industrial building and structure which are now decades old and have become outdated. Many of these buildings have been converted from the original manufacturing facility to different use, sometimes subleased to multiple tenants. A number of these facilities are located in the older industrial areas and may not be redeveloped in the near future. In order to facilitate the rehabilitation of these commercial and industrial properties with the non-residential zone districts, it is recommended that the Township adopt an ordinance to require a site plan review at the change of tenancy of all commercial properties. The change in tenancy ordinance should include provisions for minor site plan review and site plan waivers, if the change in tenancy does not include significant changes to the site improvements. The change in tenancy ordinance should also contain standards that stipulate if a property had obtained a site plan approval within a two or three year period the property or building owner would be exempt from obtaining another site plan approval related to a change to tenancy.

All state laws and regulations governing occupancy will comply to this ordinance.

The specific purpose for this type of ordinance would be to require all non-residential property owners to maintain in good and safe condition all site improvements including, but limited to asphalt paving, pavement striping, curbing, sidewalks, lighting, landscaping, stormwater management, utility connections, signage, solid waste and like items.

The Change of Tenancy Ordinance will allow the Township of Hillside to more closely monitor the individual commercial properties that may require site improvements that would otherwise continue to remain in a deteriorating condition, creating an eyesore for the Township.

3.7.8. Lighting:

It is recommended that the Township adopt an Ordinance addressing the Lighting Standards required for all residential and non-residential development. All projects would be required to demonstrate compliance with the following standards upon submission of an application or development before the appropriate Board for approval.

Lighting Requirements. All parking, loading and unloading areas, walkways thereto, appurtenant passageways and driveways serving commercial or non-residential uses, which have off-street parking and/or loading areas and building complexes requiring area lighting shall be illuminated adequately during the hours between sunset and sunrise when the use is in operation.

A Lighting Plan shall be prepared depicting the lighting in and around the parking areas. The lighting shall be provided for non-glare, color corrected lights focused downward. The light intensity provided at ground level shall be a minimum of three-tenths (0.3) footcandle anywhere in the areas to be illuminated and shall average a minimum of one (1.0) footcandle over the entire area.

All lighting shall be provided by fixtures with a mounting height, not to be more than twenty-five (25) feet measured from the ground level to the center line of the light sources, unless the property is adjacent to any residential use or zone district in which case the mounting height shall not be more than twelve (12) feet anywhere along said property line. Light fixture adjacent to residential districts shall be equipped with shields.

Any other outdoor lighting, such as building and sidewalk illumination, driveways with no adjacent parking and ornamental light, low intensity sign and building surface decorative lighting, shall be shown on a Lighting Plan in sufficient detail to allow determination of the effects on adjacent properties, traffic safety and overhead sky glow. The objective of these specifications is to minimize undesirable off premise effects. No light shall shine directly into windows or onto streets or driveways in such manner as

to interfere with or distract driver vision. To achieve these requirements, a Lighting Plan shall be submitted for review and approval by the Township Professional showing the point by point illumination, the intensity of all light sources, light shielding, light poles and similar characteristics.

3.7.9. Landscaping:

It is recommended that a section is added to the Land Use Ordinance to address the landscaping requirements for all residential and non-residential developments. All projects would be required to demonstrate compliance with the following standards upon submission of an application or development before the appropriate Board for approval. Landscaping Requirement. Any use required by the Township Ordinances to obtain site plan or subdivision approval shall be required to meet these minimum landscape standards:

- A. All non-paved areas in commercial, industrial, public and semipublic buildings and sue areas shall be suitably landscaped with grass, trees, shrubs and other landscape materials.
- B. When a parking area of four (4) or more vehicles or a loading area adjoins and adjacent residential property, a planted buffer screen shall be provided between the parking area and the adjoining property. The buffer screen shall be no less than six (6) feet in height and 10 ft. wide.
- C. The buffer screen around parking lots and loading areas may be constructed of wood or other fence material, provided that no more than twenty five percent (25%) of the fence is open on its vertical surface. In such cases, evergreen and deciduous trees and shrubs shall be planted along the fence to break up the monotony of the fence. Such landscaping may be omitted if it is the finding of the Board that the type of fence to be erected is visually attractive and not detrimental to the appearance of the surrounding areas.
- D. If the Construction Official, upon inspections, determines that the landscape materials, buffer areas and screening is not being

maintained in good condition, he/she shall notify the owner in writing of his/her findings and order that any negligent maintenance on the part of the property owner be corrected within fifteen (5) days of notice. In the event that any planting required by this chapter fails to live, it shall be replaced.

- E. Nursery grown shade trees, shall be healthy, well branched, bagged and burlapped, with good roots. They shall be planted an average of forty (40) feet apart and four feet from the sidewalk in the front lawn areas. All shade trees shall have a minimum caliper of three inches, measured at the diameter of breast height and be in the height range of twelve (12) to fourteen (14) feet after planting.
- F. All development shall demonstrate compliance with the Township Tree Removal Ordinance.
- G. A Township approved plant list shall be prepared and made part of these landscape requirements.

3.7.10 Outdoor Storage:

The Highway Commercial, Light Industrial and Heavy Industrial Zone District allow among the permitted uses "storage yards". It is a recommendation of this Master Plan that storage yards are deleted as a permitted use in the Highway commercial, Light Industrial and Heavy Industrial Zone District.

3.7.11. Child Care Centers:

Child Care Centers have been determined to be a principle permitted use in all non-residential zone districts as stated within the Municipal Land Use Law. Accordingly, it is recommended that the Township of Hillside adopt regulations addressing Child Care Centers.

Child Care Centers shall be permitted in the LI Light Industrial, NC Neighborhood Commercial, RC Retail Commercial, OC Office Commercial and HC Highway Commercial Zone Districts. All

applications for childcare centers require a site plan approval by the Township Planning Board.

In these zone districts, childcare centers also shall be permitted as accessory uses within churches or other places of worship, public schools, private schools, community and public buildings and office buildings subject to site plan review and the following conditions:

- A. The Applicant shall provide substantial evidence that there is a definite need for the childcare center in the requested location and that the proposed childcare center will have no adverse impact on surrounding properties.
- B. The childcare center shall have easy and direct access. Entrances and exits shall be located away from areas of heavy vehicular and pedestrian traffic with limited with commercial and/or office uses.
- C. The hours of operation shall be limited to 7:00 am to 7:00 pm.
- D. The child care center shall not create an objectionable traffic conditions.
- E. Parking areas, pedestrian walkways or other exterior portions of the premises subject to use by childcare center occupants at night shall be illuminated to provide safe entrance to and egress from the center.
- F. An outdoor play area shall be on the same lot as the childcare center. The area shall be graded, well drained, completely fenced and shall not include driveways, parking areas or land and uses otherwise unsuitable. All outdoor play areas shall be include sheltered play space.
- G. No part of any outdoor play area may be situated in the front yard.
- H. Storage facilities for movable outdoor play equipment shall be provided and such equipment shall be stored in these facilities when not in use. In addition, outdoor play equipment shall be designed to accommodate disabled children. Separate play areas shall be designed and provided for children between the ages of 2 to 5 years of age and children between the ages of 5 to 12 years of age.

- I. All outdoor play areas shall be screened from adjacent properties by a fence or wall at least six (6) feet in height and screen plantings within a fifteen (15) foot setback area along all property lines. Outdoor areas located near or adjacent to hazardous areas determined by the Planning Board to be unsafe, including but not limited to streets, roads, driveways, parking lots, railroad tracks, swimming pools, rivers, streams, steep grades, open pits, high voltage lines, shall be fenced or otherwise protected by a natural or man-made barrier or enclosure. The childcare center may be identified only by signage, which is consistent with the overall design theme of the particular development project in which the center is located.
- J. The childcare center shall be free from any hazards to the health safety or well being of the children.
- K. The child care center, including any outdoor play space provided, shall be located and designed so that there shall be no objectionable impacts on adjacent or nearby properties due to noise, activity or other objectionable conditions. The Board may require such special treatment in the way of design, screening of buildings, planting and parking areas, signs or other requirements as it shall be deemed necessary to protect adjacent and nearby properties.
- L. All childcare centers must either be licensed by or meet the requirements of the New Jersey Department of Human Services.
- M. All day care centers must comply with all state regulations and guidelines.

3.7.12. Residential Site Improvement Standards (RSIS):

The Land Use Ordinance (Chapter 188) shall be amended to include a provision addressing the Residential Site Improvement Standards (RSIS), New Jersey Administrative Code Title 5, Chapter 21, as prepared by the New Jersey Department of Community Affairs. The Residential Site Improvement Standards established mandatory statewide site improvement standards for residential development in New Jersey. The statewide Residential Site Improvement Standards supersede municipal site improvement standards.

3.7.13. Non-Conforming Uses, Buildings or Lots:

A number of residential lots in the Township of Hillside are undersized in all five of the residential zone districts. Presently, should a property owner propose to place an addition on a dwelling on a lot that is undersized in lot area or demolish an existing dwelling and propose to reconstruct a new dwelling on a lot that is undersized, the property owner would be required to submit an application to the Zoning Board of Adjustment. It is recommended that Section 188-30 Non-Conforming Uses, buildings or lots be amended to provide for an exception for the expansion of an existing conforming building or the demolition of an existing building for the purposes of reconstructing a new residential dwelling wherein the only substandard bulk requirement is the lot area requirement. The property owner shall be required to submit a detailed Plot Plan, including existing and proposed topographic contours, for review and approval by the Township Engineer and Construction Official without the need for obtaining a variance from the Zoning Board of Adjustment. This is subject to the property owner demonstrating compliance with all building setback, year, building coverage, impervious coverage and off-street parking requirement.

3.7.14. Number of Principle Permitted Uses:

It is recommended that the Township of Hillside adopt an ordinance that would prevent the number of principle permitted uses on any one lot for all zone districts.

No Lot shall have erected upon it more than one (1) residential building. No more than one (1) principle use shall be permitted on one (1) lot, except for shopping centers or mixed use buildings that have received site plan approval from the appropriate Board.

3.7.15. Signs and Billboards:

A specific Goal and Objective of the Land Use Plan Element of this Master Plan is to address the proliferation of signs and billboards that have been erected throughout the Township. It is recommended that the Township of Hillside adopt an ordinance that would amend Section 188-32. Outdoor Signs. The purpose of this ordinance would be to address the over abundance of billboards and signs throughout the Township and place greater restrictions on the number and location where billboards are permitted to be installed.



Billboard located on Route 22 West & Leo Street

It is recommended that the following requirements related to billboards is amended to Section 188-32 of the Township Ordinances:

A. All billboards shall comply with the following regulations:

1. No billboard shall be erected in a residential zone district, on a lot containing a residential use or attached to a structure containing a residential use.
2. No billboard shall be located within 3,000 feet of any other existing billboard. The distance shall be measured in a straight line along the center line of streets forming the shortest route from a point of opposite the nearest side boundary line of said lot to a point opposite the nearest boundary line of the proposed lot.
3. All billboards shall require site plan approval from the Planning Board or Zoning Board of Adjustment.
4. Billboards, where permitted, shall be constructed in accordance with the Building Code and shall be set back from the established right-of-way line of any street or highway at least as far as required for principle uses in the zoning district as set forth in Section 188-22.
5. No sign of any type shall be permitted to obstruct driving vision, traffic signals, traffic direction and identification signs and places of business.
6. Height and Area. Billboards shall not exceed 250 square feet in total sign area as defined in Subsection J. Billboards shall be erected no higher than twenty-five (25) feet at their highest point.
7. No billboard shall be hereinafter erected in any zone except as specifically allowed in this chapter.
8. Digital and/ or variable message signs shall not be permitted

3.7.16. Stormwater Management:

It is recommended that the following Storm Water Management Ordinance be adopted to update the design standards for all projects in addressing storm water management.

1. General Intent:

The general intent of this ordinance is to manage and limit adverse effects of surface water runoff created by alteration of the ground cover or natural runoff patterns, established storm drainage requirements and to

regulate encroachments and land use in floodways and flood hazard areas.

2. Purposes:

The purpose of this Ordinance is to protect the public health, safety and welfare of the citizens of the Township, the surrounding communities and to accomplish the following purposes:

- A. Maintain the adequacy of natural stream channels and prevent accelerated bank erosion through control of the rate and velocity of stormwater runoff.
- B. Preserve present adequacy of culverts and bridges by avoiding artificially induced flood peaks.
- C. Minimize public expenditures for replacement or repair of public facilities resulting from induced flood peaks.
- D. Prevent damage to life and property from flooding by controlling excessive rates, velocities and total quantities of runoff.
- E. Maintain or improve the relationship of the site to the natural or established drainage pattern of the sub watershed(s) of which it is a part.

Storm Water Management Plan

Plan Required:

- A. The storm water management plan shall be filed as part of the application required for a Site Plan and as part of the application required for a major subdivision variance, building permit, soil erosion and sedimentation control permit.
- B. The Planning Board or Zoning Board of Adjustment may waive any specific requirements for the storm water management plan after consideration of the recommendations and findings of the Township Engineer that there is no appreciable increase anticipated in rate, velocity or quantity of runoff based on the submitted subdivision or site plan or where such waiver would be in the best interest of the Township.

3. Storm Water Management Plan Review and Approval:

- A. The Planning Board or Zoning Board of Adjustment shall review the storm water management plan with the advice and assistance of the Township Engineer. In addition, the Boards may refer the plan to any outside consultants or concerned agency, fees for which shall be paid for by the applicant. The Board's consideration of the plan shall be guided by, but not limited to, the following factors:
 - 1. The suitability of the applicants proposed surface water management techniques, involving on-tract and/ or off-tract measures, in respect to the total storm water run-off, velocities and rates of discharge, which the applicant's proposed construction or land disturbance may generate.
 - 2. Existing topography, present vegetation and hydrologic and soil factors
 - 3. Ground water recharge and discharge areas, wet soils, alluvial and poorly drained soils, and seasonal high ground water table level.
 - 4. The design storms as specified in this section.
 - 5. Natural drainage flow and pattern throughout the watershed(s) affected by the plan.
 - 6. The nature of the watershed of which the proposed development is a part and the receiving stream channel capacities.
 - 7. Land uses in both the immediate vicinity and surrounding drainage region.
 - 8. Any other applicable or relevant environmental and resource protection ordinances, statutes and regulations. Plus the plan must conform to the latest NJDEP environmental stormwater regulations set forth by the Division of Land Use Regulations.
- B. If the Board determines that the proposed development will satisfy the standards of this Ordinance, the Board shall approve the storm water management plan as part of the site plan approval or subdivision approval.
- C. If the Board determines that the proposed development will generate or alter storm, water runoff that will not be managed in accordance with the standards of this Ordinance, the Board shall disapprove the proposed site plan or subdivision, stating the reasons.

- D. The Board may condition its approval of the storm water management plan by imposing lawful conditions or requirements. These conditions and requirements shall be provided and maintained as a condition to the establishment, maintenance and continuance of any use or occupancy of any structure or land.

4. Required Plan Details:

The storm water management plan shall include the following:

- A. Lot and block numbers of the site as shown on the current Tax Map of the Township.
- B. Name(s) and address(es) of the owner(s) of the site. Size and location of the site on a map of the watershed(s).
- C. Location, description and quantification of significant natural and manmade features on and surrounding the site, including topography, all impervious surfaces, soil and drainage characteristics with particular attention to the location and description of presently existing surface water runoff control devices, mechanisms or areas, water courses, swamps, flood plains, swales, berms, woods and vegetation, steep slopes and other features critical to the purposes of this Ordinance.
- D. Location, description and quantification of proposed changes to the site whether of a permanent or temporary nature with particular attention to impervious surfaces and interception of presently dispersed flow which may impact upon the capacity of the soil, vegetation cover and drainage ways to absorb, retard, contain or control storm water runoff.
- E. Proposed measures for storm water management
- F.1. Computations, using the "rational" method ($Q=CIA$). Showing both the peak rate and peak velocity and total quantity of storm water runoff from the site both before and after the proposed development, under the following conditions: a "ten-year storm", 2.1 inches of rain during a sixty minute period, and a "one hundred-year storm", 3.5 inches of rain during a sixty minute period, where the rain is assumed to be falling at a uniform rate during the specified period. The following runoff coefficients shall be used for the various soils, vegetation, and other surface conditions.

Runoff Coefficients

*Topography and Soil Texture Clay and Tight
Vegetation Open Sandy Silt Loam Clay*

Loam
Values of C in $Q = CIA$

Woodland

| | | | |
|----------------------------|------|------|------|
| Flat, 0 to 5% slope | 0.10 | 0.30 | 0.40 |
| Rolling, 5 to 10% Slope | 0.25 | 0.35 | 0.50 |
| Hilly, 10 to 30% slope | 0.30 | 0.50 | 0.60 |

Pasture and Lawns

| | | | |
|---------|------|------|------|
| Flat | 0.10 | 0.50 | 0.60 |
| Rolling | 0.16 | 0.36 | 0.55 |
| Hilly | 0.22 | 0.42 | 0.60 |

Cultivated or No Plant Cover

| | | | |
|---------|------|------|------|
| Flat | 0.30 | 0.50 | 0.60 |
| Rolling | 0.40 | 0.60 | 0.70 |
| Hilly | 0.52 | 0.72 | 0.82 |

Urban Areas

| | |
|--------------------|-------------|
| Roof Surfaces | 0.75 - 0.95 |
| Asphalt Pavements | 0.80 - 0.95 |
| Concrete Pavements | 0.70 - 0.90 |
| Gravel Pavements | 0.35 - 0.70 |

Source: New Jersey State Soil Conservation Service, 1972.

- F.2. Where the applicant feels that the required computations do not adequately reflect the true impact of the proposed development on stormwater control, additional computation, using any acceptable engineering approach with data from any documented source, may be included in the plan.
- G. If, in the opinion of the Board, a complete hydrograph is needed to adequately analyze the proposed development, a hydrograph for the specified "ten year" and "one hundred year" storms shall be included. When required, such hydrographs shall show in graphical form, the water flow time sequence for runoff from the site, Supporting calculation details shall be furnished indicating the assumptions and formula used, including relevant intermediate results such as the water flow time profile of the inflow to a retention or detention basin and the control characteristics and physical design of the discharge rate metering device (storm water pipe, weir, etc.).
- H. Appropriate plans, profiles and cross sections every fifty (50) feet, of all proposed and existing culverts, bridges, storm sewers, drainage ditches and streams within the subdivision, and within three hundred (300) feet upstream and downstream of the subdivision, together with their sizes, elevations, grades and capacities as approved by the Township Engineer.
- I. A flood routing of the discharge channel shall be provided so that the coordination of discharges proposed from the tract with those from off-tract and the effects of stream bank erosion can be analyzed.
- J. Designation of critical or other areas to be left undisturbed shall be shown in sufficient detail to be accurately marked on the plan.
- K. Schedule of the implementation of the storm water management plan, related to the starting and completion dates of the development.
- L. Proposed maintenance schedule for all storm water management structures, stipulating current maintenance, continued maintenance and responsibility for it.
- M. All revisions of the plan and such additional data as the Board may require.

Design Standards

A. General Standards.

In the preparation of a surface water management plan, the following general principles shall be adhered to:

1. The maximum rate and velocity of storm water runoff from the site following completion of the proposed development shall not exceed that which is prevailing prior to development.
2. Maximum use shall be made of presently existing storm water runoff control measures, mechanisms or areas such as existing berms, terraces, grass waterways, favorable hydrologic soils, swamps, swales, water courses, woodlands, flood plains, as well as any proposed management structures.
3. The plan shall be compatible with the Soil Erosion and Sediment Control Plan required by the Somerset/ Union Soil Conservation District.
4. The plan shall avoid concentration of flow and shall provide for reduction of velocities at all discharge points.
5. Re-establishment of vegetative cover shall be in accordance with "Standards for Soil Erosion and Sediment Control in New Jersey," c. 251, P.L. 1975.
6. The plan shall conform to the requirements of the Hillside Township tree Removal Ordinance.
7. The plan shall establish permanent surface water management measures prior to construction of other land disturbance including seeding and establishing sod in grass waterways.
8. All Stormwater Management Plans shall comply with the Hillside Township Municipal Storm Water Management Plan and Storm Water Management Ordinance.
9. All Stormwater management Plans shall comply with the Storm Water Rules (N.J.A.C. 7:8).

B. Detail Design Standards:

1. All outfalls shall be designed in a manner to reduce velocities at the outfall and provide wherever possible for the dissipation at the discharge points and provide stream channel protection.
2. All structures and land treatment practices shall conform to "Standards for Soil Erosion and Sediment Control in New Jersey," c. 251, P.L. 1975.
3. All water carrying structures; retention and detention areas shall be completed and stabilized prior to diversion of water to them.
4. Drainage ways and watercourses which normally carry or receive storm water runoff shall not be overloaded with increased runoff, sediment or other pollution resulting from disturbance of soil and vegetation or incident to development, construction or other activity.

C. Plan Implementation:

1. Limit of Construction. Critical areas or other areas to be left undisturbed shall be physically marked with survey stakes or protected with temporary snow fencing prior to any land disturbance.
2. Timing. The Board shall require the construction and installation of storm water management improvements in accordance with the approved implementation schedule of the Site Plan or Subdivision.
3. Inspection. The applicant shall bear full and final responsibility for the installation and construction of all required stormwater runoff control measures required by the approved plan formulated under this Ordinance. The Township Engineer shall inspect the site during its preparation and development.
4. Maintenance. The Township shall retain the right to enter and make repairs and improvements where necessary to insure that all control measures, as well as areas dedicated to storm water retention and detention or ground water recharge are adequately maintained and preserved. The Township shall charge the owner for the costs of these services, if such maintenance is specified in the plan to be the owner's responsibility.

3.7.17. Wireless Telecommunications Facilities :

The Hillside Township Ordinances do not contain a provision addressing the installation and operation of Wireless telecommunications Facilities. It is recommended that the Township of Hillside adopt an Ordinance that will provide standards for the location, design and operation of all Wireless Telecommunication s Facilities in order to protect the residents of the Township.

AN ORDINANCE CONCERNING WIRELESS TELECOMMUNICATIONS FACILITIES REGULATIONS AMENDING CHAPTER 188 OF THE HILLSIDE TOWNSHIP CODE ENTITLES "ZONING"

BE IT ORDAINED by the Township Council of the Township of Hillside, in the County of Union, State of New Jersey that Chapter 188 of the Township Code entitled "zoning" is hereby amended as follows:

Section 1. "Wireless Telecommunications Facilities Regulations"

Purpose:

The purpose of this ordinance is to establish guidelines for the siting of wireless telecommunications towers, antennas and ancillary facilities. The goals of this ordinance are to: (1) protect residential areas and land uses from potential adverse impacts of towers and antennas; (2) encourage the location of towers on municipally owned property where appropriate or in other non-residential areas; (3) minimize the total number of towers throughout the township; (4) strongly encourage the joint use of new and pre-existing tower sites as a primary option rather than construction of additional single-use towers; (5) encourage the use of existing buildings, telecommunication towers, light or utility poles and/ or towers or water towers as opposed to construction of new telecommunication towers; (6) encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal; (7) ensure that all telecommunication facilities, including towers, antennas and ancillary facilities are located and designed to minimize the visual impact on the immediate surroundings and throughout the Township by encouraging users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening and innovative camouflaging techniques; (8)

consider the public health and safety of telecommunication towers; and (9) avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. In furtherance of these Purposes, the Township shall give due consideration to the Township's Master Plan, zoning map, existing land uses, and environmentally sensitive areas approving sites for the location of towers and antennas.

Definitions:

As used in this Article the following terms shall have these meanings:

- A. **ALTERNATIVE TOWER STRUCTURE**- Shall mean man-made trees, clock towers, bell steeples, flag poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.
- B. **ANCILLARY FACILITIES**- shall mean the buildings, cabinets, vaults, closures and equipment required for operation of telecommunication systems including but not limited to repeaters, equipment housing, and ventilation and other mechanical equipment.
- C. **ANTENNA**- shall mean any exterior apparatus designed for telephonic, radio or television communication through the sending and/ or receiving of electromagnetic waves, digital signals, analog signals, radio frequencies, wireless communications signals or other communication signals. Parabolic dish antennas used for satellite communications shall not be included within this definition.
- D. **BACK-HAUL NETWORK**- shall mean the lines that connect a provider's towers/ cell sites to one or more cellular telephone switching offices, and/ or long distance providers, or the public switched telephone network.
- E. **BUFFER AREA**- shall mean the area surrounding a telecommunications tower and ancillary facilities that lies between the tower and adjacent lot lines and/ or land uses.
- F. **CARRIER**- shall mean a company that provides wireless services.
- G. **CO- LOCATION**- shall mean when two or more receiving and/ or transmitting facilities are placed together in the same location or on the same antenna support structure.

- H. FAA- shall mean the Federal Aviation Administration
- I. FCC- Shall mean the Federal Communications Commission
- J. FALL ZONE- shall mean the area on the ground within a prescribed radius from the base of a wireless telecommunications tower. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.
- K. FUNCTIONALLY EQUIVALENT SERVICES- shall mean Cellular Radio, Personal Communication Service (PCS), Enhanced Specialized Mobile Radio and Paging, Commercial Land Mobile Radio and additional emerging technologies.
- L. GUYED TOWER- shall mean a tower, which is supported or braced through the use of cables (guy wires) that are permanently anchored.
- M. MHEIGHT- shall mean, when referring to a tower, the vertical distance measured from the lowest finished grade at the base of the tower to the highest point on the tower, even if said highest point is an antenna.
- N. LATTICE TOWER- shall mean a type of mount that is self-supporting with multiple legs and cross bracing of structural steel.
- O. MONOPOLE- shall mean the type of tower that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top.
- P. MOUNT- shall mean the structure or surface upon which antennas are mounted, including the following three types of mounts:
 - 1. Building-mount. Mounted on the roof or the side of a building
 - 2. Ground-mounted. Antenna support (tower) mounted on the ground.
 - 3. Structure-mounted. Mounted on or in a structure other than a building.
- Q. PERSONAL WIRELESS SERVICE FACILITY- shall mean a facility for the provision of personal wireless services, as defined by the Telecommunications Act of 1996.

- R. PRE-EXISTING TOWERS and ANTENNAS- shall mean any tower or antenna which has been lawfully erected prior to the effective date of this ordinance, including permitted towers or antennas that have been approved but have not yet been constructed so long as such approval is current and not expired.
- S. RADIO FREQUENCY (FR) ENGINEER- shall mean an engineer specializing in electrical or microwave engineering, especially the study of radio frequency.
- T. RADIO FREQUENCY RADIATION (RFR)- for the purpose of this ordinance shall mean the emissions from personal wireless service facilities or any electromagnetic energy within the frequency range from 0.003 MHz to 300,000 MHz.
- U. STEALTH DESIGN- shall mean a telecommunication facility that is designed or located in such a way that the facility is not readily recognizable as telecommunication equipment (see Alternative Tower Structure).
- V. TELECOMMUNICATION FACILITY- shall mean a facility designed and used for the purpose of transmitting, receiving, and relaying voice and data signals from various wireless communication devices including transmission towers, antennas and ancillary facilities. For purposes of this section, amateur radio transmission facilities and facilities used exclusively for the transmission of television and radio broadcasts are not "telecommunication facilities."
- W. TELECOMMUNICATIONS or TRANSMISSION TOWER- shall mean the monopole or lattice framework designed to support transmitting and receiving antennas. For purposes of this section, amateur radio transmission facilities and facilities used exclusively for the transmission of television and radio signals are not "transmission towers."
- X. WIRELESS COMMUNICATIONS- shall mean any personal wireless services as defined in the Federal Telecommunications Act of 1996 which includes FCC licensed commercial wireless telecommunications services including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that may in the future be developed. It does not include any amateur radio facility that

is owned and operated by a federally- licensed amateur radio station operator or is used exclusively for receive only antennas, nor does it include non0cellular telephone service.

Applicability:

- A. New Towers and Antennas, All new telecommunications towers or antennas in the township shall be subject to these regulations.
- B. Pre-Existing Towers and Antennas. Pre-existing telecommunications tower and/ or antennas shall not be required to meet the requirements of this ordinance absent any enlargement or structural modification or the addition of any antennas.
- C. District Height Limitations. The requirements set forth in this Ordinance shall govern the location of telecommunications towers that exceed, and antennas that are installed at a height in excess of, the height limitations specified for each zoning district.
- D. Public Property. Towers and antennas located on property owned, leased or otherwise controlled by the Township shall be encouraged where; 1) the Planning Board deems such location to be appropriate for such facility and 2) the Township Committee has approved a license or lease authorizing such facility.
- E. Amateur Radio Station Operator/ Receive Only Antennas. This ordinance shall not govern any tower, or the installation of any antenna, that is under fifty (50) feet in height and is owned and operated by a federally-licensed amateur radio station operator or is under fifty (50) feet in height and is used exclusively for receive only antennas.
- F. Satellite Dish Antennas. This Ordinance shall not govern parabolic dish antennas measuring two (2) feet or less in diameter or when used solely electromagnetic waves associated with satellites.

General Requirements.

- A. Principal or Accessory Use. Notwithstanding any other Land Use Regulation, an existing building(s) and use on a lot shall not preclude the installation of a telecommunications tower (including appurtenant structures) and/ or antenna on the same lot. If such tower and/ or antenna constitutes the sole use of the lot, then such shall be deemed the principal use of the lot; otherwise, the use shall be considered accessory.
- B. Leased Area. For purposes of determining whether the installation of a tower or antenna complies with zone regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lot.
- C. State or Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Ordinance shall bring such towers and antennas into compliance with such revised standards and regulations with ninety (90) days of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.
- D. Building Codes: Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association and Telecommunications Industry Associate, as amended from time to time. If, upon inspection, the Township concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower

into compliance with such standards. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

- E. Not Essential Services. Telecommunications towers and antennas shall be regulated and permitted pursuant to this Ordinance and shall not be regulated or permitted as essential services, public utilities or private utilities.
- F. Co-Location required. The Township mandates that carriers co-locate antennas on towers and other structures whenever possible. See 101-228 for co-location requirements.
- G. Site Plan required. Site plan approval shall be required for all new telecommunications facilities in the township including modifications to or addition of new telecommunications facilities to existing towers, buildings or other structures.

Use Regulations:

- A. Permitted Use. Wireless telecommunications facilities are permitted in the following areas of the Township:
 - 1. On lands where existing non-residential buildings or structures allow for co-location of antenna facilities.
 - 2. On lands owned, leased or otherwise controlled by the Township.
 - 3. On lands zoned for non-residential uses.
- B. Prohibited Use. Wireless telecommunications facilities are prohibited on all lands used for public and private schools and on all lands zoned Residential.
- C. Permitted Use Standards. Wireless telecommunications facilities may be permitted on lands identified in 101-226A provided that:
 - 1. New lattice towers and any type of guyed tower are prohibited. Pre-existing lattice towers can be increased in height for the purpose of accommodating additional co-location antenna.

2. Telecommunications towers shall be limited to monopoles without guys and shall be designed to accommodate at least 5 (5) carriers. The maximum height of such towers shall be 200 feet or the height above which the FAA would require an aviation strobe light, whichever is less.

D. General review standards. In addition to the above standards, the Planning Board may consider the following factors in its review of a site plan for a proposed telecommunications tower.

1. Proximity of the tower to residential structures and residential district boundaries;
2. Nature of uses on adjacent and nearby properties;
3. Surrounding topography;
4. Surrounding tree coverage and foliage;
5. Design of the tower, with particular reference to design characteristics that have effect of reducing or eliminating visual obtrusiveness, including stealth designs that are encouraged.
6. Availability of suitable pre-existing towers, alternative tower structures, other structures or alternative technologies not requiring the use of towers or structures;
7. Availability of proposed tower to other potential carriers;

Site Design Standards.

The following site design standards shall apply to wireless telecommunications facilities:

A. New Towers.

1. New telecommunications towers shall not be located closer than 1,000 feet to a residential property line. All antennas located on existing buildings or structures, including towers, are exempt from this requirement.
2. Fall zone. A fall zone shall be established such that the tower is setback 110% of the height of the tower from any adjoining lot line or non-appurtenant building.

3. Security fencing. Towers shall be enclosed by security fencing not less than eight (8) feet in height. Towers shall also be equipped with appropriate anti-climbing measures and devices.
4. Landscaping. The following requirements shall govern the landscaping surrounding towers:
 - (a) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside the perimeter of the compound. However, at a minimum, the facility should be shielded from public and private view by evergreen trees at least ten (10) feet high at planting and planted in staggered double rows ten (10) to fifteen (15) feet on-center.
 - (b) Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer.
5. Ancillary buildings. Any proposed building enclosing related electronic equipment shall not be more than ten feet (10) in height no more than two hundred (200) square feet in area, and only one (1) such building shall be permitted for each carrier at a telecommunication facility. [Such buildings must satisfy the minimum setback requirements for accessory\y structures in the zoning district. The placement of such building for each carrier shall be done in a visually and functionally coordinated manner, with the goal being that of maximizing the number of possible carriers at a facility, while minimizing the area of the overall compound required for such facility.
6. Aesthetics. Towers and antennas shall meet the following requirements:
 - (a) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.
 - (b) At a tower site, the design of the building and related structures shall, to the extent possible, use materials,

colors, textures. Screening, and landscaping that will blend them into the natural setting and surrounding building.

7. Lighting. No lighting is permitted except as follows, which shall be subject to review and approval by the Planning Board as part of the site plan application:

- (a) The building enclosing electronic equipment may have one (1) light at the entrance to the building, provided that the light is attached to the building, is focused downward and is switched so that the light is turned on only when authorized personnel are at the building; and
- (b) No lighting is permitted on a tower except lighting that specifically is required by the FM. Any such required lighting shall be focused and shielded to the greatest extent possible so as not to project towards adjacent and nearby properties.

8. Signs. No signs are permitted except those required by the Federal Communications Commission, the Electronic Industries Association (EIA) and/ or the Telecommunication Industry Association (TIA) or by law, such as warning and equipment information signs.

B. Antennas Mounted on Existing Buildings or Structures.

1. Antennas on existing buildings or structures. Any antenna which is not attached to a tower may be attached to any existing business, industrial, office, utility or institutional building or structure in the Township provided:
 - (a) Side and roof-mounted personal wireless service facilities shall not project more than ten (10) feet above the height of an existing building or structure nor project more than ten (10) feet above the height limit of the zoning district within which the facility is located. Personal wireless service facilities may locate on a building or structure that is legally non-conforming with respect to height, provided that the facilities do not project above the existing building or structure height.

- (b) The antenna complies with all applicable FCC and FAA regulations.
- (c) The antenna complies with all applicable building codes.
- (d) The equipment structure shall not contain more than two hundred (200) square feet of ground floor area or be more than ten (10) feet in height. In addition, for existing buildings and structures that are less than thirty-five (35) feet in height, the related unmanned equipment structure shall be located on the ground and not on the roof of the building or structure. If the equipment structure is located on the roof of a building, the area of the equipment structure, other equipment and structures shall not occupy more than ten (10%) percent of the roof area.

Equipment storage buildings, structures or cabinets shall comply with all applicable building codes.

2. Aesthetics. If an antenna is installed on a structure other than a tower, the antenna, supporting electrical and mechanical equipment, as well as any equipment storage buildings, structures or cabinets, must be of a neutral color that is identical to, or closely compatible with the color of the supporting building or structure so as to make the antenna, related equipment and structures as visually unobtrusive as possible.

C. Antennas on Pre-Existing Towers.

An antenna may be attached to a pre-existing tower and, to minimize adverse visual impacts associated with the proliferation and clustering of towers, co-location of antennas by more than one carrier on such towers shall take precedence over the construction of new towers, provided such co-location is accomplished in a manner consistent with the following:

1. A tower that is modified or reconstructed to accommodate the co-location of additional antenna shall be of the same tower type as the pre-existing tower, unless reconstruction of a monopole is proposed.
2. A pre-existing tower may be modified or rebuilt to a taller height, not to exceed the maximum tower height established

by this Ordinance. After the tower is rebuilt to accommodate co-location, only one tower may remain on the site.

Co-Location

- A. The Township requires that licenses carriers share personal wireless service facilities and site where feasible and appropriate, thereby reducing the number of personal wireless service facilities that are stand alone facilities. All applicants for site plan approval for a personal wireless.

Such good faith effort includes:

1. A survey of all existing structures that may be feasible sites for co locating personal wireless service facilities;
2. Notification by certified mail of intent to seek site plan approval to all the other licensed carriers for commercial mobile radio services operating in Union County;
3. Sharing information necessary to determine if co-location is feasible under the design configuring most accommodating to co-location; and
4. A copy of a proposed lease or affidavit of compliance with this section.

- B. In the event that co-location is found to not be technically feasible, a written statement of the reasons for the unfeasibility shall be submitted to the Township. The Township may retain a technical expert in the field of RF engineering to verify if co-location is feasible. The cost for such a technical expert will be at the expense of the applicant. The Township may deny approval to an applicant that has not demonstrated a good faith effort to provide for co-location.

- C. If the applicant does intend to co-location or to permit co-location, plans and elevations, which show the ultimate appearance and operation of the personal wireless service facility at full build-out shall be submitted.

Location Priorities:

Special consideration shall be given to wireless telecommunication facilities located in accordance with the following prioritized locations:

- A. The first priority shall be on pre-existing telecommunications towers, existing water towers or standpipes, high voltage lines support towers, or railroad right-of-way catenary structures, located within or near the Township and owned by either a public or private utility, a railroad corporation, the Township or other municipality.
- B. The second priority shall be on existing non-residential buildings and structures in the LI, HC, HI Zones.
- C. The third priority shall be on existing non-residential buildings and structures in all other permitted zones.
- D. The fourth priority shall be on new telecommunications towers on lands owned, leased or otherwise controlled by the Township.

Site Plan Submission Requirements:

In addition to the site plan submission requirements in Chapter 188 of the Township Code, the following information shall be submitted in conjunction with site plan approvals for all wireless telecommunication facilities:

A. Comprehensive Service Plan

In order to provide proper evidence that any proposed location for a new wireless telecommunications facility (including supporting tower, antennas, and/ or ancillary buildings enclosing related electronic equipment) has been planned to result in the fewest number of towers within the Township at the time full service is provided by the applicant throughout the Township, the applicant shall submit a "Comprehensive Service Plan." Said Comprehensive Service Plan shall indicate how the applicant proposes to provide full service throughout the Township and, to the greatest extent possible, said service plan should also indicate how the applicant's plan is coordinated with the needs of all other providers of telecommunication services both within and near the Township. The Comprehensive Service Plan shall indicate the following:

1. Whether the applicant's subscribers can receive adequate service from antennas located outside of the borders of the Township.

2. How the proposed location of the antennas relates to the location of any pre-existing towers within and near the Township.
 3. How the proposed location of the facility relates to the anticipated need for additional antennas and supporting towers within and near the Township by both the applicant and by other providers of telecommunication services within the Township.
 4. How the proposed location of the antennas relates to the objective of co-locating the antennas of different service carriers on the same tower.
 5. How the proposed location of the facility relates to the overall objective of providing full telecommunication services within the Township, while at the same time, limiting the total number of towers in the Township to the fewest possible.
- B. A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning (including when adjacent to other municipalities), and all properties within the applicable fall zone, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any other proposed structure, topography, parking and other information deemed by the Planning Board to be necessary to assess compliance with this ordinance.
- C. Legal description of the entire tract and leased parcel (if applicable).
- D. The setback distance between the proposed tower and the nearest residential property line and dwelling unit.
- E. The separation distance from other towers and antennas.
- F. A landscape plan showing specific landscape materials including, but not limited to, species type, size, spacing and existing vegetation to be removed or retained.
- G. Method of fencing and finished color and, if applicable, the method of camouflage.
- H. A description of compliance with all applicable Federal, State or Local laws.

- I. A notarized statement by the applicant as to whether construction of the tower will accommodate co-location of additional antennas for other carriers, with an estimate as to the total number of co-locations possible.
- J. Identification of the entities providing the back-haul network for the tower(s) described in the application and other telecommunication sites owned or operated by the applicant in the Township.
- K. A letter of commitment to lease excess space to other potential users at prevailing market rates and conditions. The letter of commitment shall be in a form suitable for recording with the County Clerk prior to the issuance of any permit and shall commit the tower owner(s), property owner(s) and their successors in interest.
- L. A visual impact study containing, at a minimum, a photographic simulation showing the appearance of the proposed tower, antennas, and ancillary facilities from at least five points within a three (3) mile radius. Such points shall be chosen by the carrier with review and approval by the Planning Board or designee to ensure that various potential views are represented.
- M. An analysis for the RFR levels at the facility as a means of assessing compliance with the FCC RF safety criteria. This analysis shall:
 - a. Take into consideration all co-located radio transmitting antennas and/ or nearby antennas that could contribute to RFR levels at the facility.
 - b. Be performed by a RF engineer, health physicist or similar knowledgeable individual.
 - c. Follow current methods recommended by the FCC for performing such analyses.

Monitoring and Maintenance.

- A. After the wireless telecommunications facility is operational, the applicant shall submit, within 90 days of beginning operations, and at annual intervals from the date of issuance of the building permit, existing measurements of RFR from the wireless telecommunications facility. Such measurements shall be signed and certified by a RF engineer, stating that RFR measurements are accurate and meet current FCC Guidelines.

- B. The applicant and co-applicant, as applicable, shall maintain the personal wireless service facility in good condition. Such maintenance shall include, but shall not be limited to, painting, structural integrity of the mount and security barrier, and maintenance of the buffer areas and landscaping.

Abandonment or Discontinuation of Use.

- A. At such time that a licensed carrier plans to abandon or discontinue operation of a personal wireless service facility, such carrier shall notify the Township Clerk by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than 30 days prior to abandonment or discontinuation of operations. In the event that a licensed carrier fails to give such notice, the wireless telecommunications facility shall be considered abandoned upon discontinuation of operations.
- B. Upon abandonment or discontinuation of use, at the option of the Township, the carrier shall physically remove the personal wireless service facility within 90 days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not limited to:
1. Removal of antennas, mount, equipment shelters and security barriers for the subject property.
 2. Proper disposal of the waste materials from the site in accordance with local, county and state solid waste disposal regulations.
 3. Restoring the location of the personal wireless service facility to its natural condition, except that any landscaping and grading shall be handled at the direction of the Township Engineer.
- C. If a carrier fails to remove a personal wireless service facility in accordance with this section, the Township shall have the authority to enter the subject property and physically remove the facility. The Planning Board will require the applicant to post a bond at the time of approval to cover costs for the removal of the personal wireless service facility in the event the Township must remove the facility.

- D. Each Application shall identify the name, address and phone number of the person responsible for future maintenance of the wireless facility.

3.7.18 Soil Removal:

1. The purpose of this chapter shall be to prevent the unregulated and uncontrolled relocation, filling, excavation and removal of soil by developers and excavators which may resulting conditions detrimental to the public safety, health and general welfare substantially hampering and deterring the efforts of the Township to effectuate the general purpose of the municipal planning. The continuation of the unregulated and uncontrolled relocation, filling, excavation and removal of soil and filling with unsuitable material may cause serious and irreparable damage to the public welfare by reason of consequent soil erosion by water and wind; inadequate and improper surface water drainage; decrease in or destruction of the fertility of soil; removal of lateral support of abutting streets, lands and premises; creation of dust storm and mosquito breeding places; creation of dangerous depression or pits; deterioration of property values; rendering of land unfit or unsuitable to their most appropriate uses; and creation of other factors and elements hampering and deterring the coordinated, adjusted and harmonies physical development of the Township.

2. Definitions

As used in this chapter, the following terms shall have the meanings indicated:

DEVELOPER – Any person who, either directly or through an agency or independent contractor, engages or intends to engage in land subdivision or in the construction of two or more dwelling houses, business or industrial buildings in any subdivision for the purpose of sale to or occupancy by another person or persons.

EXCAVATOR – Any person who moves soil.

LOT – Any parcel of land or portion thereof, the boundary lines of which can be ascertained by reference to the maps and records, or either, in their

office of the Tax Assessor of the Township or in the office of the Bergen County Clerk. For the purposes of this chapter, a "lot" shall also be deemed to be any contiguous parcels and land under common ownership, which ownership can be ascertained by reference to the maps and records or either, in the office of the Tax Assessor of the Township or in the office of the Bergen County Clerk.

MAJOR SOIL PERMIT – Any soil permit other than ministerial for the moving of soil within any period of 12 consecutive months.

MINISTERIAL PERMIT – A permit for the removing of soil, as required by 3.7.17 of this chapter, between zero and 400 cubic yards of soil within any period of 12 consecutive months. If two or more applications in any twelve-consecutive month period require the movement of soil in excess of 400 cubic yards in the aggregate, said application shall be classified as a major soil-moving application and shall be required to comply with 188.37.6 of this chapter.

MOVE – To dig; excavate; remove; deposit; place; fill; grade; regrade; level or otherwise alter or change the location of contour; or transport; or supply. This term shall not be construed to include plowing, spading, cultivating and harrowing of soil or any other operation usually and ordinarily associated with the tilling of soil for agricultural or horticultural purposes, landscaping and gardening by homeowners or agents of homeowners, provided that it does not substantially alter existing drainage patterns.

OWNER – Any person seized in fee simple of any lot or having such other interest or estate therein as will permit exercise of effective possession thereof or dominion thereover.

SOIL – Any earth, sand, clay, loam, gravel, humus, rock or direct without regard to the presence or absence therein of organic matter, including any synthetic substance used as a substitute or in conjunction with soil.

SUITABLE FILL – The Township Engineer shall determine whether the fill is suitable or unsuitable to the particular location. Suitable materials shall include but not be limited to materials such as earth, clay, gravel, stone, direct, etc.

TOPSOIL – Soil that, in its natural state, constitutes the top layer of earth, and is composed of 2% or more, by weight, of organic matter and has the ability to support vegetation.

UNSUITABLE FILL – The Township Engineer shall determine whether the fill is suitable or unsuitable to the particular locations. The unsuitable materials are materials such as peat moss, organic material, vegetation, leaves, tree stumps, wood chips, sawdust, chemical waste, tires, wooden logs, etc.

3. Soil Moving Permit Required

No developer and no excavator shall move or cause, allow, permit or suffer to be moved any soil in or upon any lot in the Township unless and until a soil-moving permit therefore shall first have been issued in accordance with the provisions of this chapter.

4. Soil-moving permit applications

All applications for soil-moving permits shall be made through the office of the Zoning Officer.

5. Ministerial soil moving permit applications.

The procedure for applying for and issuance of a ministerial soil-moving permit shall be as follows:

- A. Applications for ministerial soil permits shall be filed with the Township and shall be accompanied by the fee prescribed in 188-37.7 of this chapter.
 - (1) Applications shall be made in triplicate on forms prescribed by the Township supplied by the Township Engineer. In addition to any other requirements which the Township acting through the Engineer, may require on data pertinent to the application, the application shall show the following:
 - (a) The identity and location of the applicants.
 - (b) The lot and block number of the lot or lots involved.

- (c) The identity and location of the owner of the lands.
 - (d) The purpose reason for the moving of the soil
 - (e) The estimated quantity in cubic yards of soil to be moved.
 - (f) A statement as to how the moving of the soil will affect all trees with a diameter of six inches or more.
 - (g) The proposed date of completion of the work.
- (2) The Township Engineer shall require the applicant to submit an existing topographical map and a proposed grading and drainage plan and notification by certified man to the abutting property owners about the soil-moving operations if the Township Engineer deems it necessary due to the existence of substantial drainage or erosion of soil problems and to protect the health, safety and welfare of the people and property.
- B. The Township Engineer, upon receipt of the application, shall make a field investigation and shall issue the permit or deny it, giving his reasons for denial. The township Engineer will forward a copy of the permit to the Building Department and one to the applicant and shall retain one copy on file. The Township Engineer shall classify any ministerial soil application as a major soil application if he finds the application will present unusual drainage or erosion of soil problems or adversely affect the development of the abutting lot or lots.

6. Major soil-moving permit applications.

The procedure for applying for the issuance of a major soil-moving permit shall be as follows:

- A. On forms prescribed and supplied by the Planning Board, the applicant shall set forth, in duplicate to the Planning Board, with a carbon copy to the Township Engineer and Building Department:

- (1) The identity and location of the applicant.
- (2) The description of the lands in questions, including lot and block number of the lot or lots involved.
- (3) The name and address of the owner of the lands.
- (4) The purpose or reason for moving the soil and whether it will be done in connection with a proposed subdivision; if so, the date of filing the application for subdivision.
- (5) A detailed statement of the method or process to be employed for the excavation and the proposed time period for removal.
- (6) The kind and quantity in cubic yards of the sol to be removed.
- (7) In case of removal or replacement of soil, the place to which the soil is to be removed, and the place and quantity of soil to be removed in fill and excavation and the transportation route to be used in the Township.
- (8) The proposed date of the completion of the work.
- (9) A certificate that he has placed or caused to be placed stakes at each corner of the lot or lots from which soil is to be removed, and further, that he has placed or caused to be placed grade stakes at the existing elevation points designated on the topographical map pursuant to the provisions of this chapter, clearly marked to indicate the soil cuts or fill.
- (10) A statement as to how the moving of the soil will affect all trees with a diameter of six inches or more.

B. Signature. Said application shall bear the signature of the applicant and the endorsement of the owner of owners of said lands signifying approval of the application, consent to the applicant to perform the proposed work and consent to the Township in the event of failure of the applicant to do so, to cause the proposed work to be completed or otherwise terminated in keeping with the purposes and objective of this chapter.

C. Topographical map. Accompanying the application shall be eight prints of a topographical map of the lot which the proposed soil moving operations are to be conducted and of all surrounding lands within 100 feet of the perimeter of said lot, but not beyond the far side of an abutting street right of way, prepared and certified by a licensed professional engineering or land surveyor of the State of New Jersey, on a scale of not less than one inch to 100 feet and referred to United State Coast and Geodetic Survey data, shown, both as to the lot and as to all of said surrounding lands:

- (1) The dimensions of the lot, including distance and bearings, and the lot and block number of the lot and of each lot in the surrounding lands as shown on a tax assessment map of the Township.
- (2) The existing elevations of all lands on a one-hundred-foot grid layout.
- (3) The existing elevations of all buildings, structures, streets, streams, bodies of water and watercourses, natural or artificial.
- (4) All existing surface and subsurface water drainage conditions and provisions therefore.
- (5) All wooded area and all trees having a diameter of six inches or roe at the base.
- (6) The limits of the area or areas within the lot or lots in question within which the soil-moving operations are to be conducted and the existing elevations of said limits at intervals of not more than 100 feet.
- (7) The proposed final elevations at each point where existing elevations shown on said map are to be changed as a result of completion of the proposed work.
- (8) Proposed slopes and lateral supports at the limits of the area upon completion of the soil moving operations.

- (9) Proposed provisions and facilities for surface water drainage and where applicable, channel of any streams, bodies of water and watercourses, natural or artificial, including detailed cross sections showing proposed channel widths, bank slopes grade and method of erosion control.
- (10) Accurate cross sections showing the locations and quantities in cubic yards of soil to be moved.
- (11) All proposed elevations in enclosed rectangular boxes, and all existing elevations to be indicated without any kind of enclosure.
- (12) Such other pertinent data as the Planning Board may, by resolution, require.
- (13) All easement and restrictions of record, which may affect the subject lot or lots.
- (14) If said moving application is in conjunction with a site plan or subdivisions plan, the developer shall submit a complete site plan or preliminary subdivision plan according to the appropriate subdivision ordinance.

D. Inspection of Site

(1) The Township Engineer shall make an inspection of the site from which soil is to be moved and shall make such engineering studies as may be required to determine the effect of the removal of soil from the location as it related to:

- (a) Soil erosion by water and wind.
- (b) Surface and subsurface water drainage.
- (c) Soil fertility.
- (d) Lateral support of abutting streets and lands.
- (e) Public health and safety.

- (f) Such other factors as may bear upon or relate to the coordinated, adjusted and harmonious physical development of the Township.
 - (2) The Township Engineer shall also inspect the aforesaid site to determine whether stakes have been placed on each corner thereof and whether grade stakes have been placed at the existing points designated on the topographical map pursuant to the provisions of Subsection C hereof.
- E. Hearing. The Planning Board shall, within 60 days after receipt of the application, fix a date for a hearing for the purpose of considering the application and shall give to the applicant, either personally or by certified mail, notice of the time and place of said hearing. The applicant shall, at least five days prior to the date appointed for said hearing, serve written notice, either in person or by registered mail, upon such persons as are shown on the municipal tax records to be the owners of such lots within 200 feet of the property in question. The applicant shall at the hearing present to the Planning Board satisfactory proof in affidavit form of the service of said notices.
- F. Factors to be considered in determining application. In considering the applicant, the Planning Board shall be guided by the general purpose of municipal planning and shall take into consideration the following factors:
 - (1) Soil erosion of water and wind.
 - (2) Surface and subsurface water drainage.
 - (3) Soil fertility and soil bearing capacity.
 - (4) Lateral support of abutting street and lands
 - (5) Public health and safety.
 - (6) Land values and uses.

- (7) Such other factors as may bear upon or relate to the coordinated, adjusted, and harmonious physical development of the Township.
 - (8) Proposed complete site or preliminary subdivision plan.
- G. Decision. The Planning Board shall review and consider the application which must be complete, including all the requirements of the provisions of this chapter and the material factors brought up at the public hearing and the reports of other reviewing authorities of the Township and shall either grant or deny the issuance of said soil permit. If the Planning Board denies the permit, the reason for the denial shall be stated. The Planning Board also can issue a permit with stipulations and conditions. The Planning Board shall act within 60 days of the filing of a complete application. The Planning Board shall act only upon the filing and receipt of a complete application within said 60 days. The failure of the Planning Board to either deny or grant the permit within said 60 days shall be considered an automatic approval of the issuance of said permit unless the Planning Board extends the time limit for a period not to exceed an additional 60 days.
- H. Appeal. In the event of refusal, the applicant may, not later than 30 days after the date of such refusal, appeal to the Township Council. The Township Council may by a majority vote of the members present sustain or by a 2/3 vote of its entire membership overrule the Planning Board recommendations.
- I. When an application for site plan is considered by the Zoning Board of Adjustment, then all power granted to the Planning Board with regard to the receipt, review and determination of applications for major soil removal permits under this chapter are hereby granted and conferred upon the Board of Adjustment in full.

7. Fees

A. Soil application fees:

- (1) Ministerial soil application fee: \$10.

- (2) Major soil application fee: \$75.
 - (3) Soil application fee will not be refundable whether the permit is used or denied or withdrawn.
- B. Soil-moving fee.
- (1) The soil moving fee will be charged at \$0.05 per cubic yard of fill or excavation, whichever is greater, less the soil application fee. If the permit is denied or withdrawn, the soil-moving fee shall be refunded, less the expenses incurred by the Township.
 - (2) Exemption. All utility companies, federal, state and local authorities, including the Board of Education and charitable organizations, and further, any movement of soil amounting in the aggregate up to 10 cubic yard of soil in a twelve-month consecutive period shall be exempt from the requirement of the soil application fee and soil movement fee.

8. Performance Bond:

- A. In the event that the Planning Board recommends approval of the soil removal permit application, the Secretary of the Planning Board shall forthwith give notice to the applicant of the action of the Planning Board, and further, the amount of the performance bond required as hereinafter set forth in this section. In the event that the applicant fails to post the required performance bond within 60 days of said notice, then the recommendation of the Planning Board shall be automatically rescinded.
- B. No soil removal permit shall be issued unless the applicant therefore shall have posted with the Township a performance bond inform and with surety acceptable to the Township in such amount as the Planning Board shall determine, conditioned upon full and faithful performance by the principal with the time specified in the application of all the proposed work in accordance with the provisions of this chapter and of the soil-moving permit issued pursuant hereto.
- C. The amount of said bond shall be determined at the rate of not less than \$0.10 per cubic yard and not in excess of \$0.50 per cubic yard of

the amount of soil to be moved; provided, however, that in no event shall said bond be less than the principal amount of \$2,000. The Planning Board may request additional bonds for improvements shown on the soil moving application or plan, such as but not limited to the following: retaining walls, planting, drainage erosion, control damages to haul route, etc. In ascertaining the rate upon which to complete the amount of the bond, the Planning Board shall take into consideration such factors as may bear upon the facility with which the proposed work may be performed, including but not limited to the type and character of soil, the extent of the area over which the soil moving operations are to be conducted, the extent and depth of the various cuts and fills, the extent to which the area of operations is wooded, the proximity of the proposed operations to streets, buildings, structures, natural or artificial streams or watercourses and general drainage conditions.

- D. Before the holder of any soil removal permit shall proceed before the Planning Board with any application for any amendment or alteration of the terms and conditions of any outstanding soil removal permit, there shall be submitted to the Planning Board the written consent of the surety on said bond approving said application for amendment or alteration and consenting to extension of the bond coverage thereto.
- E. Applications for the release of any bonds posted in accordance with the terms of this chapter or the resolutions of the Planning Board shall be accompanied by an affidavit stating that the soil moving operation has been completed in accordance with the application and all plans, maps and other data filed therewith and in accordance with all resolutions and conditions therein adopted by the Planning Board. Said affidavit shall be executed by a licensed professional or civil engineer or land surveyor of the State of New Jersey.

9. Form of Permit; Contents; Expiration

- A. The soil removal permit shall be in such form as may be prescribed by the Planning Board. It shall be signed by the Secretary of the Planning Board and either the Chairman of the Planning Board or the Chairman of the Soil Committee of the Planning Board, and it shall contain any special conditions set forth in the recommendation.

- B. The soil removal permit shall be dated as of the date it is actually issued, and the term of said permit shall not exceed one year.
- C. All permit shall automatically expire on the termination date unless application for renewal has been made and approved, in writing, extending such permit.

10. Unlawful Acts.

No person to whom a soil removal permit has been issued shall:

- A. Conduct or maintain on the premises any sand, gravel or similar kind of pit, any sand or gravel washing or screening machinery or equipment, any business or industry not permitted in the district in which said premises are in accordance with the provisions of said permit and, where applicable, the necessary disposal of soil incidental to said grading or regarding.
- B. Conduct or maintain any soil-moving operations without having first made adequate provisions by means of road oil or otherwise for the laying of dust incidental to the use of vehicles, machinery and equipment on the lands described in the soil permit
- C. Neglect to dispose of on or before the completion date stated in the application any partially or wholly excavated boulders or other incombustible debris resulting from the soil-moving operations by burial or removal and any partially or wholly excavated stumps, felled or uprooted trees or other combustible debris resulting from the soil-moving operation by combustion or removal from the premise.
- D. Conduct any soil moving operation beyond the expiration date as set forth in the soil removal permit or extended expiration date as may duly be granted by the Planning Board.

11. Movement and storage of topsoil:

- A. Whenever any developer or excavator shall move topsoil in or upon any lot, provision shall be made for the storage of said topsoil within the boundary lines of said lot.

- B. Except as hereinafter provided, all the topsoil so stored shall be uniformly replaced over the entire area or surface of the lot on or before the completion date set forth in the soil permit so that the final grade or grades of said replaced topsoil shall be in accordance with the proposed final grades shown on the topographic map.
- C. No developer or excavator shall remove to any point beyond the boundary lines of the lot any topsoil whatsoever unless and until topsoil not inferior in quality to that to be removed shall first have been replaced uniformly to a depth not less than six inches, measured from the proposed final grades as shown on the topographical map, over the entire surface or area of the lot, excepting only such portions thereof as shall be or shall have become, since the date of filing of said topographical map, permanently covered by a building or structure, street pavement, curb, sidewalk, driveway or other paved area or by any body of water or waterway. In no event shall the developer or excavator remove from the lot more topsoil than that comprising the surplus excess remaining after the replacement of the topsoil as aforesaid.

12. Excavating below final grades restricted.

No developer or excavator shall, at any time in the course of the work, dig or excavate more than six inches below the proposed final grades as shown on the topographical map unless:

- A. The soil removal permit specifies otherwise and the performance bond, hereinbefore referred to, makes specific provisions for replacement or before the completion date set forth in the soil removal permit of soil of sufficient quantity and kind to restore the final grades to those shown on the topographical map, or
- B. After issuance of the removal permit, the developer or excavator, before digging excavating below said minimum level, shall apply to the Planning board and be granted an amendment of the application and topographical map then in effect, which amendment may be granted upon such terms as the Planning Board may deem necessary to assure adherence to the purposes and objective of this chapter.

13. Final Grades:

No developer or excavator shall deposit soil upon, fill in or raise the grade of any lot without first making provision for:

- A. The use in said work of soil or such other materials as will not result in deviation from the proposed final grades or the uniformity thereof on any reason of abnormal shrinkage or settlement.
- B. The collection and storage upon the lot of the original topsoil to the end that said topsoil shall not be buried beneath soil or other material of inferior quality and the uniform replacement of the topsoil so stored over the entire area or surface of the fill soil or other material so that the final grade or grades of said replaced topsoil shall be in accordance with the proposed final grades shown on the topographical map. In the event that such provisions is not practicable, provision shall be made for the uniform placement over the entire area or surface of the fill soil or other material, excepting only such portions thereof as shall be or shall have become permanently covered by a building or structure, street pavement, curb, sidewalk, driveway or other paved area or by any body of water or waterway, of a layer of topsoil not inferior in quality to that of the original topsoil, to a depth of not less than six inches measured from the proposed final grades as shown on the topographical map.

14. Exempt Operations:

Nothing in this chapter shall be construed to affect or apply to any person engaged in the moving of soil in and upon lands enrolled in the soil conservation program of the Northeastern Jersey Soil Conservation District of the United States Department of Agriculture Soil Conservation Service, and for which lands an approved farm plan has been established by said agency, provided that all soil moving operations in and upon such lands are performed in accordance with approved farm plan.

15. Inspections:

For the purpose of administering and enforcing this chapter, any member of the Planning Board or duly authorized agent of the office of the Township Engineer and Building Department of the Township shall have the right to enter into and upon any lands in or upon which soil-moving operations are being conducted, to examine and inspect such lands.

16. Violation and Penalties:

Any person who violates any provisions of this chapter or conditions attached to the issuance of any permit shall, upon conviction thereof, be punished by a fine not exceeding \$1,000.00, imprisonment for a term not exceeding 90 days and/or period of community service not exceeding 90 days. A separate offense shall be deemed committed on each day during or which a violation occurs or continues

3.7.19 Driveways:

A. Location of Driveways

- (1) The number and location of entrance and exit driveways to a road shall be designed so as to afford maximum safety to traffic on any road, as determined by the Planning Board
- (2) Any exit driveway or driveway land shall be so designed in profiled and grading and shall be so located to permit, wherever possible, the following recommended minimum site distance measured in each direction along any road the measurement shall be from the driver's position of a vehicle standing on the portion of the exit driveway that is immediately contiguous to the traveled way or shoulder of any road.

Allowable Speed
on any road

Sight Distance
(feet)

| | |
|----|-----|
| 25 | 175 |
| 30 | 250 |
| 35 | 325 |
| 40 | 400 |
| 45 | 450 |
| 50 | 500 |

- (3) Where a site occupies a corner to two intersection roads, no driveway entrance or exit shall be located within 20 feet of the point where a curb return of the street intersection and curblines meet.
- (4) No entrance or exit driveway shall be located on the following portions of the road; on a rotary or traffic circle; on a ramp of an interchange; or within 20 feet of the beginning of any ramp or other portions of an interchange.
- (5) Where two or more driveways connect a single site to any county or state road, a minimum clear distance of 50 feet

measured along the right of way shall separate the closest edges of any two such driveways,

- (6) In addition, if the site is abutting a road for which a traffic control plan has been adopted, the Planning Board may specify that driveways or other site plan features incorporated in a site plan for which plan approval is sought shall conform in location and design to the provisions of the adopted traffic control plan. To differ from the adopted traffic control plans approval of the appropriate state agency is required.
- B. Driveway angle. Driveways intended for vehicles going onto a road shall intersect the road at a horizontal angle as near to 90° as site conditions will permit and in no case shall be less than 60° unless acceleration and deceleration lanes are provided.
 - C. Curbline openings and aprons. The dimensions of curbline openings, aprons and driveways shall be designed to adequately accommodate the volume and type of vehicles anticipated to be generated by the site development.
 - D. Acceleration and deceleration lanes. A twelve-foot-wide and three-hundred-foot-long acceleration lane and two-hundred-foot-long deceleration lane may be required by the Planning Board wherever possible in order to accommodate safely and efficiently the traffic generated by a site designed to serve:
 - (1) A business or office or commercial use that occupies site on State Highway No. 22 and/or any county road.
 - (2) An office, industrial, manufacturing or warehousing use on State Highway No. 22 and/or any county road. The width is measure from the outside edge of the traveled way of any road, and the length is measured from the centerline of the new driveway.
 - (3) In instances where the site in and of itself has insufficient width or frontage along any state highway, county road or municipal road to accommodate the required length for a deceleration lane

and acceleration lane, the application for site plan approval shall attempt to provide, if required by the planning Board, the acceleration land and deceleration lane by written agreements with all necessary easements from adjacent owners so as to provide common entrances and exits with acceleration and deceleration lanes. In the event that such agreement and easements cannot be reasonably obtained, the Planning Board may allow entrances and exits without such acceleration or deceleration lanes, provided that the applicant agrees to cooperate to provide said acceleration and deceleration lanes in the event that the Planning Board or Township of Hillside obtain later all necessary easements and agreements from adjacent owners to effectuate the plan. The Planning Board may require the necessary easements or future acceleration lanes and decelerations lanes, which easements may provide that the easement will become effective if and only a similar easement is obtained from an adjacent lot in order to provide the acceleration and deceleration lane for all property fronting on State Highway No. 22.

- E. Deeds for road widening. Where widening of public rights of way is required to comply with the foregoing requirements, appropriate deeds of ownership or easement shall be delivered.

SIGNAGE

3.7.20 Outdoor Signs

1. Freestanding Business Signs:

- A. A freestanding double-faced sign, not to exceed 36 square feet, is permitted in the RC, OC, and HC zones where necessary to identify a group of stores or other commercial establishments on the same lot.
- B. Freestanding signs shall not be externally illuminated.
- C. The bottom of any free standing sign shall be a minimum of eight feet from the ground level and the top of said sign shall not exceed 18 feet from the ground level.
- D. No freestanding sign panel shall exceed a height of eight feet, a length of 12 feet nor a depth of 18 inches.
- E. No part of a freestanding sign shall be closer than 15 feet to the curb line of an abutting street nor closer than 10 feet to the street right of way.
- F. Street address numbers. All freestanding signs and monument signs referencing businesses shall contain the street address number of the property on each face, which displays information. Street address numbers on business and all other freestanding signs (except entrance signs) shall have a height of eight inches on state highway and a height of four inches on other roads.
- G. A freestanding sign may have a decorative sign base as long as it meets the following requirements:
 - (1) The color of the decorative sign base must be consistent with the colors of the sign. The sign and decorative sign base, together, may not exceed the maximum of four colors.

- (2) A decorative sign base may not contain any lettering, logo or other advertising. The street address of the property may be located on a decorative sign base.
- (3) A decorative sign base must cover the entire length (the distance between the bottom of the sign panel and the ground) of the support structure to which it is affixed.
- (4) The width of a decorative sign base may not be greater than 1/3 the length of the sign panel or 42 inches, whichever is less.
- (5) The depth of a decorative sign base may not be greater than the depth of the sign panel. The depth of the base shall be measure to include the support structure.
- (6) A decorative sign base may not be illuminated.

2. Freestanding Entrance Signs

A. One double-faced or singled-faced entrance sign shall be permitted at each entrance driveway for the purpose of directing motorists safely into business establishments located in the RC, OC, HC, LI AND HI Districts. Such entrance signs shall be uniform in size and content as follows:

- (1) Size: two feet in height; four feet in length and not more than 12 inches in depth.
- (2) Lettering and construction: the content of the sign and the size of lettering shall conform to all of the aspects of standard entrance sign in Figure I appended to this article and on display in the office of the Building Subcode Official of the Township of Hillside. Only the name of the principal occupancy may be inscribed thereon.
- (3) Coloring: Black letters on a white background shall be employed.

- (4) Illumination: All entrance signs under this chapter must be of reflective surface and not lighted by interior illumination. All existing entrance signs with interior illumination must be converted within six months from the date of the enactment of this chapter to low voltage by use of transformers not to exceed 12 volts or must be installed or adopted with a shutoff device if struck or installed with subsurface exterior illumination.
- (5) Height: Height of sign from mean ground level shall not exceed four feet.
- (6) Location: Sign shall be placed on the far side of the entrance driveway relative to the direction of traffic flow.
- (7) Shape: rectangular shape shall be required.
- (8) All entrance signs shall contain the street address number of the property on each face, which displays information. Street address numbers on entrance signs shall have a height of four inches.

3. Wall Signs:

- A. No sign shall project from the building to which it is attached more than one foot at one end and no more than three feet at the other end. That side which projects more than one foot shall be covered with the same material as the remainder of the sign and shall be at a right angle to the façade or side of said building. The space between the sign face and the building wall shall be enclosed so that the sign face and sign sides are flush with the building wall.
- B. No wall signs shall be permitted on any office building except as follow:
 - (1) A single building identification sign consisting of the name or number of the building, not exceeding in area 5% of the area of the wall on which it is located or 60 square feet, whichever is

less, less the area of any nonconforming sign, shall be permitted.

- (2) An identical facsimile of the single sign identified above may be permitted on a second wall of an office building, provided that the aggregate area of both signs does not exceed 90 square feet, less the area of any nonconforming signs.

4. Monument Signs

One monument sign per lot shall be permitted. Such sign shall be located in any front yard area but in no case less than 15 feet from the curblane of any abutting street nor less than 10 feet to the street right of way. The maximum height from the ground shall be six feet. No internal illumination shall be permitted.

5. Institutional Sign

One institutional sign shall be permitted for any principal use allowed in any residential zone. Such sign shall be located in a front yard area but in no case less than 15 feet from the curblane of any abutting street nor less than 10 feet to the street right of way. The maximum height from the ground shall be six feet. No internal illumination shall be permitted.

6. Gas Station Signs

- A. A gasoline service station shall be permitted to have only the following signs:

- (1) One freestanding sign containing a maximum of 60 square feet and comprised of a maximum of 36 square feet for gas station identification purposes and a maximum of 24 square feet for price display and other purposes.
- (2) Where a canopy is provided over pump islands, one canopy fascia-mounted business sign shall be permitted having a maximum area of 12 square feet. Where a gasoline service

station with a canopy is on a corner lot, two canopy fascia-mounted business signs shall be permitted.

- (3) Where an accessory convenience retail building is provided, wall-mounted signage shall be permitted in accordance with the standards for wall-mounted signs in Section 3.
- (4) Each fuel dispenser shall be permitted to contain product pricing information, provided that the letter, number or brand information do not have a height which exceeds six inches, but in no case shall any fuel dispenser signage exceed two square feet in area.

7. Additional Requirements:

- A. A professional or announcement sign of a home professional office on a residence building shall be fixed on the main wall of such building or on a signpost not more than six feet in height above ground and set back not less than 20 feet from the curbline and shall not project more than 24 inches. Such sign may be internally lighted between the hours of 8:00 a.m. and 9:00 p.m. and, as to a sign of a physician, surgeon or dentist, without any time restriction. Such lighting shall be arranged so as to prevent glare, and no sign shall be illuminated by lighting of intermittent or varying intensity.
- B. A name or announcement sign affixed to the main wall and one double-faced freestanding sign for the use of a church, parish house, club, school or public or semipublic building shall be permitted in any district. The wall sign shall not exceed in height 10% of the vertical height of the wall of the building to which the sign is attached and shall not exceed 36 square feet in area. The freestanding sign shall comply with the provisions of 188-32 but shall not exceed 12 square feet in area. Such signs may be internally lighted between the hours of 8:00 a.m. and 9:00 p.m. Such lighting shall be arranged so as to prevent glare, and no sign shall be illuminated by lighting of intermittent or varying intensity.

C. A real estate "For Sale or Rent" sign shall apply only to the premises upon which it is placed, and no part of said sign shall be erected closer than 15 feet to the front property line of said premises. Said sign must be removed upon the sale of said premises.

- (1) Signs shall not exceed eighteen by twenty four (18 x 24) inches in area.
- (2) The sign must be removed within 30 days after execution of the agreement of sale and/or within 10 days after the leasing, letting, renting, using or possession of such premises or transfer of any interest in the same.
- (3) No more than one sign shall be permitted.

D. No business sign shall be erected or maintained upon the roof of a building, including a mansard roof or parapet, nor shall any sign project above the roof of a building, except that a wall-mounted sign on the parapet wall of a one-story building is permitted above a roof line elevation, provided that the sign shall be placed in symmetry with the architectural lines and shape of the front wall. Where a sign is mounted on a parapet wall, the parapet wall shall not extend more than four feet above the abutting room elevation.

E. The erection of any advertising sign (off premises) or billboard or sign, which moves or rotates is prohibited in all districts.

F. No sign, temporary or otherwise, on the inside of a window shall be greater than two feet in height nor cover more than 20% of the square footage of said window, but in no case shall such sign be greater than the total of 16 square feet of the total glass area of each wall. No window sign shall be permitted above the first floor of any building.

G. No sign permitted in this chapter shall consist of more than four colors, inclusive of black and white. In a building with more than two first floor retail users, all signage shall conform to a sign program authorized by the property owner for the entire building wherein the

sign colors of all signs shall not exceed eight colors, inclusive of black and white.

H. No permanent cloth, paper, oilcloth or canvas signs, promotional flags, banners or pennants of any kind shall be permitted on the exterior of any structure.

I. No permit shall be issued to erect an exterior sign on property containing a nonconforming sign until such time as the nonconforming sign has been removed.

J. When the owner or lessee of a sign vacates the premises upon which the sign is located, the lettering on said sign must be removed. If the owner or lessee of said sign does not remove it, then the owner of the building or property shall be held responsible for the removal of the lettering within 30 days of vacancy.

K. A logo may be permitted on a sign only after specific approval of the zoning officer and the Construction Code Official.

L. No vehicle or mobile sign shall be used to circumvent these regulations

M. Garage Sales. The display of any signs stating that there is a "Garage Sale" or any other words indicating that there will be a garage sale is prohibited unless the follow standards are complied with:

- (1) Signs shall not exceed ten by fourteen (10 x 14) inches in area.
- (2) Signs shall consist of block lettering on a white background. Which shall state only that there is a "Garage Sale" and the time/date and address.
- (3) The sign shall only be placed the morning of the garage sale and must be removed immediately after the garage sale is over.
- (4) Only four (4) signs are permitted per garage sale.

3.7.21 Off Street Parking:

3.7.21(a) Compliance required; exceptions

Off-street parking spaces for the parking of motor vehicles of occupants, employees and patrons of buildings, structures and uses of land hereafter erected or hereafter enlarged or brought into use shall be provided and kept available on the lots in accessory parking areas, accessory parking buildings or underground parking facilities, or in combinations thereof, in not less than the minimum number of spaces specified in this article except:

- A. The Planning Board may require or the applicant may request a portion equal to not more than 30% of the total number of parking spaces required. The number of spaces shown for such area, if provided with adequate and acceptable driveways, aisles and turning areas, shall be added, together with the number of parking spaces provided on the plan to be paved initially, so that the total shall not be less than the minimum number of parking spaces required by 3.7.21(f).
- B. The size, location, elevation, layout and arrangement of the parking spaces required or provided or to be provided at a later date shall each and all be subject to the terms and requirements of the provisions of Chapter 188, Site Plan Review.
- C. If more than one use or building is on a lot, the minimum off-street parking spaces shall be the sum of all uses on the lot.
- D. If a lot is used in common with another contiguous lot or lots, where ingress and egress for vehicles and pedestrians from one lot to the other lot is provided with parking facilities utilized in common between the several lots, then the minimum requirement shall be the sum total of all the uses on all the lots so used.
- E. Wherever all or some of the minimum number of parking spaces required for any particular use are dependent upon the number of employees on the premises or dependent upon the number of persons on the premises, the requirements shall in each such case be deemed to mean the number of employees or persons on the premises at the same time during the time when such numbers is at its peak (i.e., the peak shift in an industry or the peak time of day and week in a school, etc.) All applications for site plan approval shall state the total number of such persons for purposes

of determining any applicable parking requirement. The number of parking areas provided for such persons shall be stated on the site plan and on any certificate of occupancy thereafter issued, which number shall be the limit of the number of employees permitted on the premises at the same time. Use of the premises by a greater number of employees at the same time than the number specified in the site plan or certificate of occupancy shall be a violation of this chapter.

3.7.21(b) Parking of commercial vehicles

In all business zones in the Township of Hillside, commercial vehicles must be kept in the rear of the business structure and out of visible view of the public in all cases. In any case where the commercial vehicle cannot be placed in the rear of said building, then it should be placed so that it is the least obstructive to the public as determined by the Building Department. This section applies during nonoperating business hours.

3.7.21(c) Required number of spaces

The minimum number of off-street parking spaces required to be shown on site plans shall be as follows:

- A. Movie theaters shall have a minimum of one parking spaces for each 2.5 seats, except that up to 1/2 of this requirement may be met by spaces in contiguous office developments under a lease of at least 10 years for evening and weekend use. Other auditoriums, stadiums, theaters and houses of worship shall have a minimum of one parking space for each four seats of fixed capacity or one parking space for each 45 square feet of floor area available to patrons, whichever is greater. Where there are no fixed seats, at least one parking space for each 45 square feet of floor area available to patrons shall be provided. Benched and pews shall each be considered as one seat of fixed capacity for each 20 linear inches of seating space.
- B. Bank, business office, public utility office, office and professional office, but not including medical, dental, chiropractic or osteopathic offices or clinics, shall be provided with not fewer than the minimum number of parking spaces shown on **Table 11**.

Table 11 - REQUIRED NUMBER OF SPACES PER FLOOR AREA

| Gross Floor Area | square feet | | | | | | | | | | |
|------------------|-------------|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | | 100 | 200 | 300 | 400 | 500 | 600 | 700 | 800 | 900 |
| | | | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 1,000 | | | 15 | 15 | 15 | 15 | 15 | 16 | 16 | 17 | 17 |
| 2,000 | 18 | | 19 | 19 | 20 | 20 | 21 | 21 | 22 | 22 | 23 |
| 3,000 | 23 | | 24 | 24 | 25 | 25 | 26 | 27 | 27 | 28 | 28 |
| 4,000 | 29 | | 30 | 30 | 31 | 31 | 32 | 33 | 33 | 34 | 34 |
| 5,000 | 35 | | 36 | 36 | 37 | 37 | 38 | 39 | 39 | 40 | 40 |
| 6,000 | 41 | | 42 | 42 | 43 | 43 | 44 | 45 | 45 | 46 | 46 |
| 7,000 | 47 | | 48 | 48 | 49 | 49 | 50 | 51 | 51 | 52 | 52 |
| 8,000 | 53 | | 54 | 54 | 55 | 55 | 56 | 57 | 57 | 58 | 58 |
| 9,000 | 59 | | 60 | 60 | 61 | 61 | 62 | 63 | 63 | 64 | 64 |
| 10,000 | 64 | | 65 | 65 | 66 | 66 | 67 | 67 | 68 | 68 | 69 |
| 11,000 | 69 | | 70 | 70 | 71 | 71 | 72 | 72 | 73 | 73 | 74 |
| 12,000 | 74 | | 75 | 75 | 76 | 76 | 77 | 77 | 78 | 78 | 79 |
| 13,000 | 79 | | 80 | 80 | 81 | 81 | 82 | 82 | 83 | 83 | 84 |
| 14,000 | 84 | | 85 | 85 | 86 | 86 | 87 | 87 | 88 | 88 | 88 |
| 15,000 | 88 | | 88 | 89 | 89 | 90 | 90 | 90 | 91 | 91 | 92 |
| 16,000 | 92 | | 92 | 93 | 93 | 94 | 94 | 94 | 95 | 95 | 95 |
| 17,000 | 95 | | 95 | 96 | 96 | 96 | 97 | 97 | 97 | 97 | 98 |
| 18,000 | 98 | | 98 | 98 | 98 | 98 | 99 | 99 | 99 | 99 | 99 |
| 19,000 | 99 | | 99 | 99 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 20,000 | 100 | | | | | | | | | | |

For all gross square footage of floor area above 20,000 square feet, one parking space for each 200 square feet shall be provided.

C. All retail users shall be provided with a minimum number of parking spaces shown on **Table 12**.

Table 12 REQUIRED NUMBER OF SPACES (RETAIL)

| Gross Floor Area | square feet | | 100 | 200 | 300 | 400 | 500 | 600 | 700 | 800 | 900 |
|------------------|-------------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | | 6 | 6 | 6 | 6 | 7 | 8 | 9 | 10 | 11 |
| 1,000 | | 12 | 12 | 12 | 12 | 12 | 12 | 13 | 13 | 14 | 14 |
| 2,000 | | 15 | 16 | 16 | 17 | 17 | 18 | 18 | 19 | 19 | 20 |
| 3,000 | | 20 | 21 | 21 | 22 | 22 | 23 | 23 | 24 | 24 | 25 |
| 4,000 | | 25 | 26 | 26 | 27 | 27 | 28 | 28 | 29 | 29 | 30 |
| 5,000 | | 30 | 31 | 31 | 32 | 32 | 33 | 33 | 34 | 34 | 35 |
| 6,000 | | 35 | 36 | 36 | 37 | 37 | 38 | 38 | 39 | 39 | 40 |
| 7,000 | | 40 | 41 | 41 | 42 | 42 | 43 | 43 | 44 | 44 | 45 |
| 8,000 | | 45 | 46 | 46 | 47 | 47 | 48 | 48 | 49 | 49 | 50 |
| 9,000 | | 50 | 51 | 51 | 52 | 52 | 53 | 53 | 54 | 54 | 55 |
| 10,000 | | 55 | 56 | 56 | 57 | 57 | 58 | 58 | 59 | 59 | 60 |
| 11,000 | | 60 | 61 | 61 | 62 | 62 | 63 | 63 | 64 | 64 | 65 |
| 12,000 | | 65 | 65 | 66 | 66 | 66 | 67 | 67 | 67 | 67 | 68 |
| 13,000 | | 68 | 68 | 69 | 69 | 69 | 69 | 69 | 70 | 70 | 70 |
| 14,000 | | 70 | 71 | 71 | 72 | 72 | 73 | 73 | 74 | 74 | 75 |
| 15,000 | | 75 | 76 | 76 | 77 | 77 | 78 | 78 | 79 | 79 | 80 |
| 16,000 | | 80 | 81 | 81 | 82 | 82 | 83 | 83 | 84 | 84 | 85 |
| 17,000 | | 85 | 86 | 86 | 87 | 87 | 88 | 88 | 89 | 89 | 90 |
| 18,000 | | 90 | 91 | 91 | 92 | 92 | 93 | 93 | 94 | 94 | 95 |
| 19,000 | | 95 | 96 | 96 | 97 | 97 | 98 | 98 | 99 | 99 | 100 |
| 20,000 | 100 | | | | | | | | | | |

Table 12 REQUIRED NUMBER OF SPACES (RETAIL) continued

For all gross square footage of floor area above 20,000 square feet, one parking space for each 200 square feet shall be provided.

D. All restaurants and bars shall be provided with not fewer than the minimum number of parking spaces shown on **Table 13**.

Table 13 REQUIRED NUMBER OF SPACES (Bars & Restaurants)

| Total Dining Area square feet | | 100 | 200 | 300 | 400 | 500 | 600 | 700 | 800 | 900 |
|----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | 4 | 8 | 12 | 16 | 20 | 24 | 28 | 32 | 36 |
| 1,000 | 40 | 44 | 48 | 52 | 56 | 60 | 64 | 68 | 72 | 76 |
| 2,000 | 80 | 84 | 88 | 92 | 96 | 100 | 104 | 108 | 112 | 116 |
| 3,000 | 120 | 124 | 128 | 132 | 136 | 140 | 144 | 148 | 152 | 156 |
| 4,000 | 160 | 164 | 168 | 172 | 176 | 180 | 184 | 188 | 192 | 196 |
| 5,000 | 200 | 204 | 208 | 212 | 216 | 220 | 224 | 228 | 232 | 236 |
| 6,000 | 240 | 244 | 248 | 252 | 256 | 260 | 264 | 268 | 272 | 276 |
| 7,000 | 280 | 284 | 288 | 292 | 296 | 300 | 304 | 308 | 312 | 316 |
| 8,000 | 320 | 324 | 328 | 332 | 336 | 340 | 344 | 348 | 352 | 356 |
| 9,000 | 360 | 364 | 368 | 372 | 376 | 380 | 384 | 388 | 392 | 396 |
| 10,000 | 400 | | | | | | | | | |

In addition to the requirements of this **Table 14**, there shall be provided one parking space for every two employees, and if a restaurant has a bar which serves alcoholic beverages to customers at the bar, there shall be provided one additional parking space for every two linear feet of bar with no exclusions.

- E. Warehouse and industrial buildings shall be provided with no fewer than the minimum number of parking spaces shown on **Table 12**.
- F. Medical, dental and chiropractic offices and clinics shall be provided with not fewer than one parking space for each professional person, plus one parking space for each employee, plus two parking spaces for each examination room, not including a room for X-ray examination in a medical or chiropractic office or clinic, plus two additional parking spaces for each dental chair or one parking space for each 200 square feet of gross floor area in the office or clinic, whichever requirement is greater. However, for a combination home and office of any licensed medical practitioner such as a physician, dentist, chiropractor, optometrist or osteopathic physician permitted as a conditional use, the minimum required off-street parking spaces on the lot shall be four, and for a home occupation as permitted as an accessory use, the minimum number of off-street parking spaces on the lot shall be two.
- G. Bowling alley or billiard parlor uses shall be provided with not fewer than five parking spaces for each alley or table, plus the parking space required for any other use such as restaurant or snack bar in the same premises, plus one parking space for each spectator seat.
- H. Building construction involving three or more employees at one time on any site shall provide for not fewer than one parking space for each person customarily employed at any one period of time; provided, however, that such parking spaces shall not be required to be paved.
- I. Service stations and repair garages which shall include but not be limited to freestanding buildings and/or areas located under canopy island shelters be provided with a minimum of one parking space for each 200 square feet of floor area devoted to repair and/or service facilities.
- J. Funeral homes shall provide for not fewer than one parking space for each 30 square feet of floor area used for slumber rooms, viewing rooms, parlors and each funeral service room, plus one parking space for each employee of the funeral home.

- P. All other uses for which parking space requirements are not specifically set forth in this chapter shall provide for not fewer than the minimum number of parking spaces required for the most similar use as set forth in Subsections A through O in this section, and the number of parking spaces required shall be determined by the Planning Board on site approval.

3.7.21(d) Computation of gross floor area

- A. The term "gross floor area," for the purposes of this article, is hereby defined as the total area of the building in square feet considering the outside perimeter walls of the building at each and every floor level and including each floor level or story in the building and including any basement or area below grade if the ceiling is higher than six feet. There shall be no deductions for hall areas, staircases, elevator areas, stairwells, closets, storage areas, utility rooms, bathrooms, conference rooms and reception areas.
- B. Where the computation of parking spaces for any use involves a fraction of a parking space, the fraction shall count as an additional parking space if the fraction is 1/2 or more.

3.7.21(e) Parking areas above or below grade

In all commercial and industrial zones, any parking areas above or below the ground level must correspond in equal quantity with additional open land area on the site not covered by impervious surface (buildings, driveways, walkways and parking lots).

3.7.21(f) Accessory off-street truck loading spaces

Every building or structure, lot or land hereafter put into use for business or industrial purposes or for a hospital and which has an aggregate floor area of 7,500 square feet or more devoted to any such use shall be provided with off-street truck loading spaces at the rear of the building in accordance with **Table 14**.

Table 14 OFF-STREET TRUCK LOADING SPACES

| Aggregate Floor Area Devoted to Such Use (square feet) | Required Number of Off-Street Truck Loading Spaces |
|---|---|
| 7,5000 to 25,000 | 1 |
| 25,001 to 40,000 | 2 |
| 40,001 to 100,000 | 3 |
| Each additional 60,000 | 1 |

4.0 HOUSING PLAN ELEMENT:

4.1 Introduction:

The Township of Hillside is typical of many older suburban communities in that the primary housing stock is comprised of a single-family home constructed in a small rectangular shaped lot.

A review of the 2000 U.S. Census Bureau Reports indicates the total number of housing units in Hillside Township is 7,388. The majority of the housing units in Hillside Township are single-family homes (4,289 or 58.1%). The total number of two family homes is 1,667 or 22.6%. The number of single-family attached units, for example townhouse or duplex units, is 273 or 3.7%. The Township does have a small number of multi-family structures of ten or more units that contribute to the overall diversity in the housing stock. These types of housing form a relatively small percentage of the total housing stock in Hillside Township and will remain as non-conforming uses. Table 8 shows the breakdown of housing units in Hillside.

The majority of the housing units were constructed prior to 1959. A total of 5,771 or 78.2 of all housing units were constructed before 1959. The median value of a housing unit in 2000 was \$135,200.

The Township has five residential zone districts. Four of the five residential zone districts are single-family residential zone districts. The single-family residential zone districts account for approximately 34.5% of the total land area in the Township. Two family homes and other multi-family residential buildings are located in some of the single-family residential zone districts. The construction of two family homes in the single-family neighborhoods. The R-40-T Residential Two Family Zone District provides for the construction of two family homes. The R-40-T Residential Zone District account for 8.7% of the total lands are in the Township and 13.4% of the total area zoned for residential uses.

The more intensive development forces pushing into the single-family residential neighborhoods will continue to be a problem for the Township. As more multifamily uses are permitted into the established single-family zone districts, the more intensive uses will gradually begin

to breakdown the strength and character of the single-family residential neighborhoods. The two family homes generally require a large building footprint, an increase in impervious coverage, a three-story structure, the need to double the off-street parking spaces as well as the need for more open space. The greater development demands of a two family structure are being squeezed onto the same sized lot that was previously supporting a smaller, single-family residence. As more two family homes are constructed in a targeted area, the overall character of the neighborhood will begin to change. The R40-T Two Family Zone District provides a reasonable land area in relation to the other residential zones for the construction of two family homes in the Township. The construction of two family homes outside of the R40 -T Zone District should be discouraged.

Currently, the Township Ordinance provide for alternatives to single family and two family housing under Section 188-65 of the Township Ordinances. Section 188-65 Townhouse and Condominium flats permits the construction of condominium flats and townhouses in the Office Commercial, retail Commercial, Highway Commercial and Light Industrial Zone District at a density of fifteen (15) units per acre. The construction of residential uses in the Office Commercial, Highway Commercial and Light Industrial Zone Districts should not be encouraged due to the conflict with the higher intensity commercial uses. Also, the development of projects solely containing either townhouses or condominium flats in the Retail Commercial Zone District should also be discouraged. Therefore it is recommended that Section 188-65 is deleted in its entirety.

In its place and in order to provide for a greater variety of residential uses in the Township, this Master Plan provides recommendations for permitting mixed uses buildings in the RC Retail Commercial Zone District. A residential apartment use would be permitted only in mixed use buildings containing permitted commercial uses on the first and second floors with apartments on the upper floors (see Section 3.4. (1).). Design standards have been provided for the development of mixed-use projects, including building facades and streetscape improvements (see Section 3.6.).

Hillside Township has operated over the years with the absence of updated zoning and land use ordinances and a zone plan that, for the most

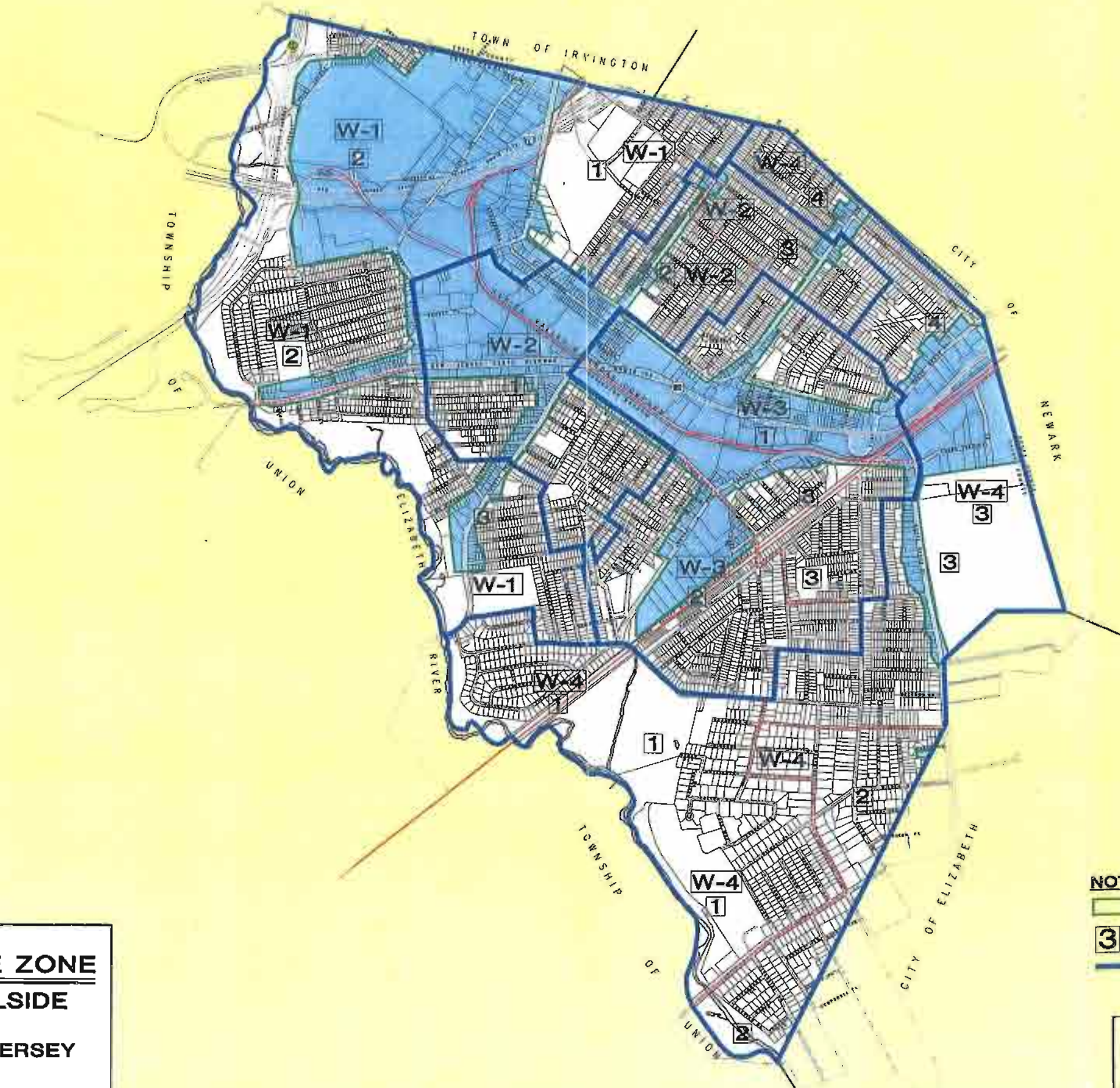
4.2 Housing Characteristics

Table 15 - HOUSING UNITS

| Subject | Number | Percent |
|----------------------------|--------|---------|
| Total housing units | 7,388 | 100 |
| UNITS IN STRUCURE | | |
| 1-unit, detached | 4,289 | 58.1 |
| 1-unit, attached | 273 | 3.7 |
| 2 units | 1,667 | 22.6 |
| 3 or 4 units | 766 | 10.4 |
| 5 to 9 units | 152 | 2.1 |
| 10 to 19 units | 68 | 0.9 |
| 20 or more units | 163 | 2.2 |
| Mobile home | 10 | 0.1 |
| Boat, RV, van, etc. | 0 | 0 |
| YEAR STRCUTRE BUILT | | |
| 1999 TO March 2000 | 26 | 0.4 |
| 1995 to 1998 | 23 | 0.3 |
| 1990 to 1994 | 51 | 0.7 |
| 1980 to 1989 | 285 | 3.9 |
| 1970 to 1979 | 441 | 6 |
| 1960 to 1969 | 791 | 10.7 |
| 1940 to 1959 | 3,469 | 47 |
| 1939 or earlier | 2,302 | 31.2 |

Source: US Census Bureau

Figure 17



NOTE:

- U.E.Z. BOUNDARY LINE ON THIS PLAN IS APPROXIMATE.
- 3 WARD DISTRICT BOUNDARY LINE
- 3 WARD BOUNDARY LINE

**URBAN ENTERPRISE ZONE
TOWNSHIP OF HILLSIDE**

UNION COUNTY, NEW JERSEY
JULY 7, 2006



Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1736

part, has remained unchanged for the past twenty-five years. Despite the lack of up to date development controls, the residential neighborhoods have remained one of the biggest strengths of the Township. The protection of these residential zone districts from the infiltration of multi-family and on-residential land uses is a primary goal and objective of this Master Plan.

4.3 Goals & Objectives of the Housing Plan Element:

The Township of Hillside has established the following Goals and

Objectives for the Housing Plan Element of The Master Plan:

- (1) Promote the demolition of buildings and structures, which pose a threat to the health, safety, and welfare of the residents of the Township. Hillside Township should continue to seek available funding from the State either through grant or loan programs to facilitate the demolition of unsafe buildings and structures.
- (2) Adopt stringent property code enforcement ordinances that promote the continual maintenance and improvements of all residential and nonresidential properties with respect to lighting, landscaping, signage, fencing, walkways and other related site improvements.
- (3) Provide opportunities for the increasing senior citizen population in the Township by establishing areas designated for age-restricted housing by means of a range of housing types.
- (4) Encourage the rehabilitation and restoration of the older residential properties with new building materials that are more energy efficient.
- (5) Continue to stop the proliferation of illegal conversions of existing single family and two family residences with additional apartments through the strict enforcement of building and housing codes.
- (6) Encourage the enforcement of building codes, housing codes and other regulations designed to standardize and upgrade structural conditions.
- (7) Provide for the Township's fair share of low and moderate income housing in accordance with the Council on Affordable Housing (COAH) Third Round Rules.
- (8) Maintain and preserve the established residential neighborhoods and encourage the reconstruction of deteriorating neighborhoods.

- (9) To protect the quality of life for all residents in all of Hillside Township's neighborhoods by adopting zone ordinances that will address the over development and use of properties.

4.4 COAH:

In 1975 the New Jersey Supreme Court decided in So. Burlington Cty. NAACP v. Township of Mount Laurel that every developing municipality in New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983, the Court acknowledged that the vast majority of municipalities in the State had ignored their constitutional obligation, and called for the State Legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the establishment of the New Jersey Council on Affordable Housing (COAH), the state agency responsible for overseeing the manner in which the state's municipalities address their low and moderate income housing needs.

COAH has recently adopted new substantive (N.J.A.C. 5:94) and procedural rules (N.J.A.C. 5:95) for the period beginning December 20, 2004. At the same time, COAH re-adjusted all municipal first and second round housing-need new-construction numbers. Additionally, these third round rules implement a "growth share" approach to affordable housing and thus represent a significant departure from the Council's first and second rules in that the new rules link the production of affordable housing with actual development and projected growth. There are three components to this third round methodology. They include the rehabilitation share, any remaining Prior Round obligation for the period 1987-1999, and the new "growth share." Growth share is generated by projections of residential and non-residential growth during the period covering January 1, 2004 through January 1, 2014. The new substantive rules state that for every eight market-rate residential units projected to be constructed, the municipality shall be obligated to provide one unit that is affordable to households of low or moderate income. In addition, each municipality is obligated to provide one affordable unit for every 25 newly created jobs.

Hillside will prepare and submit their plans for affordable housing.

4.5 Urban and Rural Centers Unsafe Building Demolition Bond Loan Program:

In 2006, the Township of Hillside obtained a \$1,034,000 loan award under the Urban and Rural Centers Unsafe Building Demolition Bond Loan Program through the State of New Jersey, Department of Community Affairs. The Demolition Bond Program was established by the State of New Jersey to provide a loan to municipalities for the demolition of buildings and structures that have been determined by the Local Construction Code Official to pose a threat to the safety and general welfare of the community. The Hillside Township Construction Official has prepared a list of properties that satisfy the criteria required by the State of New Jersey. The objective of the Urban and Rural Centers Unsafe Building Demolition Bond Loan Program is consistent with the Goals and Objectives of the Township of Hillside Housing Plan Element. The Township should continue to utilize this program and other programs similar to it in order to be more aggressive in removing buildings and structures. These structures are located within the main commercial corridors of the Township and in addition to being unsafe; the buildings are visually unsightly and portray a sense of abandonment and neglect in the neighborhood.

In 2006 two properties were targeted and bids were obtained for the demolition of abandoned buildings. The first building was located at 1594 Maple Avenue. This site contained a one story dilapidated brick building. The roof of this building has collapsed upon itself. The building was determined to pose a threat to the health and safety to the residents of the neighborhood. Residential properties are contiguous to the adjacent property lines of the subject site.



1594 Maple Avenue

The second property targeted for demolition under the Demolition Bond Program was located at 1042 North Broad Street. This building was the former Mayfair Theatre, and has been for a number of years. The Township of Hillside Construction Code Official determined the building to be unsafe. The buildings located at 1594 Maple Avenue and 1050-1054 North Broad Street represent opportunities for new, mixed-use projects in accordance with the Design Standards contained in Section 3.6 and the Zoning Standards contained in Section 3.4(1).



1050-1054 North Broad Street

5.0 RECYCLING PLAN ELEMENT

5.1 Introduction:

The Recycling Plan Element is a mandatory Master Plan Element per the Municipal Land Use Law (N.J.S.A. 40:55D-70 et seq.) The Township of Hillside has introduced a recycling program that has continued to serve the residents. The Township understands the potential of an efficient recycling program. The program helps to maintain the available capacity of landfills; it saves energy as well as valuable natural resources and increases the supply of reusable raw materials.

The Division of Public Works manages the Township of Hillside's recycling program. Residential curbside collection is offered to all Township residents and is collected twice a month.

5.2 Program Information:

The Township of Hillside's recycling program includes items such as newspapers, metal cans, aluminum beverage cans, glass bottles and jars, plastic, cardboard, and leaves that are retrieved from the resident's curbs. There is also a drop-off station that accepts the aforementioned items, except for leaves.

6.0 RELATIONSHIP TO OTHER PLANS:

6.1 Introduction:

The Municipal Land Use Law of New Jersey requires that, a “Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the Master Plan to: (1) the Master Plans of contiguous municipalities; (2) the Master Plan of the County in which the municipality is located; (3) the State Development and Redevelopment Plan, adopted pursuant to the State Planning Act; and (4) the district solid waste management plan required pursuant to the provisions of the Solid Waste Management Act (NJSA 40:55D28d).” The contiguous municipalities will be discussed later on in this section to give a better comprehensive idea of Hillside.

6.2 Relationship to the June, 1998 Master Plan:

The 1998 Master Plan Reexamination Report reviewed the problems with the 1986 Master Plan and has come up with new goals and objectives to improve Hillside. The main concern was to encourage stability and growth within the community and its residents. It also wanted to keep the area primarily suburban while keeping the unique character in the existing neighborhoods. It was advised that the master plan should be updated every five to six years. One issue that was overlooked was the much-needed redevelopment of North Broad Street and Route 22 corridors. The removal of the dilapidated buildings will enhance the overall appearance while revitalizing the neighborhood.

6.3 The State Development and Redevelopment Plan:

Hillside Township is located entirely within the Metropolitan Planning Area (PA1) as depicted on the State Plan Policy Map of The New Jersey State Development and Redevelopment Plan, as adopted by the New Jersey State Planning Commission, March 2001.

In March 2001 the New Jersey State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (SDRP). The SDRP established a blueprint for the future growth and conservation of New Jersey. The Goals of the SDRP have been incorporated into the

Goals and Objectives of the Land Use Plan Element of Hillside Township.

The State Planning Act contains three key provisions that mandate the approaches the Plan must use in achieving State Planning Goals. The Plan must:

- (1) Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. This should not be construed to give preferential treatment to new construction.
- (2) Consider input from state, county and municipal entities concerning their land use, environmental, capital and economic development plans, including to the extent practicable any state plans concerning natural resources or infrastructure elements.
- (3) Coordinate planning activities and establish statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

The Township of Hillside is located within a Metropolitan Planning Area:

(PA1). In the Metropolitan Planning Area, the State Plan's intention is to:

- Provide for much of the State's future redevelopment.
- Revitalize cities and towns.
- Promote growth in compact forms.
- Stabilize older suburbs.
- Redesign areas of sprawl.
- Protect the character of existing stable communities.

A. Policy Objectives:

The following set of Policy Objectives should be used to guide the application of the State Plan's Statewide Policies in the Metropolitan Planning Area; the criteria for designation of any existing or new Centers appropriate in this Planning Area; the optional delineation of Center Boundaries around Centers; and local and state agency planning.

1. **Land Use:** Promote redevelopment and development in Cores and Neighborhoods of Centers and in Nodes that have identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
2. **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.
3. **Economic Development:** Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/ private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment. Hillside has a designated Urban Enterprise Zone (UEZ) within its boundaries as shown on **Figure 17.**
4. **Transportation:** Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency, link Centers and Nodes, and create opportunities for transit oriented redevelopment. Facilitate efficient goods movement through strategic investments and intermodal linkages. Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development

and promote complementary uses for airport property, such as business centers.

5. **Natural Resource Conservation:** reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats, Critical Environmental Sites and Historic and Cultural Sites. Give special emphasis to improving air quality. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.
6. **Agriculture:** Use development and redevelopment opportunities wherever appropriate and economically feasible, to meet the needs of the agricultural industry for intensive agricultural production, packaging and processing, value-added operations, marketing, exporting and other shipping. Provide opportunities for farms, greenhouses, farmers markets and community gardens.
7. **Recreation:** Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.
8. **Redevelopment:** Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.
9. **Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. Coordinate historic preservation with tourism efforts.
10. **Public Facilities and Services:** Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region. Encourage the concentration of public facilities and services in Center and Cores.
11. **Intergovernmental Coordination:** Regionalize as many public services as feasible and economical to enhance the cost-effective delivery of those services. Establish multi-jurisdictional policy and planning entities to guide the efforts of state, county and municipal governments to ensure compatible and coordinated redevelopment.

6.4 Relationship to the Union County Master Plan:

“The Union County Master Plan has a variety of planning goals and objectives designed to address major issues and influences that impact Union County’s housing, land use, transportation/ circulation and economic development. The County goals and objectives recognize the interrelationships of related policies of municipalities, regional agencies and the State regarding the future development of Union County.

The Union County Land Use Plan acts as a guideline to be used for all levels of government planning. The Union County Land Use Plan is therefore not exact and does not clarify all of its uses precisely, but it gives a fair representation of the future structured growth of the area. There are a few differences between the Union County Land Use Plan and Hillside’s Existing Land Use Plan, but the disparity is insignificant.

6.5 Relationship to the County’s Solid Waste Plan:

Hillside Township has a hired contractor called Regional Industries that removes the solid waste from the residents. They remove both the trash and the recycling from the entire Township. The solid waste ends up in the Union County Resource Recovery facility located in Rahway, NJ. Regional Industries is in compliance with Union County’s Solid Waste Management Plan.

6.6 Relationship to the Master Plans of Contiguous Municipalities:

The Township of Hillside is contiguous with four municipalities: The City of Elizabeth and the Township of Union in Union County and Irvington Township and the City of Newark in Essex County.

6.6.1 City of Elizabeth, Union County:

The City of Elizabeth is situated south East of Hillside Township. With a population of 125,809 within its 11.6 square miles, Elizabeth is New Jersey’s fourth largest city because of its large population and immense size. The median age in 2005 was 32.3 years and the median income was \$40,413.

The NJ Turnpike/ Interstate 95, Interstate 78, Route 1 & 9, Route 22, Route 27, Route 82 and Route 439 all pass through Elizabeth. Elizabeth is also home to two train stations on the NJ Transit North Jersey Coast Line and the Northeast Corridor Line. The Elizabeth Port Authority Marine Terminal, which corresponds with Port Newark, is the primary container ship facility for goods that are imported and exported from the metropolitan area.

Elizabeth borders Hillside from the Elizabeth River to Evergreen Cemetery. The zoning designation is primarily Residential. From the Elizabeth River to Wilder Street, with the exception of a (PO) Professional Office Zone along Salem Avenue, the zoning designation is (R-1) Single-Family Residential Zone. From Wilder to the Lower Road to Newark the zone designation is (R3) Multi-Family residential Zone.

6.6.2 Township of Union, Union County:

The Township of Union is located to the West of Hillside Township. It has a population of 55,326 within its 8.79 square miles. The median age is 38.7 years and the median income was \$59,173. The major roadways that run through the Township of Hillside are the Garden State Parkway, Interstate 78, Route 22 and Route 82. Union also has a New Jersey transit rail station on the Raritan Valley Line.

The Elizabeth River forms the longest border between Union and Hillside. Its zoning designation varies from residential, Business and Industrial areas. From Mill Road to the Garden State Parkway Ramp the zoning designation is (RM) Single Family Attached. South of the Garden State Parkway Ramp to Union Avenue is zoned for (I) Industrial. South of Union Avenue until Interstate 78 is (BB) Business-Retail (15,000 sq. ft.). South of Interstate 78 until the Garden State Parkway is zoning designation (RA) Residential One Family. A small area surrounding Route 22 is zoned for (BC) Business Retail (40,000 sq. ft.). South of Route 22 up to Fairview Avenue is zoning designation (RB) Residential Two Family. South of Fairview Avenue right up to the New Jersey Transit Raritan Valley Lines is designated (RA) Residential One Family. From the Raritan Valley Lines to just south of Kean Drive is zoned for (IO) Office Buildings. From Kean Drive until the end of the border between Union and Hillside zoning designation (RA) Residential One Family.

6.6.3 Irvington Township, Essex County:

Irvington Township is part of Essex County and borders Hillside Township to the Northwest. It has a population of 58,876 within its 3.00 square miles and a median age of 31.5 years. Irvington has a medium income of \$36,575. The Garden State Parkway divides Irvington and Interstate 78 briefly passes through.

The border between Irvington and Hillside is largely Residential, but there are a few Industrial and Business areas. Around Stuyvesant Avenue is zoning designation (B-3) Limited Business. From Hollywood Avenue until Hoffman place, the zoning designation is residential. In the proximity of Hollywood Avenue the zoning designation is (R-1) Single Family Apartments. From Arsdale Terrace until West Union Avenue the zoning designation is (R-3) Four Family Residential. East of West Union Avenue to Wolf Place is zoned (R-2) Two Family Residential. East of Wolf Place to Sager Place is zoned R-1. Sager Place to Hoffman Place is zoning designation R-2, with the exception of a small section in the middle designated (M-2) Light Industrial. East of Hoffman Place is zoned R-4 and after these Garden Apartments until Fabyan Place is zoned M-2.

6.6.4 City of Newark, Essex County:

The City of Newark borders Hillside Township to the Northeast. It is New Jersey's largest city with a population of 280,666 within its 24.14 square miles. The median age is 30.1 years. Newark's median income is \$30,665.

Newark's transportation is key to the survival and development of the surrounding areas. There are many different types of transportation, including an airport, several major highways, a port and train stations, which make Newark a major transportation hub. Liberty International Airport transports millions of people all over the world. Port Newark is vital to the import and export of various goods that transfers billions of dollars of goods globally. Newark's major highways include the Garden State Parkway, the New Jersey Turnpike/ Interstate 95, Interstate 280, Interstate 78, Routes 1 & 9, Route 22 and Route 21. Newark Penn Station is beneficial to the commuters that frequent the city for work or school.

Penn Station has various lines that connect to New York City, nearby suburban areas and urban areas. The newly constructed Light Rail has helped people to get to closer destinations without having to spend an excess of money. There is a proposed Newark- Elizabeth Rail Link that will connect downtown Newark to Elizabeth.

The zoning designation along the border between Hillside Township and the City of Newark is (R2) Second Residence District.

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