

MASTER PLAN

BOROUGH OF
HILLSDALE, N.J.

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CONSULTANT: MURPHY & KREN PLANNING ASSOCIATES, INC.

MASTER PLAN

for the

BOROUGH OF HILLSDALE
Bergen County, New Jersey

Prepared by

MURPHY & KREN PLANNING ASSOCIATES, INC.
192 Third Avenue
Westwood, N. J. 07675

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March, 1978

(This Master Plan was adopted by the Borough of
Hillsdale Planning Board on March 21, 1978.)

MURPHY & KREN PLANNING ASSOCIATES, INC.

192 THIRD AVE. WESTWOOD, N.J. 07675 TEL.(201) 666-2128

Robert C. Kren, A.I.P.

March, 1978

PLANNING BOARD
BOROUGH OF HILLSDALE
MUNICIPAL BUILDING
HILLSDALE, NEW JERSEY

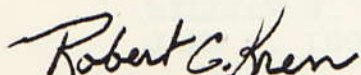
Gentlemen:

We are pleased to submit our report entitled MASTER PLAN for the BOROUGH OF HILLSDALE.

We are grateful for the assistance we received from Borough officials who have contributed to this report.

Respectfully submitted,

MURPHY & KREN PLANNING ASSOCIATES, INC.



Robert C. Kren, Professional Planner, License No. 208
Original Copy Signed and Sealed

RCK:ezk

BOROUGH OF HILLSDALE

During preparation of the Master Plan in 1977 the following persons were members of the Planning Board and Mayor and Council:

PLANNING BOARD

JOHN J. HAYDE, Chairman
ALFRED G. VOLEK, Vice Chairman
CHARLES H. LANDESMAN, Secretary
CLIFFORD LEVINE
JOHN R. LOOES, Council Liaison
THOMAS D. MISCIAGNA, Mayor
GEORGE ST. JOHN
ROGER D. SCHLICHT, Land Use Officer
JOHN G. SCHUMM

EARLE W. BAILEY, Planning Board Engineer
DOROTHY G. MOCKEL, Deputy Secretary
HEIN, SMITH & BEREZIN
(Robert J. Maloof) Attorney

MAYOR AND COUNCIL

THOMAS D. MISCIAGNA, Mayor
CATHERINE CICORIA, Council President
ALFRED J. MURPHY, JR.
STEWART GITLIN
JAMES H. McMACKIN, JR.
WILLIAM J. ECKARDT
JOHN R. LOOES

ELIZABETH F. ROTAR, Borough Clerk
WALTER T. WITTMAN, Borough Attorney
NEAL H. BETTIGOLE, Borough Engineer

In 1978 ALFRED J. MURPHY, JR. became a member of the Planning Board and JOHN W. FITZPATRICK, JOHN E. KELLEY and EDWARD F. STUCKEY became members of the Borough Council. The 1978 Borough Council President is WILLIAM J. ECKARDT.

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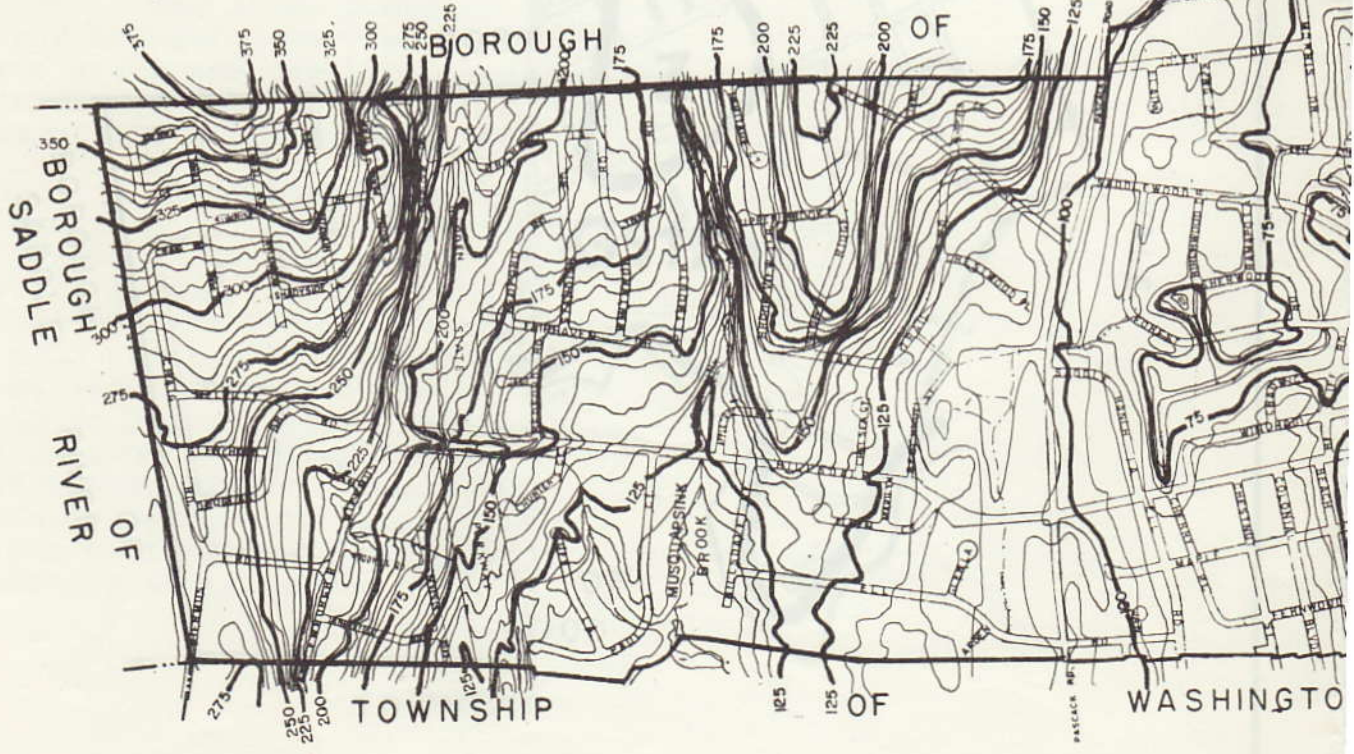
BOROUGH OF HILLSDALE
BERGEN COUNTY - NEW

TOPOGRAPHY

SOURCE: BOROUGH ENGINEER, BOROUGH OF HILLSDALE
PREPARED FROM PHOTOGRAPHY DATED APRIL, 1975

CONTOUR INTERVAL 5'

JUNE, 1977





BOROUGH OF HILLSIDE

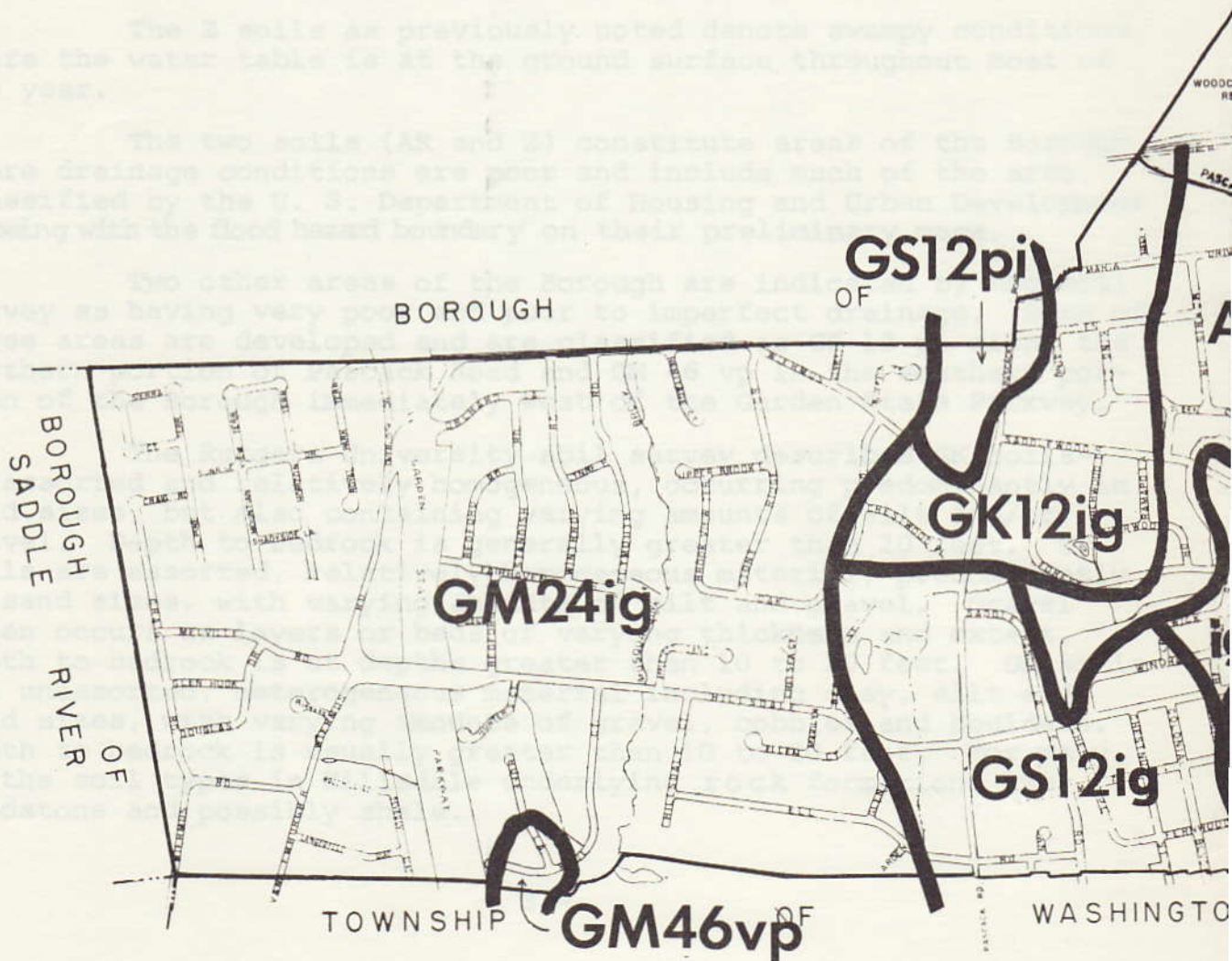
BERGEN COUNTY - NEW

SOIL CHARACTERISTICS

SOURCE: ENGINEERING SOIL SURVEY OF NEW JERSEY
REPORT NO. 4 BERGEN & HUDSON COUNTIES
RUTGERS UNIVERSITY SEPTEMBER, 1952

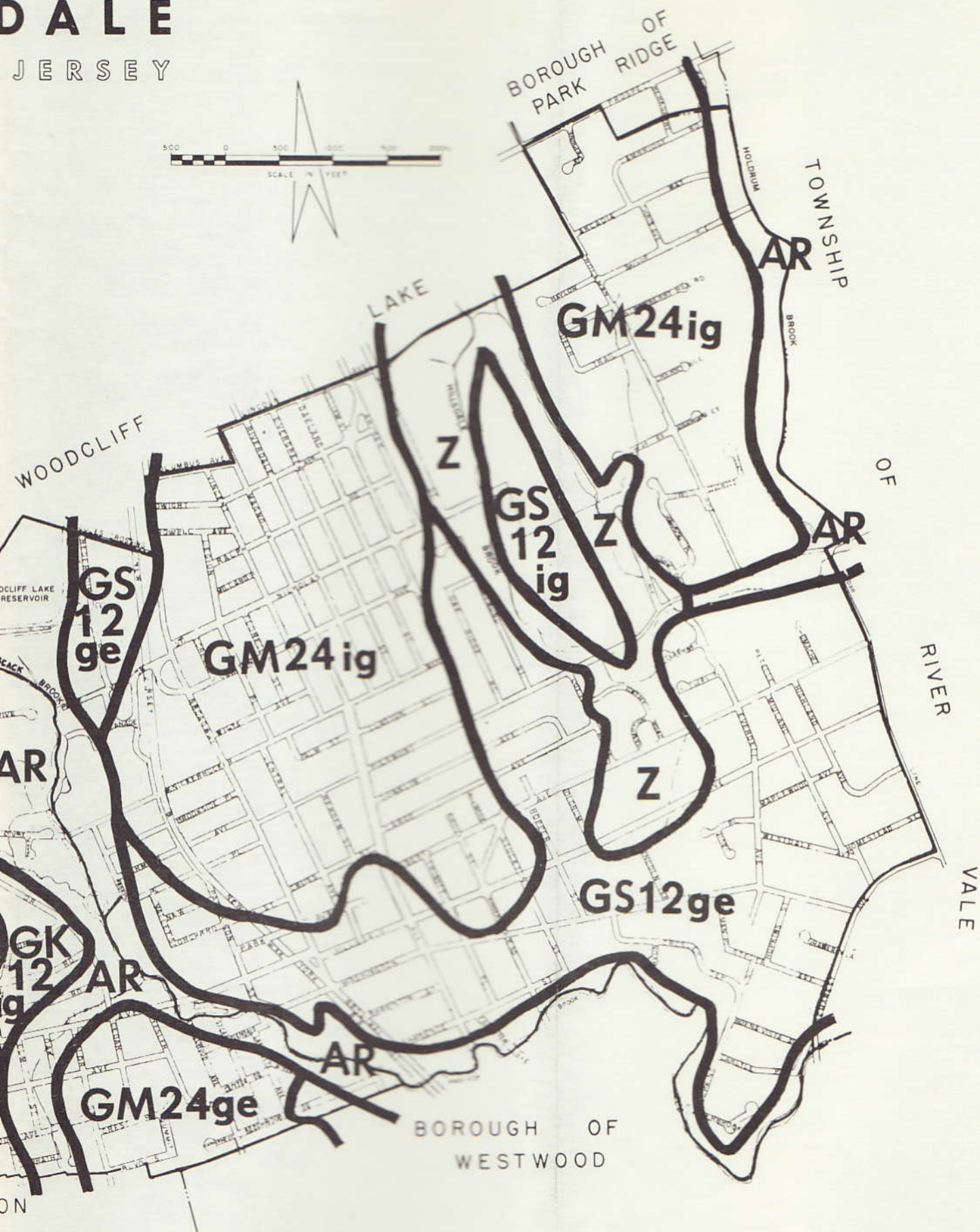
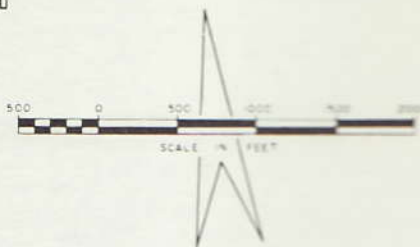
NOTES: SEE TEXT FOR DESCRIPTION OF SOIL CHARACTERISTICS
SOIL TYPE BOUNDARIES ARE GENERAL LOCATIONS

APRIL, 1977



DALE

JERSEY



Soils are classified by this report by letters designating the geological association of the soil area.

- AR - Recent alluvial deposits
- GS - Stratified glacial drift
- GM - Ground morainic till
- GK - Glacial kame
- Z - Swampy conditions where the water table is at the ground surface throughout most of the year.

The GS, GM and GK soils are then followed by numbers indicating the soil texture and consistency. The last two lower case letters indicate an estimate of the prevalent ground-water conditions in the area. Conditions are described as excellent (e), good (g), imperfect (i), poor (p) and very poor (vp).

The AR soils appear along the Pascack Brook and tributaries and Holdrum Brook. This soil type is composed of soils which have been transported to their present location by surface water and stream flow. The drainage conditions are usually extremely poor, due to the influence of flat or nearly flat surface and heavy textured soils.

The Z soils as previously noted denote swampy conditions where the water table is at the ground surface throughout most of the year.

The two soils (AR and Z) constitute areas of the Borough where drainage conditions are poor and include much of the area classified by the U. S. Department of Housing and Urban Development as being within the flood hazard boundary on their preliminary maps.

Two other areas of the Borough are indicated by the soil survey as having very poor and poor to imperfect drainage. Both of these areas are developed and are classified as GS 12 pi along the northern portion of Pascack Road and GM 46 vp in the southern portion of the Borough immediately west of the Garden State Parkway.

The Rutgers University soil survey describes GK soils-- as assorted and relatively homogeneous, occurring predominantly in sand sizes, but also containing varying amounts of silt and/or gravel. Depth to bedrock is generally greater than 20 feet. GS soils are assorted, relatively homogeneous material, predominantly of sand sizes, with varying amounts of silt and gravel. Gravel often occurs as layers or beds of varying thickness and extent. Depth to bedrock is at depths greater than 10 to 20 feet. GM soils are unassorted, heterogeneous material including clay, silt and sand sizes, with varying amounts of gravel, cobbles and boulders. Depth to bedrock is usually greater than 10 to 20 feet. For many of the soil types in Hillsdale underlying rock formations are sandstone and possibly shale.

- EXISTING LAND USE -

An Existing Land Use Map was prepared in March, 1959 as part of the Master Plan study completed in 1960. This map was updated in February, 1973 and has been updated as part of this study to reflect November, 1976 developed land and vacant land.

In March, 1959, 476 acres of vacant land existed which comprised approximately 25% of the total area of the Borough. This vacant land figure has decreased to 139.5 acres as of December, 1976, 21.5 acres of which is Borough owned and 117.9 acres are private vacant or agriculture.

A comparison between the 1959 land use acreages and the November 1976 figures is as follows:

<u>Existing Land Use</u>				
	<u>1959 Acres</u>	<u>% of Total</u>	<u>1976 Acres</u>	<u>% of Total</u>
Residential				
Single-Family	751.9	40.5	1,066.2	57.4
Multi-Family	27.8	1.5	8.4*	0.5
Total Residential	779.7	42.0	1,074.6	57.9
Commercial	48.9	2.6	43.2	2.3
Industrial	31.3	1.7	15.4	0.8
Public				
Borough Property	56.0	3.0	59.7**	3.2
Borough Schools	16.1	0.9	26.0	1.4
Regional Schools	22.9	1.2	29.1	1.6
Bergen County Park	62.4	3.4	53.2	2.9
Streets	<u>262.2</u>	<u>14.1</u>	<u>304.1</u>	<u>16.4</u>
Total Public	419.6	22.6	472.1	25.5
Quasi Public	42.8	2.3	47.2***	2.5
Hackensack Water Co.	42.3	2.3	48.6	2.6
Railroad	15.4	0.8	15.4	0.8
Vacant & Agriculture	<u>476.0</u>	25.6	<u>139.5</u>	7.5
TOTAL	1,856.0		1,856.0	

* 6.9 acres - Two-family residential
1.5 acres - Three-or-more-family residential

** Borough-owned vacant property included in category of vacant.
Stony Brook Field House and Swim Club constitutes 19 acres of this total of 59.7 acres.














*** This category includes 28.1 acres of golf course located in the Borough of Hillsdale.

Source: 1976 data - Measurements of Existing Land Use Map and tax maps
1959 data - Master Plan Studies, Memorandum #1, Physical Features of Land Use, Prepared by Community Planning Associates, Inc., West Trenton, N. J. - May, 1959.

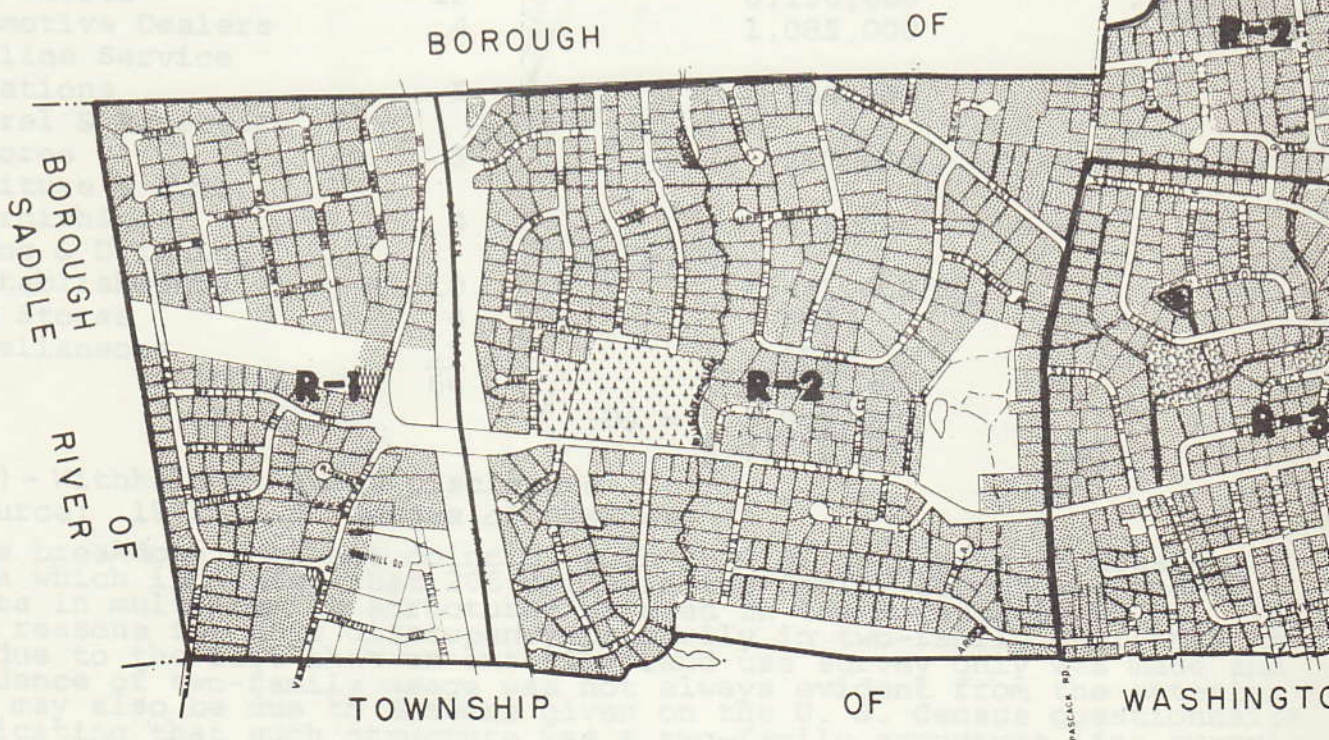
BOROUGH OF HILLSDALE

BERGEN COUNTY - NEW

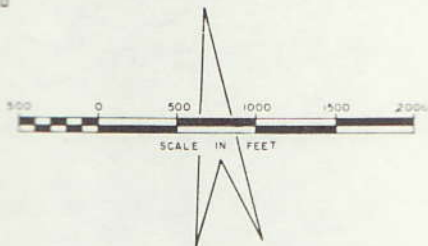
EXISTING LAND USE

-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL
-  BUSINESS
-  INDUSTRIAL
-  PARK & RECREATION
-  PUBLIC
-  SEMI-PUBLIC
-  GOLF COURSE
-  HACKENSACK WATER COMPANY WATERSHED
-  VACANT - PUBLICALLY OWNED
-  OTHER VACANT
-  R-1 EXISTING ZONING DISTRICT

Prepared By
MURPHY & KREN PLANNING ASSOCIATES, INC.
DEC. 1976



DALE JERSEY



Residential

Approximately 58% of the total area of the Borough is devoted to residential use, predominantly single-family residential. The land use survey indicates the following breakdown of residential units:

	<u>No. of Units</u>
Single-family -	2988
Two-family -	62
Multi-family	<u>51</u>
TOTAL	3101*

Source: Existing Land Use Map, Borough of Hillsdale,
dated December, 1976;
Tax Assessor, Borough of Hillsdale

The two-family and multi-family uses are almost exclusively located in the C and R-4 zoning districts.

Commercial

Commercial development in the Borough exists primarily along Broadway, Hillsdale Avenue and Washington Avenue. The 1972 Census of Business indicated that 64 retail establishments existed in the Borough which businesses had a gross sale of \$17,159,000.

A breakdown of the 1972 census figures by business groups is as follows:

	<u>No. of Establishments</u>	<u>Gross Sales</u>	<u>Paid Employees for week including 3/12/72</u>
Building Materials, Hardware, Garden Supplies	5	\$ 833,000	
Food Stores	12	8,156,000	
Automotive Dealers	4	1,085,000	
Gasoline Service Stations	5	983,000	
Apparel & Accessory Stores	5	287,000	
Furniture & Home Furnishings	4	429,000	
Eating & Drinking Establishments	10	1,441,000	
Drug Stores	4	(D)	
Miscellaneous	<u>15</u>	(D)	
TOTAL	64	\$13,214,000	
		(D) = 3,945,000	
		<u>\$17,159,000</u>	412

(D) - Withheld to Avoid Disclosure

Source: 1972 U. S. Census of Business

*This breakdown does not coincide with 1970 U. S. Census of Housing data which indicates that 206 units in two-family structures and 79 units in multi-family structures existed in the Borough in 1970. The reasons for this discrepancy primarily in two-family dwellings may be due to the fact that an exterior land use survey only was made and evidence of two-family usage was not always evident from the exterior and may also be due to answers given on the U. S. Census questionnaire indicating that such structure was a two-family structure (for example, a husband, wife and children residing in one section and grandparents in another section) when in fact under zoning interpretation this occupancy may meet the definition of one family.

1972 Retail Sales figures for Hillsdale and other municipalities in the Pascack Valley for which information is available is as follows:

	<u>1972 Retail Sales</u>
Hillsdale	\$17,159,000
Westwood	\$48,703,000
Washington Township	\$10,284,000
Woodcliff Lake	\$ 4,577,000
Park Ridge	\$13,672,000
Emerson	\$14,195,000
Montvale	\$20,017,000

Source: 1972 U. S. Census of Business

Note: The 1972 U. S. Census of Business does not provide data for the Township of River Vale. River Vale is grouped with other municipalities in a category called "Remainder of the County."

The business uses in the Borough of Hillsdale are divided into two groupings. First, an area along the northern section of Broadway which area is predominated by Valley Fair and its accessory parking. Second, an area along Broadway north of the Borough of Westwood but also including portions of Park Avenue, Washington Avenue and Hillsdale Avenue which is the downtown area of Hillsdale. Various stores and shops exist along Broadway with the predominant use being the Stop & Shop and Medi-Mart shopping area south of Washington Avenue. On-street parking is permitted along sections of Broadway and the Borough of Hillsdale provides 210 public off-street parking spaces, not including those on the Borough Hall site. Business uses also exist on Hillsdale Avenue West of the railroad and on Patterson Street north of Hillsdale Avenue.

Several business uses exist as non-conforming uses in the Borough--two along Weirmus Road, three along the west side of Kinderkamack Road, one along the west side of Ruckman Avenue and three along Broadway between the two Commercial Zoning Districts.

Industrial

Less tha 1% of the total area of the Borough is devoted to industrial uses. Industrial uses are located in the Industrial District abutting the west side of the railroad and include such activities as light manufacturing, auto body repair, school bus storage and electrical transformer station. The western boundary of the Industrial District is the Pascack Brook.

Public

Borough facilities, schools, recreation and streets will be discussed in following sections of this report. Borough and County-owned vacant land is included in the vacant category.

Quasi-Public

Quasi or Semi-Public includes the religious facilities and parochial school which exist on Hillsdale Avenue and Piermont Road and the 28.1 acres of golf course between Ruckman Avenue and the Township of River Vale. Four churches are located in Hillsdale - St. John the Baptist Catholic Church, Holy Trinity Episcopal Church, Hillsdale United Methodist Church and Pascack Bible Church.

Vacant

In 1959 over 25% of the Borough was vacant (476 acres). 139.5 acres as of December, 1976 were vacant in the Borough, 21.6 acres of which is vacant Borough owned with a small part on the east side of the proposed Forest Avenue extension being vacant county owned. Approximately 118 acres of private vacant land exists, some of which has been subdivided and is awaiting development including properties along Langerfield Road and Beverly Road, along Queen Court and Catherine Court.

An analysis of vacant land by zoning district is as follows:

<u>Zoning District</u>	<u>Acres Vacant (Private)</u>	<u>Acres Vacant (Publically Owned)</u>
R-1	24.3	-
R-2	48.0	-
R-3	21.2	17.4
R-4	9.3	.5
OR	2.6	3.7
C	4.4	-
I	7.6	-
SP	.5	-
Rec	-	-
TOTAL	117.9	21.6

Source: Existing Land Use Map, Borough of Hillsdale, dated December, 1976. Tax Maps, Borough of Hillsdale, N. J.

220 additional single-family homes could be built in the Borough if: a) all vacant undeveloped parcels in Residential zoning districts as presently subdivided were developed each with a single-family dwelling (such as those parcels along Langerfield Road, Beverly Road, Queen Court, Catherine Court, etc.) and b) unsubdivided predominantly vacant land in residential districts were subdivided according to the minimum lot size of the zoning district in which located.

Although the above figure is theoretically possible it is not probable that this many housing units will be constructed due to religious ownership of some of the vacant tracts and poor physical characteristics of others. The above calculations do not include the golf course property east of Ruckman Avenue.

- STREETS AND TRAFFIC -

During the 1950's and 1960's as the Pascack Valley and Hillsdale were developing, advanced planning for traffic movement in the northern Bergen County area was not effectuated. As a result the County Road system, which until that time served a rural area, became overburdened with traffic. The problem is particularly acute in a north-south direction in view of the continued employment orientation of northern Bergen County residents to central and south Bergen areas and New York City. County roads such as Pascack Road, Broadway and Kinderkamack Road through the Pascack Valley are carrying heavy volumes of traffic.

The Garden State Parkway passes through Hillsdale but no points of ingress or egress are provided in the Borough. Egress from the northbound lanes and ingress to southbound lanes of the Garden State Parkway are provided at Washington Avenue in the Township of Washington. A full interchange is provided at Oradell Avenue and Route 17 in Paramus. To the north of Hillsdale access is available to the Garden State Parkway at Grand Avenue in Montvale.

The major street system in the Borough is primarily composed of County Roads. The following table shows traffic volumes which were obtained from the Bergen County Engineer's Office composed of 12-hour, 24-hour ADT (Average Daily Traffic) and peak-hour counts. Capacity figures were obtained from a study entitled "Capacity and Pavement Width - Transportation, Highway Inventory and Sufficiency Study, County Planning Board, County of Bergen, New Jersey." *

Those counts for which information is shown in the columns 12 hour and peak hour were obtained from 12-hour (7:00 A.M. to 7:00 P.M.) intersection counts taken by the County. Available machine counts (24 hours) taken by the County are also shown on this table. The sufficiency ratio (which is the term used in the previously-mentioned Highway Inventory and Sufficiency Study) is the figure arrived at by dividing the peak-hour capacity into the peak-hour volume.

The following statement taken from the above-mentioned "Highway Inventory and Sufficiency Study" qualifies the capacity figures as being indicators or approximations rather than detailed capacity calculations.

"Precise computation of street and highway capacities was neither practical nor necessary to meet the objectives of the study. Too much detailed data collection would have been required and in the end the computed capacities would have been related to traffic counts which themselves are subject to a relatively wide range of error, being based primarily on short-term

* Transportation, Highway Inventory and Sufficiency Study, Bergen County Planning Board, Hackensack, N. J. 1972

observations. A procedure for deriving an "index of traffic carrying ability" suited to the purpose of the study was therefore developed and applied. In this report this index is referred to for convenience as capacity, but it should be understood that it is an indicator only of the order of magnitude of the true capacity." (Pages III-1 and III-2)

The following excerpt also taken from the "Highway Inventory and Sufficiency Study" discusses the sufficiency ratios.

"What determines whether a road is to be deemed adequate, inadequate or marginal? The main considerations are whether it can carry the traffic on it reasonably quickly, without congestion and with safety.

"The major criterion used to evaluate sufficiency was the ratio of directional peak-hour volume to the hourly capacity. Any road with a volume capacity ratio greatly exceeding 1.00 is not performing to the desired level of service regardless of speed or accident conditions. Where the ratio lies below approximately 0.80 the road is probably adequate to meet the current demands, unless there are conditions causing excessive time delays or accident frequency. A ratio between 0.80 and 1.00 signifies that the road is marginally acceptable but plans should be under consideration for providing traffic relief in the future." (Page III-4)

STREET & LOCATION	Pavement Width		TRAFFIC VOLUMES						Count Year	Highway Capacity				Sufficiency Ratio						
	A-B	B-A	A	to B	B	to A	A	Both		A to B		B to A		Peak Hour						
										12HR.	PK.HR.	12HR.	PK.HR.	Directions	ADT	PK.HR.	ADT	PK.HR.	A-B	B-A
<u>Hillsdale Ave.</u>																				
GSP(a)toPascack Rd (b)	15	15	1633	243	1653	172			72	6090	480	9740	770	0.50	0.22					
<u>Pascack Rd.(a) to Broadway (b)</u>																				
Pascack Rd.(a) to Broadway (b)	15	15	4541	522	4987	636			72	3550	320	3550	320	1.63	1.99					
<u>Broadway (a) to Kinderkamack Rd (b)</u>																				
Broadway (a) to Kinderkamack Rd (b)	15	15	2501	270	2097	275			72	2720	210	3250	260	0.86	1.06					
<u>Machine Counts</u>																				
300' E/O Pascack Rd East of Kinderkamack								9,957(15,012)	72 (77)											
								2,200	72											
<u>Pascack Road</u>																				
S.Hillsdale line(a) toHillsdale Ave.(b)	12	12	4100	600	4400	525			1970 up-dated to 1972	4870	400	4090	320	1.50	1.64					
<u>Hillsdale Ave(a) to N.Hillsdale line(b)</u>																				
Hillsdale Ave(a) to N.Hillsdale line(b)	12	12	2361	371	2613	346			72	6930	620	5330	480	0.60	0.72					
<u>VanEmburch Avenue</u>																				
Wiermus Rd(a) to S.Hillsdale line(b)	10	10	2989	496	2891	451			1970 up-dated to '72	3550	310	7110	630	1.60	0.72					
<u>Wiermus Road</u>																				
Overlook Dr.(a) to Hillsdale Ave. (b)	12	12	3724	424	4001	578			71	5330	480	8530	760	0.88	0.76					
			(3478	487	3355	529)			(76)					(1.01	0.70)					
<u>Hillsdale Ave.(a) to VanEmburch (b)</u>																				
Hillsdale Ave.(a) to VanEmburch (b)	10	10	2996	311	3073	529			72	7110	630	4440	400	0.49	1.32					
<u>VanEmburch (a) to Craig Rd. (b)</u>																				
VanEmburch (a) to Craig Rd. (b)	15	15	No Counts Available							6600	600	6600	600							
<u>Broadway</u>																				
Coles Crossing(a)to Hillsdale Ave.(b)	15	15	3711	442	4617	537			72	5830	520	3110	280	0.85	1.92					
<u>Hillsdale Ave.(a)to S.Hillsdale line(b)</u>																				
Hillsdale Ave.(a)to S.Hillsdale line(b)	15	15	4267	492	4070	465			72	(11,660*	(1050*									
										(2,480	(220	3110	280	2.23	1.66					

STREET & LOCATION	Width		TRAFFIC VOLUMES						Count Year	Highway Capacity				Ratio	
	A-B	B-A	A	TO B	B	to A	Both Directions 24 Hours	A to B		B to A		Peak Hour A-B	B-A		
								ADT		PK.HR.	ADT			PK.HR.	
Broadway (Cont'd)															
Machine Counts															
(300' N/O Pascack Br.)															
(200' N/O St. NicholasAv.)															
Kinderkamack Road															
Piermont Ave.(a) to															
Hillsdale Ave.(b)															
Hillsdale Ave.(a)to															
S.Hillsdale line(b)															
Machine Counts															
(BetweenHillsdale Av.&															
Washington Ave.)															
(300' N/O Pascack															
Brook Bridge)															
Piermont Road															
Broadway (a) to															
Magnolia Ave.(b)															
Magnolia Ave.(a)to															
Kinderkamack Rd.(b)															
Prospect Avenue															
Machine Count															
(300' E/O Ruckman Av.)															
Ruckman Road															
Machine Count															
(300' N/O PiermontAv.)															
Cedar Lane															
Machine Count															
(300' S/O PiermontAv.)															
Demarest Avenue															
Machine Count															
(300' W/O Cedar Lane)															

** Adjusted to reflect 30 feet of pavement rather than 44 feet as shown on the County study.

Since the above counts taken in 1972, Bergen County has taken the following additional counts, some of which are also 1972.

<u>Street</u>	<u>(Traffic Volume)</u>		<u>Count Yr.</u>
	<u>(12 hour. 7 a.m.-7 p.m.)</u>		
	<u>(N or E)</u>	<u>(S or W)</u>	
Hillsdale Ave. (East of Kinderkamack Rd.)	901	761	1972
Magnolia Ave. (North of Piermont Ave.)	496	389	1972
(South of Piermont Ave.)	668	479	1972
Patterson St. (North of Hillsdale Ave.)	1612	2389	1972
(South of Hillsdale Ave.)	2133	2069	1972
Broadway (North of Hillsdale Ave.)	4425	4043	1972
(South of Hillsdale Ave.)	4312	4039	1972
Ruckman Ave. (North of Prospect Ave.)	1789	1735	1975
(South of Prospect Ave.)	983	1157	1975
Prospect Ave. (West of Ruckman Ave.)	1834	1849	1975
(East of Ruckman Ave.)	1941	2184	1975

<u>Street</u>	<u>24-Hour Traffic Volumes</u> <u>(Both Directions)</u>	<u>Count Yr.</u>
Washington Ave.	1703	1972
Park View Drive	2226	1972
Orchard Street	2604	1972
Park Ave.	3171	1972

Source: County of Bergen, County Engineer's Office

The heaviest traffic volumes are on Broadway, Hillsdale Avenue (between Pascack Road and Broadway) and Pascack Road (south of Hillsdale Avenue). All of these streets exceed 1.00 sufficiency ratio. Kinderkamack Road carries slightly less traffic than the above three streets.

Other streets exceeding a sufficiency ratio of 1.00 are VanEmburch Avenue and Wiermus Road primarily due to their narrow pavement width.

Streets carrying the heaviest traffic volumes are those County roads which carry northbound and southbound traffic, except for Hillsdale Avenue. The County has completed Forest Avenue

extension from Fourth Avenue in Westwood to Washington Avenue in Westwood. The County is proposing a \$1.7 million further extension to Hillsdale Avenue in Hillsdale. Plans for extension of Forest Avenue north of Hillsdale Avenue across the railroad to connect with Broadway are still in process of evaluation of alternate sites. Forest Avenue from Route 4 has two moving lanes of traffic in each direction. Hillsdale Avenue is the only east-west street in the Borough of Hillsdale which crosses the railroad and the Pascack Brook and connects the eastern and western sections of the Borough.

Counts of traffic northbound on Forest Avenue extension approaching Washington Avenue in Westwood indicate 2,640 vehicles (7:00 a.m.-7:00 p.m.) and 3,714 during the 24-hour period during the August, 1975 period. Southbound counts are not available.

An intersection count at Broadway and Washington Avenue in Westwood taken in December, 1972 indicates that over 16% of the eastbound traffic on Washington Avenue turns left onto Broadway northbound. However, it is also possible to turn left at Irvington Street to reach Broadway from Washington Avenue. No counts are available at Irvington Street.

Two-way traffic on Washington Avenue in Westwood west of Broadway was approximately 12,000 vehicles during the 7:00 a.m.-7:00 p.m. 12-hour period. Two-way traffic on Hillsdale Avenue west of Broadway in Hillsdale was approximately 9,500 vehicles during a 12-hour period. Both of the above are 1972 traffic counts.

With the extension of Forest Avenue to Hillsdale Avenue it would be reasonable to expect that a considerable amount of the vehicles now northbound on Forest Avenue (2,640 during the 7:00 a.m.-7:00 p.m. period) will stay on Forest Avenue and turn onto Hillsdale Avenue.

The following shows in diagram form traffic flow on Washington Avenue, Forest Avenue Extension and Broadway in Westwood.

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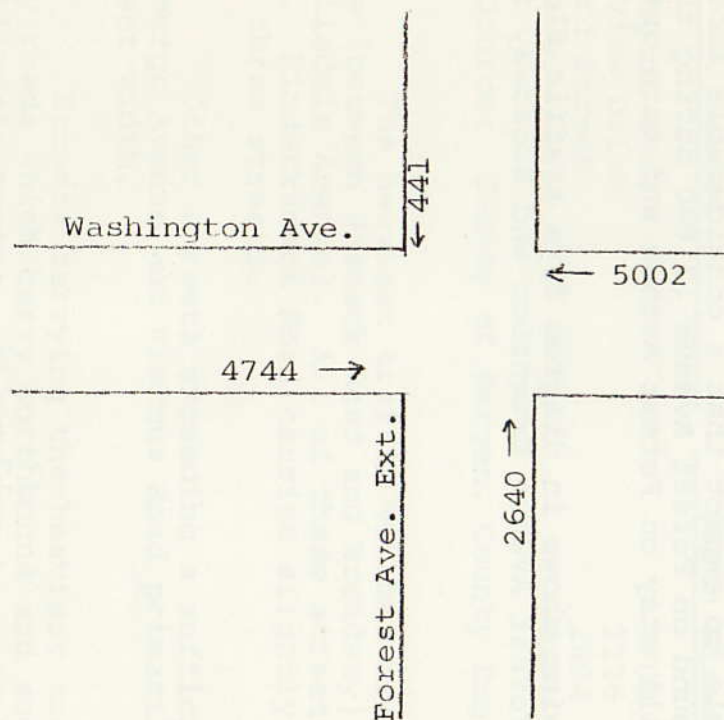
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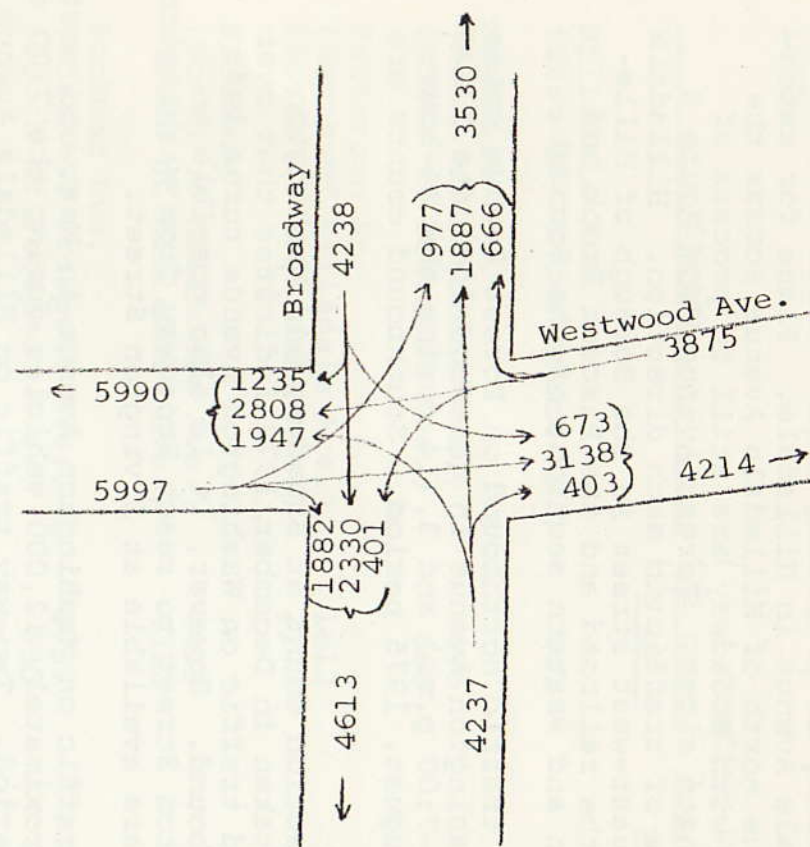
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The following shows in diagram form traffic flow on Washington Avenue, Forest Avenue Extension and Broadway in Westwood.



Intersection Counts
as of Aug. 1975
7 a.m. - 7 p.m.



Intersection Counts
as of Dec. 1972
7 a.m. - 7 p.m.

TOPICS

A TOPICS (Traffic Operations Program to Increase Capacity and Safety) study is in progress covering the Pascack Valley (which includes Hillsdale) and is being prepared for the New Jersey Department of Transportation and Bergen County Board of Chosen Freeholders. The primary purpose of the TOPICS program is to study the County and local street system and to make traffic engineering recommendations for street and intersection improvements. As of this date a final report covering the Pascack Valley has not been issued.

Public Transportation

The Pascack Valley branch of the Erie Lackawanna Railroad passes through the approximate center of Hillsdale in a north-south direction. Five trains provide passenger service south to Hoboken in the morning and six return northbound from Hoboken in the evening. The PATH tubes provide a connection to New York City from Hoboken.

Bus service is also oriented to commuters. The Red and Tan Line (Rockland Coaches Inc.) provides service from Hillsdale to the Port of New York Authority terminals via both the Lincoln Tunnel and George Washington Bridge. The Red and Tan Line buses travel on Pascack Road, Hillsdale Avenue, Broadway and Kinderkamack Road.

COMMUNITY FACILITIES

Schools

The Borough of Hillsdale has three elementary schools. The Meadowbrook and Ann Blanche Smith Schools serve grades K-6 and the George G. White School serves grades K-8. St. John the Baptist School in Hillsdale serves approximately 30% of the resident K-8 pupils in Hillsdale.

The past and present enrollments obtained from the Office of the Superintendent of Schools are as follows:

<u>Year</u>	<u>Total K-8 Public School</u>
Sept. 1965	1,579
Sept. 1966	1,576
Sept. 1967	1,653
Sept. 1968	1,648
Sept. 1969	1,667
Sept. 1970	1,724
Sept. 1971	1,658
Sept. 1972	1,633
Sept. 1973	1,550
Sept. 1974	1,542
Sept. 1975	1,473
Dec. 1976	1,380

The above does not include special education students which in 1976 totalled 27. A projection of enrollments for September 1977 by the Superintendent of Schools is 1,360. The peak K-8 enrollment occurred in 1970 and a continual decrease has taken place since. This trend is typical of many communities in Bergen County.

The Superintendent of Schools indicates that the K-8 public school system has a present pupil capacity of 1360. As of February, 1977 the Borough school system employed 123 contracted employees and 24 hourly employees.

It is possible that the trend of decreasing enrollments may not continue, particularly in the 1980's. As the people who were born during the high birth-rate period of the 1950's reach child-bearing age, even if the birth rate continues at a low level, there will be many more families in the child-bearing age group. In addition, in the Borough of Hillsdale approximately 44% of the housing units contain three bedrooms and approximately 31% contain 4 bedrooms or more. It is likely that these units will continue to be occupied by families with children.

The Pascack Valley Regional High School District serves the municipalities of Montvale, Woodcliff Lake, Hillsdale and River Vale and operates two high schools: Pascack Hills in Montvale and Pascack Valley in Hillsdale. Pascack Valley serves the Borough of Hillsdale residents except those generally west of Pascack Road. The capacity of the two schools is 3400 pupils-- 1600 at Pascack Hills and 1800 at Pascack Valley. Past and present enrollments for the two high schools and the total district are as follows:

Pascack Valley Regional High School District

<u>Year</u> (Sept.)	<u>Pascack Valley</u>	<u>Pascack Hills</u>	<u>Total</u>
1964	1051	739	1790
1965	958	976	1934
1966	1126	1017	2143
1967	1243	1030	2273
1968	1240	1186	2426
1969	1132	1381	2531
1970	1091	1541	2632
1971	1101	1690	2791
1972	1290	1594	2884
1973	1449	1470	2919
1974	1571	1396	2967
1975	1668	1320	2988
1976	1613	1325	2938

Source: Pascack Valley Regional High School District

The above indicates that the system is presently operating within its capacity and discussions with the Superintendent of Schools indicate that enrollments will remain steady for the next several years.

Both the Pascack Valley Regional High School District and the Hillsdale Public School system in conjunction with other systems in the Pascack Valley are studying their systems and will be preparing Master Plans for school facilities.

160 of the school district employees are residents of Hillsdale.

Recreation

An inventory of Park and Recreation Space provided by the Borough of Hillsdale is as follows:

	Beechwood Park	--	21.26	acres
Playground	Hillsdale & Hopper St.	--	5.38	acres
Playground	Sycamore Ave. & Glendale	--	.46	acres
Park	Forest Drive	--	5.35	acres
Park	Hillsdale & Broadway	--	.92	acres
Playground	Ann Blanch Smith School	--	8	acres (approx.)
	Meadowbrook School	--	3	acres (approx.)
	Magnolia Ave. & Hillsdale Ave.	--	2.83	acres
	Pascack Valley High School	--	7	acres (approx.)
	Stony Brook Field House and Swim Club	--	19	acres
			<hr/> 73	<hr/> acres

The State of New Jersey in its Comprehensive Outdoor Recreation Plan recommends 8 acres of park and recreation space per 1,000 population at the Municipal level and 12 acres per 1,000 population at the County level. 53.2 acres of Wood Dale County Park exist in Hillsdale. This part of Wood Dale County Park is presently wooded and undeveloped.

The present population of the Borough is estimated at approximately 12,000 persons. Applying the recommended standard for recreation space results in the Borough being 23 acres below the standard.

The above compilation of existing recreation space does not include Borough-owned vacant land, the largest of which is 11.3 acres between St. Mary's St. and Wood Dale County Park. A portion of this 11.3 acre site is used as a landfill for trash. Access to the landfill site is via Lincoln Avenue.

Municipal Building

The Borough completed in 1973 a new municipal building located between Hillsdale Avenue and Park Avenue west of Central Avenue. This building is centrally located in the Borough and adjacent to the business area in the Borough. It houses municipal offices, the police station, Board of Health and council chambers. As of February, 1977 the Borough of Hillsdale employed 63 full-time employees and 41 part-time employees.

Department of Public Works

The Department of Public Works garage is located adjacent to the railroad. Access to this garage is via Washington Avenue. Two buildings are located on this site providing storage and repair facilities for Borough equipment.

Fire Station and Ambulance Corps

The Borough is presently served by one fire station located on Hillsdale Avenue opposite the Municipal Building. The building is centrally located and houses 3 pumpers, a 75-foot aerial ladder truck and an emergency rescue truck. The volunteer ambulance corps is located to the rear of the fire station and fronts on Washington Avenue.

Library

The Borough Library is located on Hillsdale Avenue at Yesler Way. Its gross floor area is 12,600 square feet and presently contains 37,341 books with adequate room for expansion within the building. Building space is adequate at the library; however, only approximately 20 off-street parking spaces are provided on the library site which according to discussions with the library director needs to be expanded.

The library in addition to lending books also has tapes, records, pictures and audio equipment available for lending and provides a senior citizens room. The Hillsdale library is a member of the Pascack Valley Library Group - an association of area libraries.

The American Library Association recommends a minimum of 20,000 books plus two books per capita for each person over a population of 10,000 for libraries serving a population of 10,000-24,999.* The Hillsdale library exceeds this standard.

Utilities

The Borough of Hillsdale is supplied water by the Hackensack Water Company which supplies water to approximately 1,000,000 customers, 75% of which are located in Bergen County. The primary source of the Company's water supply is impounding reservoirs, with a portion of the Woodcliff Lake reservoir extending into the Borough of Hillsdale.

The Borough is part of the Bergen County Sewer Authority sewerage system. A trunk sewer is located in the Borough generally paralleling and on the west side of the Pascack Brook. The treatment plant for the Bergen County Sewer Authority is located in the Borough of Little Ferry on the Hackensack River.

Gas and electric service is provided in the Borough by Public Service Gas and Electric Company and telephone service by the New Jersey Bell Telephone Company.

Medical Facilities

No hospital facilities are located in Hillsdale; however, a professional office building containing medical offices is located on Broadway. Pascack Valley Hospital is located on Old Hook Road in the Borough of Westwood.

* Principles and Practices of Urban Planning, International City Managers Association, Chicago, Illinois, 1968.

- POPULATION AND HOUSING -

The Borough of Hillsdale's population has grown from 3,438 persons in 1940 to 11,768 and is now over 12,000. The population history of the Borough is shown on the following table.

Population History

<u>Year</u>	<u>Total Population</u>
1940	3,438
1950	4,127
1960	8,734
1970	11,768

Source: U. S. Bureau of the Census

The Bergen County Planning Board estimates that the January 1, 1976 population of the Borough was 12,020. The 1970 U. S. Census figure was 185% higher than the 1950 figure. This growth between 1960 and 1970 is shown on the following table by age groupings.

Population by Age Groups
1960, 1970

	<u>1960</u>		<u>1970</u>		<u>Numerical Change</u>
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	
Under 5	1001	11.5	947	8.0	- 54
5-14	2080	23.8	2810	23.9	+730
15-24	731	8.4	1676	14.2	+945
25-34	1045	12.0	1165	9.9	+120
35-44	1544	17.7	1796	15.3	+252
45-54	1049	12.0	1669	14.2	+620
55-64	641	7.3	923	7.8	+272
65 & Over	643	7.4	782	6.6	+139

Source: U. S. Census of Population

The above table indicates that the greatest increase in total population has taken place in the 5-14, 15-24 and 45-54 age groups. A further breakdown of the 5-14 and 15-24 age groups indicates that most of the growth was in the 10-19 age group.

<u>Age Group</u>	<u>1960</u>	<u>1970</u>	<u>Numerical Change</u>
5-9	1133	1332	+199
10-14	947	1478	+531
15-19	515	1171	+656
20-24	216	505	+289

Families moving into Hillsdale are basically established families with children in the upper elementary school grades and high school. This pattern is the same in many other suburban municipalities. The cost of single-family homes is out of reach of most newly established younger families.

The following table shows the specified value of owner-occupied housing units in the Borough compared to Bergen County.

Specified Value - Owner Occupied Units *

	<u>No.</u>	<u>%</u>	<u>% of Bergen County</u>
Less than \$15,000	29	1.0	1.6
\$15,000 - \$17,499	37	1.3	2.0
\$17,500 - \$19,999	98	3.5	4.4
\$20,000 - \$24,999	315	11.4	16.9
\$25,000 - \$34,999	840	30.4	37.5
\$35,000 - \$49,999	1054	38.2	24.6
\$50,000 & Over	389	14.1	12.9
Median	\$36,000		\$31,700

Source: 1970 U. S. Census of Housing

Borough of Hillsdale
Bedrooms per Unit

	<u>No. of Units</u>	<u>% of Total</u>
None	21	Less than 1%
1	195	6.2%
2	590	18.7%
3	1377	43.7%
4 or More	970	30.8%
Total Year-Round Units	3153	100.0%

Source: 1970 U. S. Census of Housing

* As of February, 1977 the total of all land and improvement assessed value for residential parcels (all one-and two-family dwellings) was \$171,271,800. This figure divided by the number of residential parcels (3021) yields an average assessed value of \$56,694. As of February, 1977 the ratio assessed value was 97.63% of true value yielding an average true value of \$58,070.

Characteristics of Population and Housing

Less than 70% of the residents of Hillsdale were in the same place of residence in 1965 as they were at the time of the 1970 U. S. Census.

Residence in 1965

Total population, 5 years old and over...	10,819	
Same house	7,416	
Different house in U. S.	3,177	
Same County		1,550
Same State		292
Abroad	89	
Moved, 1965 residence not reported	137	

Source: U. S. Census of Population, 1970

Of the Hillsdale residents employed, 54% were employed in Bergen County at the time of the census.

Place of Work

Bergen County	2,267
Passaic, Union, Morris, Middlesex, Essex, Hudson Counties	423
Manhattan	577
Remainder of New York City	310
Rockland County	202
Westchester, Nassau, Suffolk Counties	77
Others and Not Reported	332
	<u>4,188</u>

Source: U. S. Census of Population, 1970

Seventy-seven percent of the employed residents of the Borough travelled to work by automobile, either as a driver or passenger.

Means of Transportation

Private Auto, Driver	2,826
Private Auto, Passenger	399
Bus	466
Railroad/Subway	220
Taxicab	8
Walked only	155
Other Means	69
Worked at Home	45
	<u>4,188</u>

Source: U. S. Census of Population, 1970

In 1970 over 55% of all families in Hillsdale had two or more automobiles.

Automobile Available

All occupied housing units	3,149
1	1,157
2	1,548
3 or more	298
None	146

Source: U. S. Census of Population, 1970

In 1970 there were 3,176 year-round housing units in the Borough of which 2,873 (90.5%) were owner occupied and 276 (8.7%) were renter occupied. The remainder were vacant at the time of the census. The year-built is shown on the following table.

Year Structure Built

	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total</u>
1969-March 1970	39	(46
1965-1968	175	(21	193
1960-1964	484	8	492
1950-1959	1148	36	1192
1940-1949	225	41	274
1939 or Earlier	<u>802</u>	<u>170</u>	<u>979</u>
All Year-Round Housing Units	2873	276	3176

Source: U. S. Census of Housing, 1970

These owner-occupied and renter-occupied units are in the following types of structures:

Units in Structure

	<u>Owner Occupied</u>	<u>Renter Occupied</u>
1 detached	2773	99
1 attached	-	-
2	100	98
3 and 4	-	30
5 or more	<u>-</u>	<u>47</u>
	2873	276

Source: U. S. Census of Housing, 1970

REVIEW OF MASTER PLANS
OF
ADJACENT MUNICIPALITIES AND BERGEN COUNTY

TOWNSHIP OF WASHINGTON

The Township of Washington Planning Board adopted a Revised Master Plan in January, 1977. This Plan proposes that the Township of Washington remain primarily single-family residential; however, an area on the east side of Pascack Road in the southern portion of the Township, composed of approximately 35 acres, is designated for multi-family use. The present Westgate shopping center on Pascack Road is the only area proposed for retail commercial. No industrial area is proposed on the Plan. Several areas along Pascack Road are proposed for Limited Commercial (office and research use) one of which abuts the Borough of Hillsdale.

The land uses proposed on the Township of Washington Revised Master Plan abutting the Borough of Hillsdale are single-family residential except for the previously-mentioned Limited Commercial on the west side of Pascack Road abutting the Borough of Hillsdale and two areas proposed for park and recreation use. The limited commercial proposal in the Township of Washington extends to a point approximately 500 feet west of Pascack Road. The park and recreation area on the west side of Pascack Road begins approximately 1200 feet west of Pascack Road and extends to the Garden State Parkway. The total area of the park and recreation site is approximately 20 acres. A smaller site of approximately 5 acres located east of Beach Street and west of Taylor Avenue in the Township of Washington is also proposed for park and recreation use. A portion of this latter site abuts land in the Borough of Hillsdale which is vacant and owned by the Borough of Hillsdale.

The Master Plan for the Township of Washington proposes a 66-foot right-of-way width for Pascack Road and a 60-foot right-of-way width for VanEmburch Avenue in the Township.

BOROUGH OF WESTWOOD

The Borough of Westwood Planning Board adopted a Master Plan in 1976. This Master Plan proposes that the Borough of Westwood remain primarily one-family residential; however, the Plan also proposes areas for garden apartments, senior citizens' housing, office use and light industry. A significant feature of the Master Plan is a proposed loop street system around the central business district which incorporates a Broadway Loop (a one-way street system between Old Hook Road and a point immediately south of the Pascack Brook composed of

Broadway northbound and a new street to the west of Broadway southbound).

Land-use proposals in the Borough of Westwood abutting the Borough of Hillsdale are:

- 1) A shopping center on the west side of Broadway immediately south of Hillsdale, and
- 2) Office and commercial center on the east side of Broadway and garden apartments between this office and commercial center use and Fairview Avenue.

The remainder of the land in the Borough of Westwood abutting the Borough of Hillsdale is single-family residential, existing semi-public and public (composed of two areas along the Pascack Brook).

BOROUGH OF WOODCLIFF LAKE

As of this date the Borough of Woodcliff Lake does not have a Master Plan, although one is in progress. A review of the zoning ordinance of the Borough of Woodcliff Lake indicates business zoning along both sides of Broadway which abuts the business zone along Broadway in Hillsdale. All other areas in the Borough of Woodcliff Lake abutting the Borough of Hillsdale are zoned for single-family residences with the required minimum lot size ranging from 15,000 to 30,000 square feet.

BOROUGH OF SADDLE RIVER

The Borough of Saddle River is in the process of updating its Master Plan. The present Master Plan proposes low-density residential development abutting the Borough of Hillsdale which is effectuated by the Borough of Saddle River's zoning ordinance requiring a minimum lot size of 2 acres.

BOROUGH OF PARK RIDGE

The present Master Plan of the Borough of Park Ridge was prepared in 1959. Park Ridge abuts Hillsdale only in the area of Prospect Avenue. The Master Plan proposes low density (1 acre and over per lot) abutting Hillsdale; however the area abutting Hillsdale is zoned R-20 - minimum lot size of 20,000 square feet.

Several revisions have been made to the Master Plan of Park Ridge concerning the "Bear's Nest," an area in the northwest portion of the Borough. A referendum for high-rise

apartments was rejected by the voters of Park Ridge for the "Bear's Nest" and the Master Plan proposes office, open space, town houses and single-family residential development for this area.

Concerning the major street system, the Master Plan proposes that Broadway rather than Kinderkamack Road become the major route to Westwood, and that it be improved in order to encourage its utilization rather than Kinderkamack Road, which traverses a primarily residential area.

TOWNSHIP OF RIVER VALE

The Township of River Vale is in the process of preparing a Master Plan. River Vale abuts the eastern portion of Hillsdale and several existing land-use features are of significance.

The Edgewood Country Club exists primarily in River Vale but also extends into the Borough of Hillsdale. Opposite the Edgewood Country Club in River Vale, Holiday Farms, composed of four 4-story condominium apartments is under construction. This development is to contain 495 units on a site of 22 acres. This site is in close proximity to Hillsdale.

With the exception of the southeast corner of Piermont Road and Cedar Lane in the Township of River Vale which is zoned for business use, all other common boundaries with Hillsdale are zoned single-family residential.

COUNTY OF BERGEN

The Bergen County Planning Board has published a map entitled "Bergen County Area-Wide Development Guide" dated February, 1973 and accompanying report.*

This map incorporates Recreation and Open Space Planning Concepts as well as very generalized land uses. On this map Wood Dale County Park is shown as an Existing County Park and the Edgewood Country Club (River Vale portion only) is shown in the category - Existing Golf Courses Proposed for Future Open Space/Conservation. Discussions with the County Planning Board staff indicate that the Hillsdale section of the golf course should be in the same category. The generalized land-use category for Hillsdale, as well as other municipalities in the Pascack Valley, is low-density residential (0-4 housing units per residential acre).

* Bergen County, New Jersey, County Comprehensive Plan Report, Future Land Use, Report No. 18, Bergen County Planning Board, September, 1971.

INTRODUCTION
TO
MASTER PLAN

A Master Plan for the Borough of Hillsdale was prepared in 1960 and adopted by the Planning Board during July, 1962. This plan was subsequently amended in the spring of 1966. The 1962 Master Plan combined the Land Use Plan, Circulation Plan and Community Facilities Plan onto one map with descriptive text. This Master Plan utilizes the same format.

The Borough of Hillsdale is nearing saturation development. The maximum population of the Borough will be approximately 12,500 persons. The following Master Plan sets forth, in both map and text, policies outlining future land development patterns in the Borough. The plan recognizes in several areas that the completion of studies now under way will be needed to resolve land development questions.

As with any plan it represents policies and judgements of the present. It is possible that these may change in the future. The Municipal Land Use Law recognizes this and requires a review of the Master Plan and development regulations at least every six years.

Basic Planning Objectives

In developing the Master Plan for the Borough the basic planning objectives which have been used are as follows:

- 1) Preserve the predominantly residential character of the Borough;
- 2) Continue to encourage a compact grouping of stores and shops and business services in the Borough to serve the day-to-day needs of the residents;
- 3) Provide adequate park and recreation facilities, recognizing that upon reaching saturation development, land for further park and recreation facilities will no longer be available;
- 4) Continue to provide within the Borough adequate supporting community facilities (schools, library, utilities, and fire and police protection) to serve residential, business, industrial and other uses;

- 5) Promote a desirable visual and physical environment;
- 6) Promote the conservation of open space;
- 7) Provide a street system which is safe and convenient; and provide a system of land uses in the Borough which relates to the function and capacity of the street system.

The planning principals, assumptions, standards and formulated policies used in development of the Plan are described and incorporated into the Master Plan text.

This Master Plan has been prepared after review of available Master Plans of adjacent municipalities and Bergen County. It is harmonious with the available Master Plans of adjacent municipalities and with the adopted plans of the Bergen County Planning Board.

HILLSDALE FREE
PUBLIC LIBRARY

- LAND USE PLAN -

Of the total area of the Borough of Hillsdale of 2.9 square miles (1,856 acres), 7.5% or 139.5 acres are vacant. Included in this vacant land figure are 21.6 acres of vacant publically-owned property. The basic land-use patterns in the Borough are well established. The Land Use Plan reaffirms the predominantly single-family residential character of the Borough and continues to designate those areas developed with commercial uses and industrial uses in land-use categories reflecting their present use. In addition, other land-use categories called conservation, park and recreation, public uses and semi-public uses propose an open-space, recreation, conservation and communities facilities plan to serve the residents of the Borough.

Residential

Areas shown as single-family residential on the map entitled Master Plan are predominantly developed with single-family homes and the policy of this plan is to continue the present development with no change in the present zoning districts. It is possible that several parcels of land west of the Garden State Parkway and between the Garden State Parkway and Pascack Road as well as other scattered vacant parcels in the Borough will be further developed with new single-family detached homes.

Considerable study has been given to areas which could potentially be developed with multi-family dwellings and a separate study reviewing potential sites has been prepared.* Although this report did not make any specific recommendations, each site considered was found to have disadvantages. Since publication of the report, the Stony Brook Field House and Swim Club (composed of 19 acres and which was one of the sites studied) has been acquired by the Borough of Hillsdale. The present OR District was found by this report to have advantages of potential access from the proposed Forest Avenue extension and to be near to existing shopping and public transportation (important considerations for senior citizen housing). Two significant disadvantages exist - 1) the OR District is already partially developed with single-family homes, and 2) a portion of the area is subject to flooding from the Pascack Brook.**

* Study of the Advantages and Disadvantages and Identification of Potential Sites for Multi-Family Dwellings, prepared for the Hillsdale Planning Board by Murphy & Kren Planning Associates, Inc., April, 1973.

** The State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management began a study of the Pascack Brook on September 26, 1976 which study will identify the 10, 20, 50 and 100-year flood levels and actuarial flood insurance rates. The study is to be completed by April, 1978.

A major portion of the OR District is shown on the Master Plan in the category - Conservation. The purpose of this designation in this area as well as several other parcels along the Pascack Brook is to discourage any further development until the flood frequency and elevation study is complete and the results of this study can be assessed and effectuated as appropriate.

From the point of view of location, effect on adjacent areas and accessibility (from the proposed Forest Avenue Extension) the OR District is the most desirable location for multi-family dwellings and/or townhouses in the Borough of Hillsdale which types of development could provide a source of housing for senior citizens desiring to remain in the Borough but who no longer desire home ownership. However, only after completion of the study by the Bureau of Flood Plain Management of the N. J. Department of Environmental Protection and upon a finding that engineering solutions are satisfactory to prevent flooding of such multi-family dwellings or townhouses and access thereto should the OR District or a portion of it be considered for such use.

Commercial

Two distinct areas of commercial development presently exist and the Master Plan proposes continuance of both areas for business use. The northern area is predominated by Valley Fair and its associated off-street parking. The southern area is centered around the Broadway Park at the Hillsdale Avenue and Broadway intersection, but also extends south along Broadway to the Pascack Brook and west along Hillsdale Avenue. The Pascack Brook on the south side of Hillsdale Avenue and the religious institution (St. John The Baptist) on the north side of Hillsdale Avenue form natural boundaries for this commercial development and limit any further logical development to the west. The eastern portion of this commercial area is composed of uses abutting the east side of Broadway. Commercial use extension to the east is not recommended as such uses could intrude into residential areas. However, office use between the commercial uses and residential uses would be acceptable. Along Hillsdale Avenue east of Broadway existing development is composed predominantly of the Municipal Building and Fire Station.

Semi-Public - Office Use

The areas shown on the Master Plan in the classification Semi-Public - Office Use are located east of Broadway and abut the north and south sides of Hillsdale Avenue. The area on the south side of Hillsdale Avenue is presently in the SP Zoning District and the two areas on the north side of Hillsdale Avenue are proposed to be placed in the SP District.










The residential lots along Valley Street and Orchard Street, presently in the SP Zoning District are proposed on the Master Plan for single-family residential use. The property on the south side of

BOROUGH OF HILLSIDE

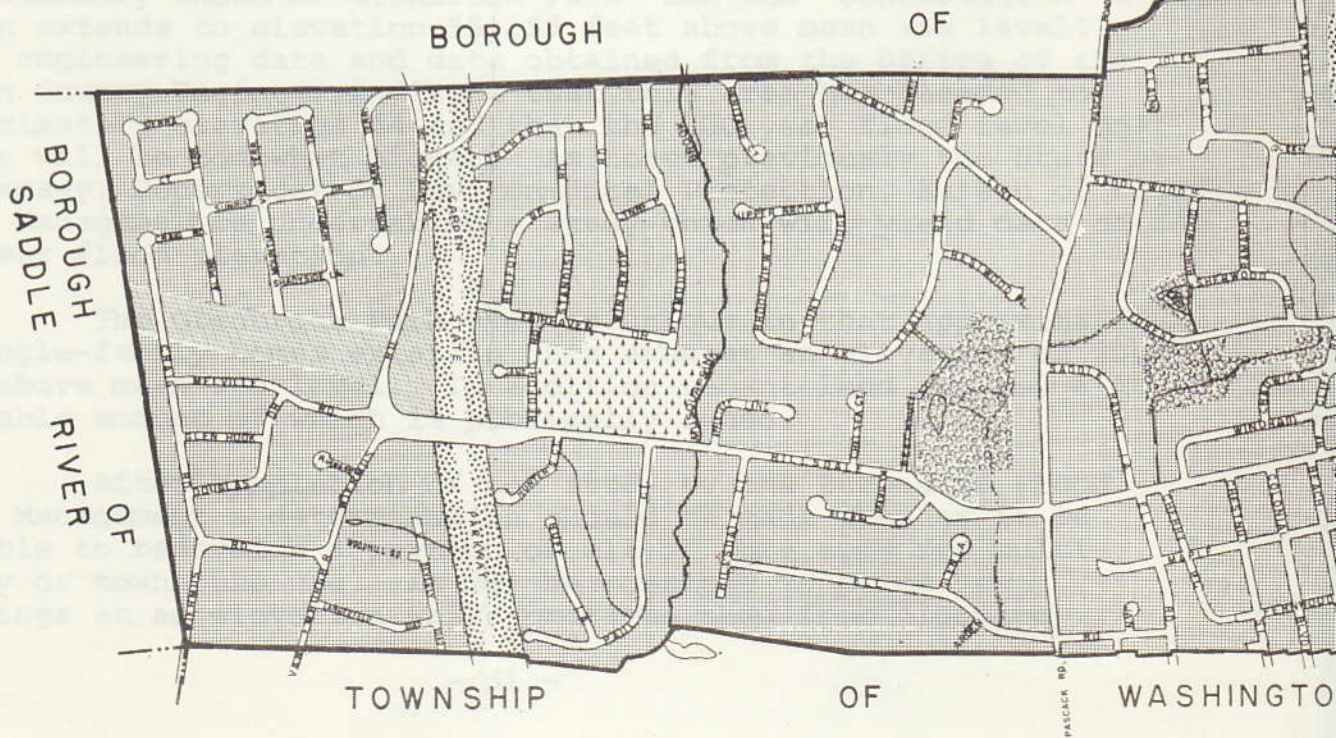
BERGEN COUNTY - NEW

MASTER PLAN

LEGEND

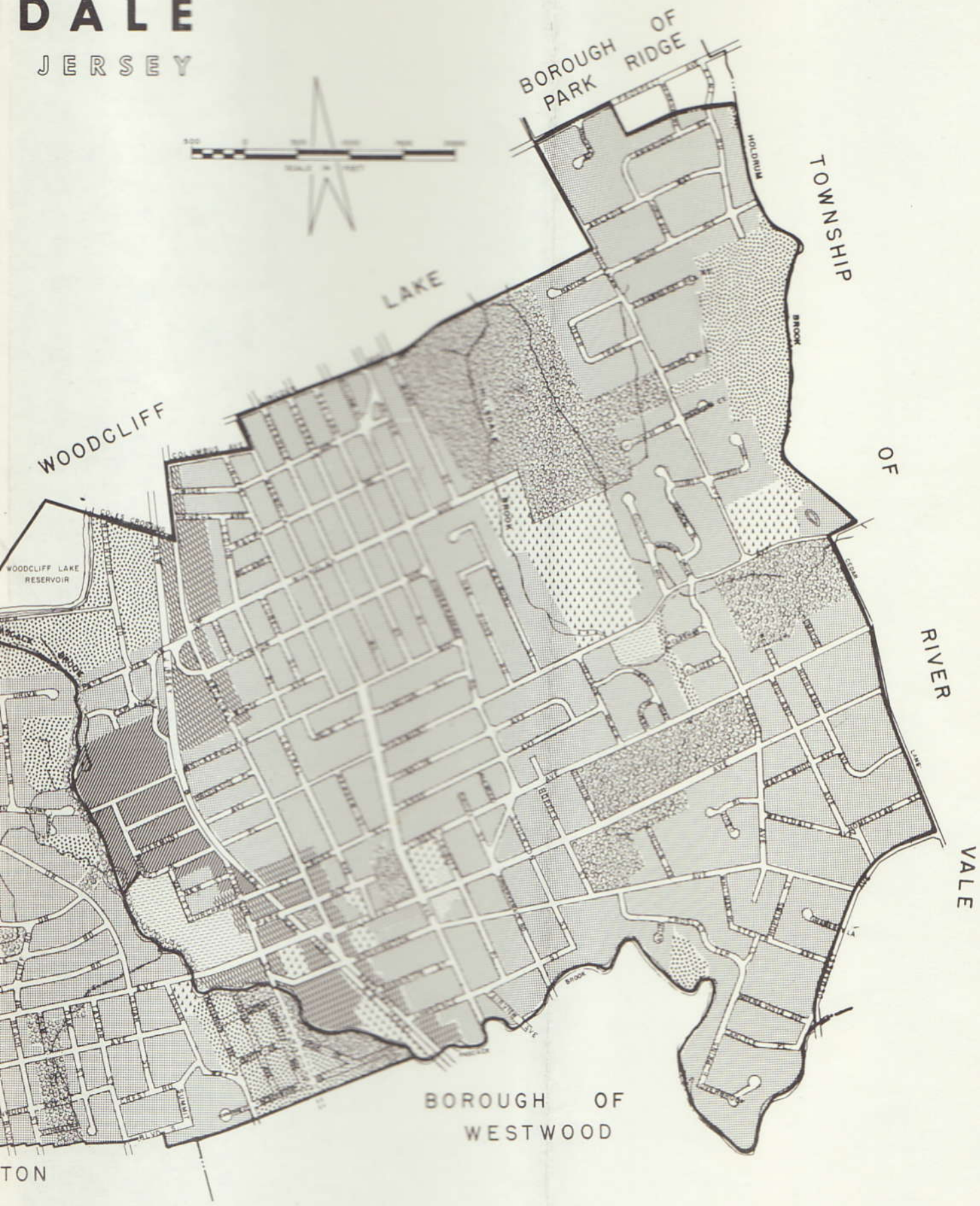
-  SINGLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  SEMI-PUBLIC - OFFICE USE
-  INDUSTRY
-  CONSERVATION
-  FARMLAND
-  PUBLIC
-  EXISTING SEMI-PUBLIC USE (Religious)
-  PARK & RECREATION

MARCH, 1978



DALE

JERSEY



Hillsdale Avenue between Patterson Street and the Pascack Brook presently in the SP Zoning District is proposed on the Master Plan for commercial use.

The SP District permits professional office, lodge building or meeting hall for fraternal organizations, places of worship, medical and dental clinics, commercial and business schools. Funeral homes, public utilities, nursing homes and public and private schools are conditional uses within the SP District.

Industry

The area presently zoned I-Industrial is proposed on the Master Plan for industrial use except for residential properties on both sides of New Street which are shown in the Single-Family Residential land-use category. In view of the fact that residential development exists close to this industrial district the permitted uses should continue to be those which do not produce noise, odor, glare, or other features which would be objectional to nearby residences.

Conservation

The major areas shown on the Master Plan in the land-use category called "Conservation" are as follows:

- 1) Three areas along the west side of the Pascack Brook;
- 2) The lands of the Hackensack Water Company;
- 3) The golf course property in the eastern section of the Borough; and
- 4) The Garden State Parkway.

The areas shown as "conservation" include a portion of the area commonly known as "Glenbrook Park" and the "conservation" designation extends to elevation 55 (55 feet above mean sea level). Local engineering data and data obtained from the Office of the Bergen County Engineer indicate that this area has flooded to approximately elevation 54 and that the 100-year flood level most likely will be somewhat higher. As noted previously the State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management is undertaking a study which will yield data on the 100-year flood elevation.

The Glenbrook Park area is unique in that approximately 55 single-family homes exist in this area at an elevation of 50-55 feet above mean sea level. In addition vacant land exists, a considerable amount of which is publically owned.

After completion of the study by the Bureau of Flood Plain Management a determination should be made whether it is feasible to redevelop a portion or all of this area for multi-family or townhouse use. It may be possible to place new buildings at an elevation which protects them from flooding

leaving the remainder of the land along the Pascack Brook undeveloped and unpaved. This site is close to shopping and public transportation as well as to the library and religious buildings. The existence of vacant land plus the possible vacation of existing streets will help to make such development economically feasible.

If redevelopment of the area does not prove to be feasible the existing dwellings should, at the very least, become eligible for flood insurance as part of the National Flood Insurance Program (a federally-subsidized program authorized by Congress to protect property owners who are unable to get coverage through the private insurance industry at affordable rates).

Two undeveloped areas are also shown as "conservation" on the west side of Pascack Brook both to the north and south of Queen Court. Both areas include land approximately 4 feet lower in elevation than land on the east side of Pascack Brook. If any single-family residential use is to be made of these parcels, such determination should be made after completion of the Pascack Brook study and a determination that land proposed to be so used is not within the designated flood elevation.

The lands of the Hackensack Water Company abutting the Woodcliff Lake Reservoir are also in the "conservation" category, indicating that this land should remain in its natural state. The golf course property along Holdrum Brook in the eastern section of the Borough is in the "conservation" category and is also proposed to remain in its existing state of development. This proposal is in accordance with the Master Plan adopted by the Bergen County Planning Board which proposes that existing golf courses in the County remain as open space and be publically purchased if necessary to effectuate such policy.*

FARMLAND

An area west of the Garden State Parkway and north of Hillsdale Avenue and Melville Road is shown on the Master Plan in the category - Farmland. Most of the area west of Wiermus Road is presently an orchard and it is the intent of the Master Plan to encourage continuation of the orchard use of this property.

OTHER LAND USES

The other land-use categories of park and recreation, schools, existing semi-public uses (religious) and public uses are discussed under the Community Facilities Section of this report.

* Recreation and Open Space Planning Concepts adopted July 2, 1973 by the Bergen County Planning Board.

- CIRCULATION PLAN -

The street system in the Borough is established with only a minimal amount of undeveloped land which will accommodate additional streets. Three important considerations regarding the street system exist:

- 1) The County of Bergen has proposed extension of Forest Avenue;
- 2) Hillsdale Avenue is the only major east-west street connecting the western section of the Borough and the eastern section. (The fire station, ambulance corps and police station are all located east of the Pascack Brook.)
- 3) The right-of-way widths and pavement widths of the County Road and collector street system are generally less than recommended standards (a minimum of 60 feet of right-of-way width).

Forest Avenue

The County has acquired most of the necessary land for Forest Avenue extension between Washington Avenue in Westwood and Hillsdale Avenue in Hillsdale.* The completion of Forest Avenue extension between Washington Avenue in Westwood and Hillsdale Avenue in Hillsdale will add to traffic volumes on Hillsdale Avenue and will aggravate traffic flow at the Hillsdale Avenue and Broadway intersection (particularly left turns onto Broadway northbound from Hillsdale Avenue eastbound). On-street parking is permitted on Broadway in the Hillsdale business area which spaces are important to the successful operation of the abutting business uses.

Although no firm right-of-way plans are available, it is the intention of the County to extend Forest Avenue north of Hillsdale Avenue in the Borough and to connect such extension with Broadway (possibly in the northern portion of Hillsdale). Ultimately Forest Avenue extension is to connect with Route 304 in Rockland County.

From the point of view of regional traffic conditions, Forest Avenue and its eventual extension to New York State will provide an alternate north-south route and help to alleviate the present heavy traffic flows on other north-south routes (Kinderkamack Road, Broadway and Pascack Road). From the point of view of Hillsdale, the next scheduled extension to Hillsdale Avenue will aggravate traffic conditions in the Borough.

* Forest Avenue Extension is called Lafayette Avenue in Westwood and is called Patterson Street in Hillsdale.

It is recommended that if Forest Avenue is to be extended north of its present terminus at Washington Avenue in Westwood, rather than a two-stage extension (Washington Avenue in Westwood to Hillsdale Avenue in Hillsdale, followed by an extension north of Hillsdale Avenue) that a one-stage development be used which combines the former two stages. Thus if Forest Avenue is to be extended northward the next stage should be Washington Avenue in Westwood to an appropriate northern terminus acceptable to Hillsdale and municipalities north of Hillsdale with no interim stage of Forest Avenue terminating at Hillsdale Avenue.

It is recommended that as part of the proposed Forest Avenue extension consideration be given by the County to relocation of Pascack Brook to the south of its present channel. Such southerly relocation should take place in the vicinity of the proposed Forest Avenue extension bridge with the objective being to straighten the alignment of the Pascack Brook channel and also to provide an improved intersection angle between Forest Avenue extension and Washington Avenue.

Alternate East-West Connector

Both the 1962 Master Plan and the 1966 Revision to the Master Plan have proposed east-west connectors across the Pascack Brook. The purpose of these proposals has been to provide an alternate to Hillsdale Avenue which could be used by emergency vehicles in the event Hillsdale Avenue should become impassable (for example, at the Pascack Brook bridge). While such a situation has not occurred, the potential does exist and cannot be ignored.

The 1962 Master Plan proposed that St. Nicholas Avenue be extended to connect with Jolen Drive. This was revised in 1966 to propose that Knickerbocker Avenue provide a connection across the railroad and across the Pascack Brook. This Master Plan continues to propose an east-west connector across the Pascack Brook supplementing Hillsdale Avenue. The purpose of this proposal is to provide an alternate for emergency vehicles should Hillsdale Avenue become blocked.

Other Streets

The right-of-way width of Kinderkamack Road in Hillsdale varies between 50 and 55 feet. Planning standards for Kinderkamack Road would recommend at least a 60-foot right-of-way width. Practically all of the frontage of Kinderkamack Road is developed.

A similar situation exists on the other major streets - Pascack Road (the existing right-of-way width varies between 33 and 60 feet), Broadway (50-60 feet), Wierimus Road (40-55 feet), Van Emburgh Avenue (33-60 feet), Hillsdale Avenue (50-70 feet), Piermont Avenue (33-55 feet), Ruckman Avenue (33-60 feet), Cedar Lane (33 feet), Demarest Avenue (41.25-50 feet).

Wierimus Road, Van Emburgh Avenue, Pascack Road, Broadway and Kinderkamack Road are County Roads and all sections in Hillsdale are part of an inter-municipal system. Recommendations for widening the right-of-way width of developed portions of these roads is questionable unless it is part of a program which also proposes improvements to these roads in other municipalities. For example, there is less congestion on Kinderkamack Road in Hillsdale than there is in Emerson, Oradell and River Edge to the south. Expenditures by Hillsdale to acquire the additional right-of-way on Kinderkamack Road necessary to widen the pavement in Hillsdale would be extravagant unless improvements to the south were made first or at least simultaneously.

Regarding the major road system in Hillsdale the following is recommended:

- 1) The right of way be widened to at least 30 feet from the centerline when adjacent property is proposed for subdivision or is subject to site plan approval;
- 2) Because a signalized intersection is invariably the factor which determines roadway capacity, primary emphasis of physical improvements should be at major roadway intersections. Widening of the right-of-way and pavement width at signalized intersections to provide for turning movements will make a significant contribution to improving capacity. Recommendations for roadway and intersection improvement are being developed as part of the TOPICS (Traffic Operations Program to Improve Capacity and Safety) for the Pascack Valley through the Bergen County Engineering Department and its consultants at the following locations:
 - a. Hillsdale Avenue, Wierimus Road and Melville Road. (includes proposed widening, realignment and signalization.)
 - b. Pascack Road and Hillsdale Avenue. (Includes proposed widening of Pascack Road between Washington Avenue in Washington Township and Hillsdale Avenue in Hillsdale.

- c. Broadway and Hillsdale Avenue.
- d. Kinderkamack Road and Hillsdale Avenue.
- e. Kinderkamack Road and Piermont Avenue.
- f. Pascack Road and Wierimus Lane. (Proposed signalization.)

The recommendation that Washington Avenue (east of Broadway), a County Road, and Hillsdale Avenue (east of Kinderkamack Road), a municipal street, should be changed so that Hillsdale Avenue is a County Road for its total length in Hillsdale has previously been discussed. Comparable 1972 7:00 a.m. - 7:00 p.m. traffic counts indicate that 1,168 vehicles travel Washington Avenue east of Broadway and 4,600 vehicles travel Hillsdale Avenue east of Broadway. From the point of view of continuity of a County Road and from the point of view that the more-heavily trafficked street be part of the County road system, this recommendation is valid.

Off-Street Parking

A survey of both on-street and off-street parking in the central business area (the area presently zoned "C" Commercial along both sides of Broadway from approximately Cross Street to the Pascack Brook and also including both sides of Hillsdale Avenue and Park Avenue west of Broadway and portions of Patterson Street and Orchard Street) indicates that slightly more than 1,000 parking spaces exist. Approximately 150 spaces are on-street, 210 are provided in public parking areas by the Borough of Hillsdale and approximately 650 are private off-street spaces.* Excluded are those spaces located on the Department of Public Works property. Approximately 375 of the 650 private off-street spaces are located in the area bounded by Hillsdale Avenue, Patterson Street, the Pascack Brook and railroad, but again excluding those at the Department of Public Works garage.

*The on-street spaces include both sides of Hillsdale Avenue between Broadway and the Municipal Building and both sides of Park Avenue between Broadway and Central Avenue, a portion of which areas are not within the "C" zoning district. The 69 off-street spaces provided by the Borough of Hillsdale east of Broadway between Hillsdale Avenue and Washington Avenue are in the R-4 zoning district.

If the present off-street parking requirements of the Hillsdale zoning ordinance were applied to the existing commercial uses, approximately 200 additional off-street parking spaces would be required over the present 650 private off-street spaces. The greatest deficiencies in private off-street parking occur in the three blocks on the east side of Broadway between Cross Street and Washington Avenue. These are the older buildings in the business area and several also contain dwelling units on the second floor. Parking is supplemented in this area by 61 public off-street spaces and on-street parking, particularly on Broadway.

The other area having a deficiency of off-street parking is the block bounded by Patterson Street, Park Avenue, West Railroad Avenue and Hillsdale Avenue. This area also contains older commercial buildings.

No additional sites for public off-street parking are recommended. However, the results of field surveys indicate that the on-street spaces are the most convenient for shoppers frequenting the businesses along Broadway and therefore are also very important to the business uses.

Public Transportation

The 1970 census data indicates that of those persons residing in Hillsdale commuting to work by either private auto (driver or passenger), rail/subway or bus, approximately 12% used a bus, 5.6% used rail/subway and over 82% used private autos. The major emphasis on mass transportation from the suburbs has been to Manhattan. However, approximately 55% of the Hillsdale residents who were employed as of the 1970 census worked in Bergen County. An additional 10% worked in other parts of New Jersey, while approximately 20% worked in New York City (including Manhattan). It is easier in most cases to commute via bus or rail to Manhattan from North Jersey than it is to commute to and from various parts of North Jersey.

The New Jersey Department of Transportation recently dropped its plans to build a park and ride facility in Westwood in view of considerable local opposition. However, the improvement of mass transportation facilities must be at the regional, state and county level.

The diffusion of residences and places of employment in northern New Jersey does suggest, however, a continued reliance on the automobile as a means of commuting in the future.

- COMMUNITY FACILITIES PLAN -

Schools

The Borough K-8 public school system, composed of three elementary schools is operating within its capacity and no new school facilities are proposed. This comment reflects site and basic plant needs but is not meant to be all inclusive in terms of specialized educational facilities.

The Pascack Valley Regional School District is also operating within its capacity. The district has enlarged the Pascack Valley High School site, located on Piermont Avenue in Hillsdale, by acquisition of approximately 6 acres abutting St. Nicholas Avenue. The District has a need for additional outdoor athletic facilities at the Pascack Valley High School and has discussed with Bergen County officials the possibility of acquiring part of the County land immediately to the rear of the high school site for enlargement of athletic fields.

Municipal Facilities

In view of the very limited total population increases expected in the future and the fact that a new building was completed in 1973, no expansion of the municipal building, fire station, library or department of public works garage is proposed. As pointed out in the Existing Conditions section, additional off-street parking on the library site would be desirable and an engineering study is recommended.

Recreation

The Borough presently provides 73 acres of recreation space as indicated in the Existing Conditions section of this report. The ultimate population of the Borough is expected to be 12,500 persons. At a standard of 8 acres per 1,000 population of recreation space at the municipal level the Borough should provide at least 100 acres of recreation space.

With each succeeding generation which has been raised in northern Bergen County since World War II less vacant land and less contact with nature and animals have been available. Those persons raised during the 1940's and early 1950's experienced vacant lots and farms. During the 1950's and the 1960's most farming activity disappeared from this area. During the 1970's and 1980's vacant lots will disappear. The next generation raised in Hillsdale will experience undeveloped sites in Hillsdale only as part of the public park and recreation system.

Therefore the Master Plan recommends:

- 1) That the 11.3 acres of Borough-owned property between St. Mary's Street and Wood Dale County Park be devoted as open space and park use. (This area is shown for park use on the present Master Plan.) Also indicated as park is a lot of 2.7 acres on the north side of St. Nicholas Avenue which should become part of the County park system.
- 2) That the area composed of 3.7 acres fronting on the south side of Hillsdale Avenue opposite Beechwood Park be devoted to park use. (This area is also shown for park use on the present Master Plan.)
- 3) That the area of approximately 7 acres on the south side of Hillsdale Avenue between Beach Street and Oak Street be devoted to park use. A considerable amount of this area is Borough owned; however, nine small lots are privately owned. This proposed park will abut a proposed recreation area in Washington Township of approximately 5 acres. (A much larger area is shown on the present Hillsdale Master Plan for park use; however, existing development necessitates a revision in the site boundaries.)
- 4) That the approximately 11 acres of undeveloped land on the north side of Hillsdale Avenue west of Pascack Road be devoted to park and recreation use. This 11 acres is presently privately owned.

Approximately 2200 persons or 20% of the population of Hillsdale reside in the section of the Borough west of Pascack Road. The only recreation facilities located west of Pascack Road are the ballfields and basketball courts at the Ann Blanche elementary school which recreation facilities are approximately 8 acres in area. The recommended additional 11 acres in this area will equalize the distribution of park and recreation facilities in the Borough and will provide approximately 17 acres of park and recreation space west of Pascack Road which equals the recommended standard of 8 acres per 100 persons for the section of the Borough west of Pascack Road.

- 5) The Pascack Brook is a natural physical asset of the Borough. It is recommended that a park strip be established along the west side of the Pascack Brook from the library south to the Borough of Westwood. If Forest Avenue is extended into Hillsdale, it would be desirable to provide a space for a walkway and bicycle path along the Brook under the Pascack Brook bridge.

Similarly a park strip is proposed along the west side of the Pascack Brook north of St. John The Baptist Church property.

If it were possible to establish an easement through St. John The Baptist Church property along the Pascack Brook and one of several residential parcels immediately south of the Hackensack Water Company, it would then be feasible to establish a walkway along the Pascack Brook from the Woodcliff Lake reservoir to the Borough of Westwood with Hillsdale Avenue being the only street crossing. (If the Hillsdale Avenue bridge were rebuilt or widened a walkway under the bridge should be provided.)

Such a park strip along the Pascack Brook would be in excess of one mile in length. In addition to a walkway along the brook it could be used for jogging and possibly as a bicycle path. It would also provide a means of access for cleaning any accumulated debris from the Brook.

The width of such park strip will vary depending upon a final determination of flood elevations and the availability of property for acquisition.

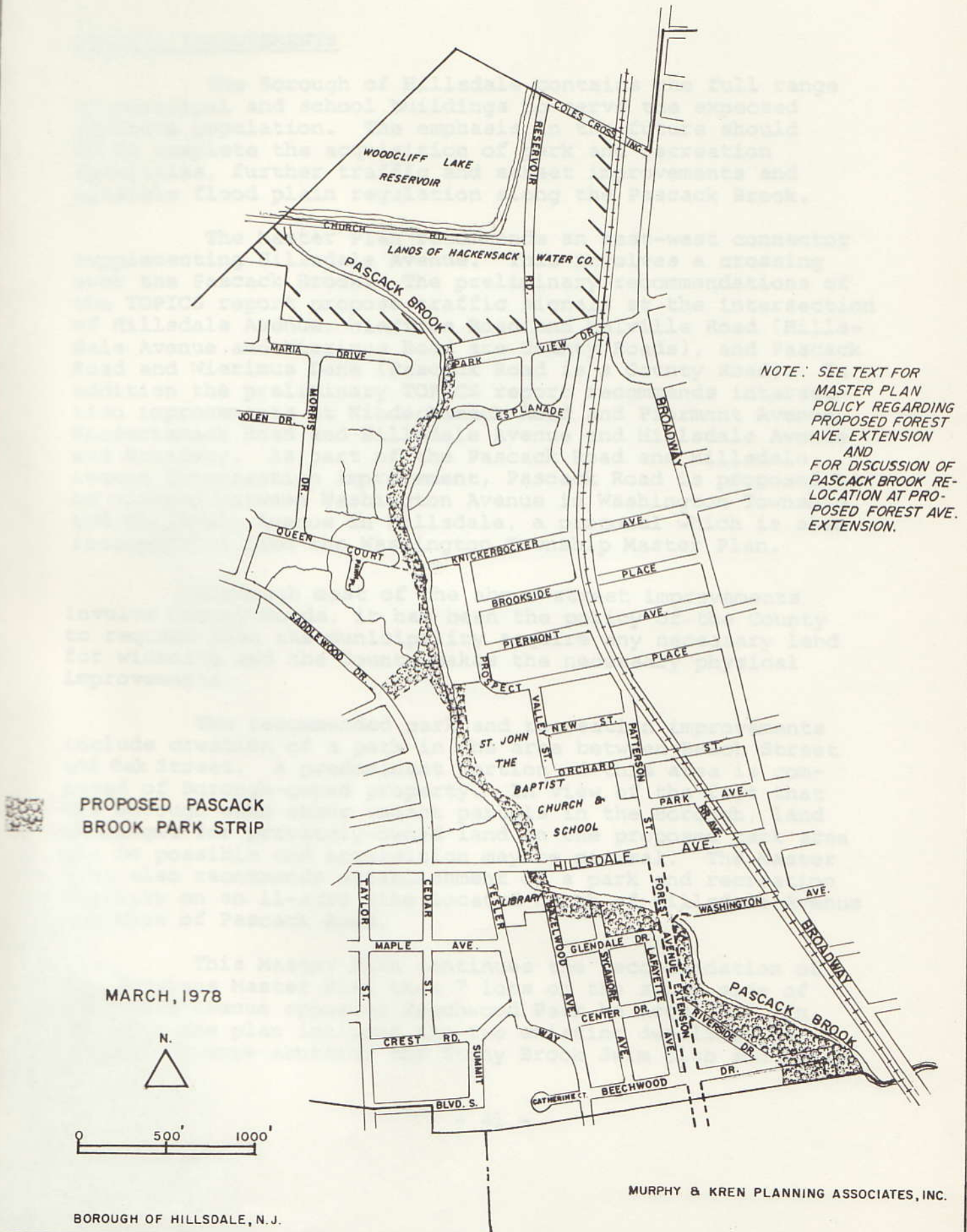
This latter proposal for a park strip along the Pascack Brook is very likely a long-range proposal and should be reviewed as to feasibility with each periodic review of the Master Plan.

The above four proposals will bring the total of Borough park and recreation space to approximately 110 acres.

Existing Semi-Public Uses/Religious

The existing religious facilities are reflected on the Master Plan in this category.

SUPPLEMENT TO MASTER PLAN MAP



CAPITAL IMPROVEMENTS

The Borough of Hillsdale contains the full range of municipal and school buildings to serve the expected ultimate population. The emphasis in the future should be to complete the acquisition of park and recreation facilities, further traffic and street improvements and possible flood plain regulation along the Pascack Brook.

The Master Plan recommends an east-west connector supplementing Hillsdale Avenue. This involves a crossing over the Pascack Brook. The preliminary recommendations of the TOPICS report propose traffic signals at the intersection of Hillsdale Avenue, Wierimus Road and Melville Road (Hillsdale Avenue and Wierimus Road are County Roads), and Pascack Road and Wierimus Lane (Pascack Road is a County Road). In addition the preliminary TOPICS report recommends intersection improvements at Kinderkamack Road and Piermont Avenue, Kinderkamack Road and Hillsdale Avenue and Hillsdale Avenue and Broadway. As part of the Pascack Road and Hillsdale Avenue intersection improvement, Pascack Road is proposed to be widened between Washington Avenue in Washington Township and Hillsdale Avenue in Hillsdale, a proposal which is also incorporated into the Washington Township Master Plan.

Although most of the above street improvements involve County Roads, it has been the policy of the County to request that the municipality acquire any necessary land for widening and the County makes the necessary physical improvements.

The recommended park and recreation improvements include creation of a park in the area between Beach Street and Oak Street. A predominant portion of this area is composed of Borough-owned property. In view of the fact that the Borough owns other vacant parcels in the Borough, land exchanges for privately-owned land in the proposed park area may be possible and acquisition may be minimal. The Master Plan also recommends establishment of a park and recreation facility on an 11-acre site located north of Hillsdale Avenue and west of Pascack Road.

This Master Plan continues the recommendation of the previous Master Plan that 7 lots on the south side of Hillsdale Avenue opposite Beechwood Park be acquired. In addition the plan includes the two existing dwellings on Piermont Avenue abutting the Stony Brook Swim Club and Field

House as part of the overall recreation area. Periodically both State and Federal grants are available to help defray the municipal cost of land acquisition and park and recreation improvements.

Although a historic building survey is not a part of this report, the Hillsdale railroad station built in 1870 is in need of restoration, and both private and public efforts should be made to restore this historic building.

NECESSARY FURTHER STUDIES AND ACTIONS

The flood plain along the Pascack Brook, particularly the present "OR" zoning district (which includes the area known as Glenbrook Park) presents a vexing problem to the Borough. The present "OR" zoning in effect represents a holding action - prohibiting further residential development.

The Master Plan proposal for a major portion of the "OR" district is conservation. It is the purpose of the designation to continue the present holding action until the flood elevation study now under way by the State of N. J. Dept. of Environmental Protection is complete and the resulting flood elevation data can be used as one of the factors in determining the feasibility of any new types of development which could be placed into this area.

Based upon reliable flood elevation data the Borough should adopt flood plain regulations.