

Master Plan Reexamination

Borough of Montvale, New Jersey

Adopted by the Planning Board: July 19, 2016

JULY 6, 2016



Master Plan Reexamination

Borough of Montvale

Bergen County, New Jersey

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The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

MC Project # MPP-040

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I. INTRODUCTION

The Borough of Montvale is located in Bergen County and encompasses roughly four square miles. Montvale is suburban in character and has a small town feel. The Borough's "downtown" is centered at the intersection of Railroad Avenue and West Grand Avenue. The municipality is served by the Pascack Valley passenger rail line, which connects the Borough to Spring Valley, New York and Hoboken, New Jersey. Montvale is surrounded by the Borough of Upper Saddle River, Borough of Woodcliff Lake, Borough of Park Ridge and Township of River Vale in New Jersey. North, across the state line, is Rockland County.

The New Jersey Municipal Land Use Law stipulates that each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten years. Specifically, N.J.S.A. 40:55D-89 states:

"The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality."

This reexamination of the Borough of Montvale Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
- D. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

While the Municipal Land Use Law requires a general reexamination of the Master Plan and development regulations every ten years, reexaminations can be more frequent than once every ten years. It can be as frequent as an individual municipality believes it to be warranted.

It is important that a Master Plan be kept up to date and flexible so that it can respond to changing conditions and reflect the best current thinking on land use issues. The Master Plan should be a document that is easily amended so that it can respond to both concerns and opportunities. A review once every ten years is adequate in some communities, while for other municipalities more frequent review is called for.

A review of Montvale's master planning documents reveals that the Borough's last Master Plan was adopted in April of 2008 and the last Master Plan Reexamination reports were adopted in September of 2014 and most recently in May of 2016. The 2014 Reexamination focused on recommendations for a rezoning of School No. 2 to accommodate senior and special needs affordable housing. The 2016 Reexamination concentrated on recommended changes to the zoning code regarding churches, temples, houses of worship, public and private schools and boarding schools.

The aforementioned requirements of the Municipal Land Use Law are addressed in Chapter II through IV of this report.

PURPOSE

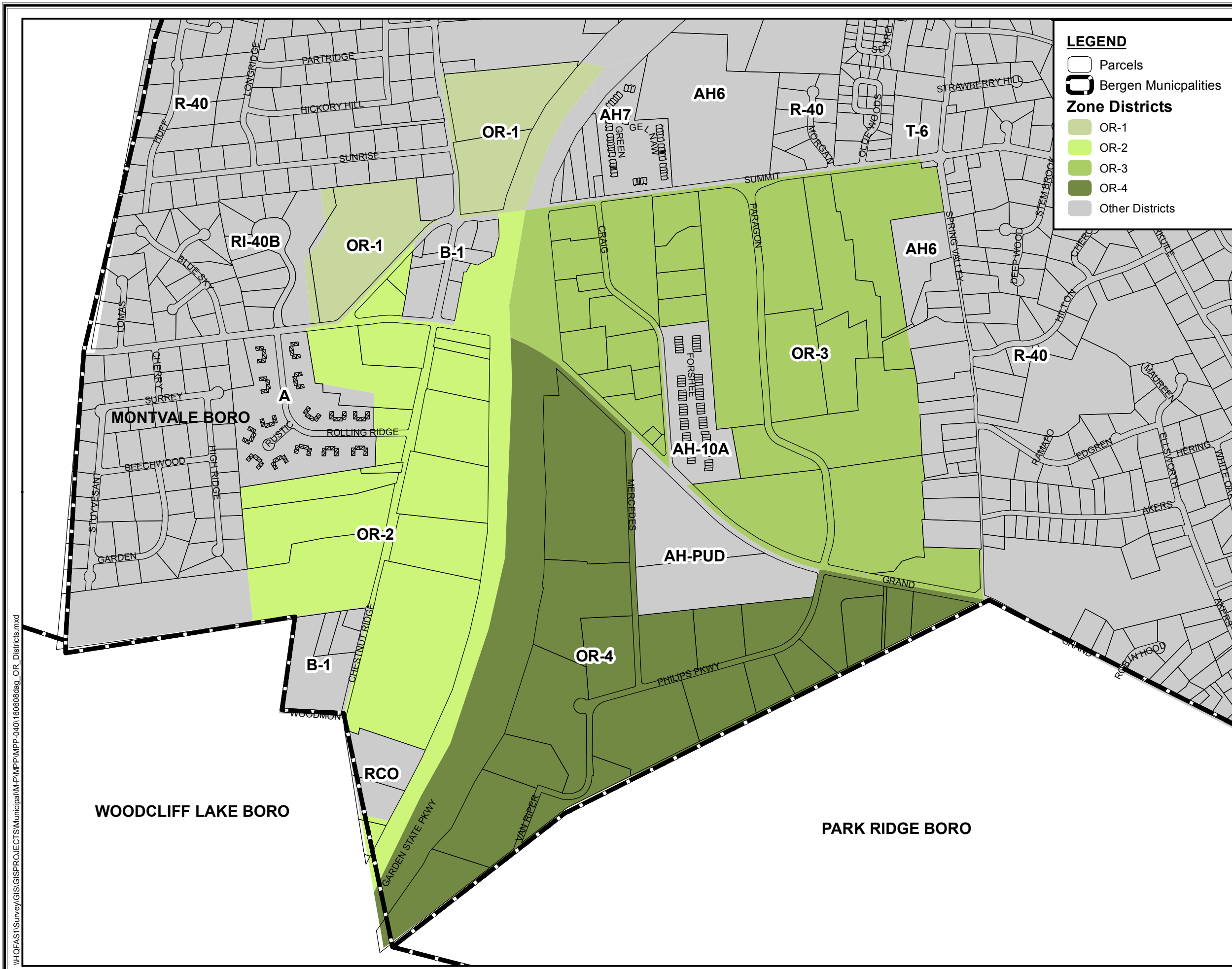
The purpose of this Master Plan Reexamination Report is to guide the development and redevelopment of properties located in the Office and Research (known as OR) Districts within the Borough. Montvale has four OR Districts – 1, 2, 3 and 4. The key difference between the four districts is the bulk standards. Additionally, fitness centers and hotels are conditionally permitted in the OR-4 District; otherwise all four zones permit the same uses.

As illustrated by the map on page 5, there are two OR-1 Districts. The first is located at the northeast corner of the intersection of Chestnut Ridge Road and Summit Avenue. This zone contains two office complexes. The second OR-1 District is located along Summit Avenue between Chestnut Ridge Road and West Grand Avenue. This area is the future home of Memorial Sloan Kettering Cancer Center.

The OR-2 District is located along both sides of Chestnut Ridge Road. The zone stretches from West Grand Avenue south to Woodmont Drive. There are roughly 17 parcels in the district.

The OR-3 District is generally bound by Summit Avenue to the north, Spring Valley Road to the east, West Grand Avenue to the south and the Garden State Parkway to the west. The OR-3 District encompasses roughly 191 acres and is the largest OR District. There are twenty-one parcels with existing commercial/office buildings in the OR-3 District.

The OR-4 District is generally bound to the north by West Grand Avenue, to the east and south by Park Ridge and to the west by the Garden State Parkway. The OR-4 District encompasses roughly 176 acres. There are sixteen parcels with existing buildings in the OR-4 District.



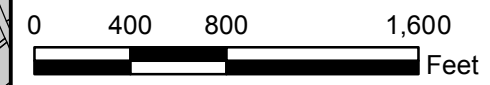
LEGEND

- Parcels
- Bergen Municipalities
- Zone Districts**
- OR-1
- OR-2
- OR-3
- OR-4
- Other Districts

OFFICE RESEARCH DISTRICTS

BOROUGH OF MONTVALE

BERGEN COUNTY
NEW JERSEY



1 inch = 800 feet

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is



June 2016

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Prior to the construction of the Garden State Parkway in the 1950's, Montvale consisted of forest and farmland with a small downtown around the train station and roughly 1,800 residents. In 1957, Exit 172 for Montvale opened. The accessibility the Parkway provided coupled with the migration of the population from the cities to the suburbs in the 1950's and 1960's provided the impetus for the creation of the Office and Research Districts.

Historic aerials illustrate the evolutionary growth of the OR Districts. In 1953, historic aerials show what we know today as the OR Districts as farmland, forest and a few homes. The 1966 historic aerials depict office buildings between West Grand Avenue, Craig Road and the Parkway. These photographs also show two office buildings along Chestnut Ridge Road and the former Barr Laboratories/Toys "R" Us building along Summit Avenue.

The OR Districts grew rapidly between 1966 and 1974. By 1974, Mercedes Drive and Philips Parkway existed in the OR-4 District. The construction of these large corporate office buildings continued through the early 2000's. Many of these buildings were originally erected for single-user tenants. For example, IBM occupied five office buildings within Montvale during the 1980's. Single-tenant users in the OR Districts have included IBM, Mercedes-Benz, BMW, Merck-Medco, A&P, Toys "R" Us, Butler Aviation, Airco and Monsanto.



Photo 1: Former A&P Headquarters

However, over the past decade the office market has changed. Evolving technologies allow employees to work from home. Increasing international competition has forced companies to downsize, shrinking their physical footprint to reduce overhead. The internal office layout has changed as well. Gone are the days of large corner offices. Instead, the new trend is shared or communal office spaces. These changes, as well as other forces, have resulted in the loss of all the previously aforementioned single-user tenants.

Today, the front yards of numerous office properties host signs indicating space for lease. Some buildings are completely empty (such as A&P), while others are only partially occupied. Montvale's OR Districts have historically been sources of employment and tax revenue. Today the large office buildings in these four zones are becoming antiquated as they reach their thirty-plus year anniversaries. Many buildings have obsolete HVAC systems and outdated wiring arrangements, which cannot handle today's fiber-optic data demand. This, paired with the evolved office market, places Montvale's OR Districts at a fork in the road.



Photo 2: Signage at 5 Paragon Drive

The purpose of this document is to review the Borough's goals, objectives, zoning and development regulations and make the necessary changes to ensure that the OR Districts remain desirable, viable and attractive. The Borough of Montvale is cognizant of the changed corporate office environment and desires to proactively plan for these four areas of the community.

II. PROBLEMS & OBJECTIVES RELATED TO THE 2014 & 2016 REEXAMINATIONS

This chapter of the Master Plan Reexamination & Master Plan Amendment examines the major problems and objectives relating to land development in Montvale that were included in the *2014 Master Plan Reexamination Report* ("2014 Reexamination") as well as the *2016 Master Plan Reexamination Report* ("2016 Reexamination"). Problems and objectives noted in 2014 are as follows:

1. **Goal 4, Preserving the Natural Environment.** The 2014 Reexamination indicates that recent applications for development have pointed to ever-increasing concerns of residents as to the deleterious impacts resulting from development which are: (1) located

on steep slopes, (2) located along stream corridors, (3) which have resulted in downstream flooding and erosion due to grade changes and increased impervious coverage, and (4) resulted in a significant amount of vegetation being removed, especially mature trees. All of these have had a detrimental impact on the quality of life of residents, with increased visual exposure of adjacent higher-density developments, exposure to noise, flooding of yards and basements, loss of privacy and a diminished character of residential neighborhoods. It is clear that more stringent enforcement of existing steep slope and stormwater regulations are necessary, along with adherence to state environmental regulations and also passage of new local legislation to limit clear cutting.

2. **Goal 7, Preserving Remnants of Montvale's Agricultural Past.** Following the adoption of the 2008 Master Plan, the director of the Bergen County Planning Department attempted to purchase the development rights of the 20-acre DePiero farm on Grand Avenue. However, the purchase price was in excess of what the County could afford to pay and no alternative funding source was available to preserve the parcel. The property was subsequently rezoned in 2013 to the Affordable Housing – Planned Unit Development District. In 2014, the property received site plan approval for a Wegman's supermarket and lifestyle retail shopping center, with the construction of 32 affordable housing units on Summit Avenue. The only remaining farmland in the Borough is the seven-acre nursery property, also owned by the DePiero's, and located on Craig Road.
3. **General Recommendations.** The 2014 Reexamination refers to a number of general recommendations that were listed in the 2008 Master Plan that remain valid. They are as follows:
 - a. **Transform the downtown into a pedestrian-friendly "main street" environment.** The 2008 Master Plan recommended zoning changes to transform the suburban, vehicular-oriented area into a mixed-use, pedestrian-oriented "main street" environment. The report also recommended design guidelines.
 - b. **Revitalize retail areas outside of the downtown.** The 2008 Master Plan recommended redevelopment or substantial renovation of the Appletree Shopping Center. It also recommended attracting higher-quality tenants and engendering better outdoor environment through landscaped parking lots, signage, etc. along Chestnut Ridge Road as well as "makeovers" of the individual freestanding retail and small office uses.
 - c. **Encourage the expansion of the office sector.** Changes in the use and bulk regulations need to be made to encourage office tenants and owners to upgrade and renovate their complexes. Support facilities, such as hotels, health clubs and restaurants should also be considered.
 - d. **Pursue Garden State Parkway ramps, intersection improvements and bus service at the train station.** The 2008 Master Plan outlined the following initiatives - a northbound Garden State Parkway ramp, various intersection improvements and

the institution of bus service to and from the Montvale train station that would transport employees working in the Montvale office complexes.

- e. Develop a comprehensive pedestrian and bikeway system.** The Borough should develop a comprehensive pedestrian and bikeway system to facilitate walking and biking in Montvale as an alternative means of transportation.
 - f. Incorporate environmentally-constrained land into the Borough's passive open space inventory.** Areas with floodplains, wetlands and stream corridors should be preserved as passive open space.
 - g. Continue to implement the open space and recreation plan.** Acquire property to expand the Memorial and Chestnut Ridge recreational complexes, acquire a 13-acre passive park adjacent to Morgan Court and acquire via dedication the ten-acre portion of the Bonnabel/Woodland Road parcel for passive recreational purposes.
 - h. Limit the impact of knockdowns and McMansions.** Adopt zoning regulations to limit the impact of knockdowns and McMansions.
- 4. Environmental Safeguards.** Reconsideration of some of Montvale's steep slope regulations, tree removal regulations and control of development that cause flooding and erosion is required to protect residents from such adverse impacts of development.
- 5. Neighborhood Character.** The impact of large accessory structures on single-family lots, such as decks, patios, sport courts and the like on adjacent property owners has become a concern. Careful regulation that balances the need and desire of residents to use and enjoy their property and the quality of life for adjacent residents may be needed.
- 6. School #2.** The 2014 Reexamination recommended changing the zoning for the School #2 property to capitalize upon an opportunity to create additional affordable housing opportunities in the Borough. The Borough selected United Way as the redeveloper of the property, who is in the process of converting the existing building into ten senior affordable units and constructing a separate building with a four-bedroom group home. The site is in the R-10 Single Family Residential Zone, which does not permit the proposed use. The Report recommended rezoning the site to AHS – Affordable Housing Senior Residential to facilitate the development.

Problems and objectives noted in 2016 were related to two categories:

- 1. Churches, Temples and Houses of Worship.** The 2016 Reexamination raised concern regarding the trend for houses of worship to be much larger than in the past. According to the report, a house of worship no longer serves the immediate neighborhood and now hosts a variety of activities throughout the week. Some facilities also have on-site schools, day-care, clergy housing and social facilities. Because the trend is for houses of

worship to be large in size with sizable congregations and frequent activities, the report recommends zoning and development regulations be amended to ensure these facilities are located on appropriately sized lots with sufficient parking with proper setbacks. The report recommends permitting the use in all residential zones and establishing a minimum lot size of five acres, which would be increased when additional uses or facilities are included on-site (i.e. cleric's residence, schools, etc.).

- 2. Public and Private Schools.** The 2016 Reexamination also raised concern regarding schools. Today's schools tend to be much larger than in the past. Schools no longer serve just the immediate residential neighborhood in which they are located. They have a tendency to draw large crowds. Furthermore, many schools are installing turf fields to allow for expanded usage and typically install tall field lights to further maximize field utilization after dark. These lights have the potential to negatively impact adjacent residences. Therefore, the report recommends that a minimum lot size of ten acres be established along with appropriate setbacks. The report also suggests schools be permitted in all residential neighborhoods.

III. EXTENT THAT PROBLEMS & OBJECTIVES HAVE CHANGED SINCE 2014 & 2016

This chapter of the report reviews the extent to which problems and objectives have been reduced or increased since the 2014 and 2016 Reexaminations. The eight issues listed in Chapter II are summarized below, along with a current status evaluation.

- 1. Goal 4, Preserving the Natural Environment.** More stringent enforcement of existing steep slope and stormwater regulations are necessary, along with adherence to state environmental regulations and also passage of new local legislation to limit clear cutting.

Current Status: The Borough has not amended its steep slope ordinance. However, the Borough Council has requested the Environmental Commission to draft a tree ordinance that would prohibit clear cutting.

- 2. Goal 7, Preserving Remnants of Montvale's Agricultural Past.**

Current Status: Phase I of the DePiero lifestyle center is under construction. Site work and construction of the retaining walls is presently ongoing. Construction of the pad for the Wegman's building is anticipated to commence this summer. The only remaining agricultural properties in Montvale are located along Craig Road.

- 3. General Recommendations.** The 2014 Reexamination refers to a number of general recommendations that were listed in the 2008 Master Plan that remain valid. They are as follows:

a. Transform the downtown into a pedestrian-friendly “main street” environment.

Current Status: The proposed changes have not yet been implemented. However, this still remains a goal.

b. Revitalize retail areas outside of the downtown.

Current Status: The Appletree Shopping Center is also known as the Braun Management Shopping Center or the Annie Sez Shopping Center. In May of 2008 the Center was approved for a comprehensive façade renovation and landscaping of the parking lot. In June of 2010, Rockland and Bergen Surgery Center was approved to occupy almost 14,000 square feet of the roughly 50,000 square foot retail shopping center.

In September of 2010 Fresh Market was approved to locate in the northern section of the Chestnut Ridge Shopping Center. The market proposed to occupy five existing stores and a basement area. The approval included the enlargement of the building footprint, façade improvements and placement of new landscaping within the parking lot. In 2015, the Chestnut Ridge Shopping Center received approvals to renovate the entire façade, except for Fresh Market, and for new, coordinated tenant signage.

c. Encourage the expansion of the office sector.

Current Status: In 2012 the Borough amended the OR-4 District to permit fitness centers and hotels as conditional uses. The Ordinance was also amended to permit multi-level parking garages in the OR-4 District on lots with at least five acres. Finally, the lot coverage was increased to 45% for all of the Office Research Districts in 2012.

d. Pursue Garden State Parkway ramps, intersection improvements and bus service at the train station.

Current Status: Since 2008, the Borough has been steadily acquiring the land and/or easements necessary for Garden State Parkway ramps from Summit Avenue. As for bus service, there was a Tri-Borough Bus sponsored by the County as a pilot program that operated from approximately March of 2012 until 2015. The bus stopped at the Ridgewood Train Station and then looped through Montvale, Park Ridge and Woodcliff Lake.

e. Develop a comprehensive pedestrian and bikeway system.

Current Status: This task has not yet been accomplished. However, the Borough is working with adjacent municipalities to create a four-mile long pedestrian/bikeway trail that will connect Montvale to Hillsdale.

f. Incorporate environmentally-constrained land into the Borough's passive open space inventory.

Current Status: Since 2008 a seven acre property located off of Summit Avenue was donated to the Borough.



Photo 3: New Lifetime Athletic Center

g. Continue to implement the open space and recreation plan.

Current Status: Since 2008 the Borough has acquired via dedication a ten-acre portion of the Bonnabel/Woodland Road parcel for passive recreational purposes.

h. Limit the impact of knockdowns and McMansions.

Current Status: This task has not yet been accomplished.

4. Environmental Safeguards. Reconsideration of some of Montvale's steep slope regulations, tree removal regulations and control of development that cause flooding and erosion is required to protect residents from such adverse impacts of development.

Current Status: As noted above, the Borough has not amended its steep slope regulations. The Ordinance still prohibits construction of any nature on any portion of any property which exhibits a pre-disturbance topographic slope of 15% or greater. The

Borough Council has requested the Environmental Commission to draft a tree ordinance that would prohibit clear cutting.

- 5. Neighborhood Character.** The impact of large accessory structures on single-family lots, such as decks, patios, sport courts and the like on adjacent property owners has become a concern. Careful regulation that balances the need and desire of residents to use and enjoy their property and the quality of life for adjacent residents may be needed.

Current Status: The proposed changes have not yet been made to the Ordinance.

- 6. School #2.** Rezoning the site to AHS – Affordable Housing Senior Residential to facilitate the development of affordable housing.

Current Status: The Borough rezoned the property to the AHS Zone in September of 2014, which permits apartments and community residences for the developmentally disabled. An application for site plan approval was subsequently filed that included the conversion of the school to ten one-bedroom senior apartments and the construction of a new structure that will have four bedrooms for developmentally disabled individuals. The application was approved on January 6, 2015. Since that time United Way has begun interior demolition of the school building.

The status of problems and objectives noted in 2016 is as follows:

- 1. Churches, Temples and Houses of Worship.** Create zoning and development regulations to protect surrounding residences and ensure facilities have sufficient space for on-site parking.

Current Status: The Borough has drafted a zoning ordinance that incorporates the recommendations of the 2016 Reexamination. Ordinance #2016-1416 was introduced on May 31, 2016. On June 7, 2016 the Planning Board reviewed the Ordinance for master plan consistency and agreed that the draft Ordinance is consistent with the recently adopted 2016 Reexamination report. The Council adopted the Ordinance on June 14, 2016.

- 2. Public and Private Schools.** Create zoning and development regulations to protect surrounding residences and ensure facilities have sufficient space for on-site parking.

Current Status: The Borough has drafted a zoning ordinance that incorporates the recommendations of the 2016 Reexamination. Ordinance #2016-1416 was introduced on May 31, 2016. On June 7, 2016 the Planning Board reviewed the Ordinance for master plan consistency and agreed that the draft Ordinance is consistent with the recently adopted 2016 Reexamination report. The Council adopted the Ordinance on June 14, 2016.

IV. EXTENT OF CHANGES IN POLICIES & OBJECTIVES FORMING THE BASIS OF THE 2014 & 2016 REPORT

The third step in the reexamine process, known as Section “C”, reviews the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or changes in the State, County and municipal policies and objectives. Since the 2014 and 2016 Reexamination, a series of events have transpired that impact the policies and objectives that form the basis of the Master Plan. Additionally, demographic changes have transpired that are noted in the next section.

DEMOGRAPHIC CHANGES

The sections below show historic trends and the most recent Census information.

POPULATION GROWTH

The population of Montvale has increased every decade since 1940, except for two decades. There was a slight decrease in population between 1970 and 1980 (-0.1%) and between 1980 and 1990 (-5.1%). Prior to the twenty-year decrease, there had been substantial population growth between 1950 and 1970, when each decade experienced almost a doubling of the population. Since 1990, the Borough's population has increased and peaked at 7,844 residents in 2010. See the table to the right for details.

The North Jersey Transportation Planning Authority (“NJTPA”), which is the regional planning agency for northern New Jersey, has produced population projections for 2015, 2020, 2025 and 2030. According to NJTPA, the Borough's population decreased from the 2010 Census report of 7,844 residents to 7,290 residents in 2015. Then the population will marginally increase to 7,830 persons in 2030. This is fourteen less residents than determined to live in the Borough in 2010. Based on the residential development that is presently under construction and the recently approved residential development, the Borough believes these projections are inaccurate.

HISTORICAL POPULATION TRENDS		
Year	Population	Change
1940	1,342	-
1950	1,856	38.3%
1960	3,699	99.3%
1970	7,327	98.1%
1980	7,318	-0.1%
1990	6,946	-5.1%
2000	7,034	1.3%
2010	7,844	11.5%

Source: 2010 Census &
<http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

POPULATION PROJECTIONS		
Year	Population	Change
2015	7,290	-
2020	7,490	2.7%
2025	7,530	0.5%
2030	7,830	4.0%

Source: NJTPA Population Forecast by County & Municipality 2000-2030

AGE DISTRIBUTION OF POPULATION

In 2010, the median age in Montvale was 41.9 years old. The largest five-year cohort was the 45 to 49 years old category, with 9.0% of the population. The second largest five-year cohort was the 40 to 44 years old category, with 8.8% of the population. Over 22% of the population was comprised of school-aged children. Those age 65 years and older totaled 14.5% of the Borough's population in 2010. See the table below for additional details.

AGE DISTRIBUTION (2010)		
Age (Years)	Number of Residents	Percentage of Residents
Under 5 Years	452	5.8%
5 to 9 Years	599	7.6%
10 to 14 Years	636	8.1%
15 to 19 Years	545	6.9%
20 to 24 Years	285	3.6%
25 to 29 Years	342	4.4%
30 to 34 Years	333	4.2%
35 to 39 Years	486	6.2%
40 to 44 Years	688	8.8%
45 to 49 Years	708	9.0%
50 to 54 Years	637	8.1%
55 to 59 Years	538	6.9%
60 to 69 Years	817	10.4%
70 to 79 Years	506	6.5%
80 Years and over	272	3.5%
Total	7,844	100.0%

Source: 2010 Census

HOUSEHOLDS

According to the 2010 Census, Montvale had an average household size of 2.82 persons and an average family size of 3.22 persons. Two-person households comprised the majority of households in the Borough, with 31.5%. The second largest category was the four-person households with 21.2%. The number of one-person households is also worth comment, as the Borough is mainly composed of large, single-family detached homes. One-person households totaled 17.6% of all households in Montvale. The table on page 16 shows the 2010 household sizes within the Borough.

HOUSEHOLD SIZE (2010)		
Size	Number of Households	Percentage of Households
1-person	490	17.6%
2-person	875	31.5%
3-person	512	18.4%
4-person	589	21.2%
5-person	217	7.8%
6-person	62	2.2%
7 or more persons	33	1.2%
Total	2,778	100.0%

Source: 2010 Census

HOUSEHOLD INCOME

Data on household income for 2010 has yet to be released by the Census, therefore, the 2010-2014 American Community Survey 5-Year Estimates ("ACS") had to be relied upon. The table below shows the estimated income for Montvale and compares it to the County. Households and families within Montvale earn more in every category than compared to the County's households and residents. According to the ACS, the median household income in 2014 is estimated to be \$103,361 for the Borough. The median family income is slightly higher at \$108,438 for Montvale. See the table below for additional details.

ESTIMATED INCOME (2014)		
Income	Montvale	Bergen County
Median Household Income	\$103,361	\$83,686
Average Household Income	\$137,533	\$116,079
Median Family Income	\$108,438	\$102,429
Per Capita Income	\$47,337	\$43,194

Source: 2010-2014 American Community Survey 5-Year Estimates

HOUSING OCCUPANCY & TENURE

According to the 2010 Census, the overwhelming majority of homes within Montvale were occupied – 96.7%. Only 3.3% or ninety-four homes were vacant. Of the vacant homes, the majority were units for rent (24), followed by seasonal/recreational homes (20) and homes for sale (19). See the table on page 17 for additional details.

HOUSING OCCUPANCY (2010)		
Housing Units	Number of Units	Percentage of Units
Occupied units	2,788	96.7%
Vacant units	94	3.3%
For rent	24	-
Rented, not occupied	2	
For sale	19	-
Sold, not occupied	9	-
Seasonal, recreational use	20	
All other vacants	20	
Total	2,882	100.0%

Source: 2010 Census

The Borough has a fairly stable owner-occupied housing stock. The table below compares the 2000 and 2010 Census for housing tenure. The number of housing units increased by roughly 270, while the percentages marginally shifted. Owner-occupied units decreased from 85.0% to 83.5% during the ten year period. Meanwhile, the renter-occupied units realized a 1.5% increase.

HOUSING TENURE (2000 vs. 2010)				
Occupied Units	2000		2010	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units
Owner-occupied	2,133	85.0%	2,321	83.5%
Renter-occupied	376	15.0%	457	16.5%
Total	2,509	100.0%	2,778	100.0%

Source: 2000 Census & 2010 Census

LAND USE

The Borough of Montvale has a wide range of land uses. However, the majority of the municipality's land area is comprised of single-family residential and office buildings. Over 2,900 parcels make up Montvale. The chart below summarizes the land use categories according to the Division of Local Government Services and displays the number of parcels and value for each category.

In 2015, the majority of parcels were residential (92.5%), which comprised 67.8% of the tax value in the Borough. Commercial properties total 4.0% of parcels, but 29.7% of tax value. According to the State, there are eighty-four vacant parcels within the Borough, which have a value of over \$20 million. Additionally there are eleven farm parcels and five industrial properties. Finally, there is one parcel that contains an apartment, which has a value of more than \$17 million. See the table on page 18 for additional details.

LAND USE (2015)				
Land Use Class	Number of Parcels	Percentage	Total Value	Percentage
Vacant	84	2.9%	\$20,081,500	1.0%
Residential	2,709	92.5%	\$1,393,297,000	67.8%
Farm Homestead	3	0.1%	\$1,939,100	0.1%
Farm Land	8	0.3%	\$32,400	0.0%
Commercial	118	4.0%	\$609,601,400	29.7%
Industrial	5	0.2%	\$11,044,100	0.5%
Apartment	1	0.0%	\$17,653,000	0.9%
Total	2,928	100.0%	\$2,053,648,500	100.0%

Source: http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html

STATE CHANGES

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing ("COAH") has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The Order permitted towns to file a Declaratory Judgment during a thirty-day window (approximately June 8 to July 8, 2015) to alert the Court that the municipality wishes to comply with its constitutional mandate to provide affordable housing. Montvale was proactive and filed its Complaint for Declaratory Judgment on July 6, 2015. The Borough's case was assigned to Judge Padovano, who sits in Hackensack. The Court has assigned a Special Master, Frank Banisch, to oversee and review Montvale's compliance mechanisms. The Borough has met with Mr. Banisch to discuss its obligations, past affordable housing construction and future mechanisms to provide affordable housing.

Most recently, on April 15, 2016, Judge Padovano issued an Order Extending Temporary Immunity Against Exclusionary Zoning Actions through July 31, 2016.

The Borough is awaiting Judge Padovano to make a decision regarding methodology, obligations and compliance mechanisms. A date has not yet been set for a trial on these issues. Until these decisions are made, the Borough must continue to act in good faith and rely on sound planning to appropriately locate affordable housing within the community.

COUNTY CHANGES

Since the 2014 Master Plan Reexamination was adopted, the County has not prepared or adopted any relevant planning documents.

MUNICIPAL CHANGES

Following the adoption of the 2014 Reexamination a series of events occurred that altered the Borough's assumptions regarding the viability of the OR Districts. First, in November of 2014, the Sony Corporation of America placed its 220,000+/- square foot office building on the market. The overwhelming majority of the Sony campus is located in Park Ridge, with roughly seven acres of parking and lawn located in Montvale.¹ In March of 2015 Sony sold the campus, including its 1982 office building to Hornrock Properties.²

Then on January 5, 2015 Mercedes-Benz announced that the company would be relocating its headquarters to Atlanta, Georgia. Mercedes has been in Montvale since 1972.³ The company has a sizeable campus covering three properties located at 1 and 3 Mercedes Drive and 1 Glenview Road. "Mercedes-Benz is Montvale's second-largest employer, after the accounting giant KPMG, according to the Bergen County Economic Development Corp".⁴ Relocation of employees began in July of 2015 and is currently ongoing with 1 Mercedes Drive empty except for the postal room. The move will affect about 1,000 employees who worked on the three-parcel, thirty-plus acre campus.⁵

Lastly, The Record reported on January 12, 2015 that the A&P headquarters building was for sale. The grocery giant had filed for bankruptcy in 2010 and emerged from Chapter 11 bankruptcy protection in March of 2012 as a private company.⁶ The A&P headquarters was located at 2 Paragon Drive, where it was the sole tenant since the building was constructed in 1974. A&P again filed for bankruptcy in July of 2015.⁷

These three events only reiterated what had been occurring over time in Montvale with the loss of IBM, BMW, Merck-Medo, Toys "R" Us and Butler Aviation - the large, single-tenant office buildings were a dying breed. Furthermore, a new single-user tenant was unlikely to reoccupy said buildings, especially structures that were thirty or more years old.

These events, coupled with a changed office market as a result of evolving technologies, the ability to work remotely, increasing international competition and other forces threaten the sustainability of the OR Districts. This Borough recognizes the issues the OR Districts face and desires to proactively plan to ensure the zones provide appropriate alternative uses to office and flexible bulk standards to encourage reinvestment and/or redevelopment of these older campuses.

¹ <http://www.northjersey.com/news/business/sony-puts-park-ridge-building-on-the-block-1.1130573>

² <http://www.northjersey.com/news/business/sony-sells-park-ridge-building-to-paramus-real-estate-firm-1.1290215>

³ <http://www.northjersey.com/news/a-sad-day-at-mercedes-benz-s-montvale-headquarters-1.1186898>

⁴ <http://www.northjersey.com/news/business/mercedes-usa-leaving-montvale-for-atlanta-1.1186781?page=all>

⁵ Ibid.

⁶ <http://www.northjersey.com/news/business/a-38-p-headquarters-building-in-montvale-is-for-sale-1.1191487>

⁷ <http://www.northjersey.com/news/business/a-p-notifies-state-of-layoffs-at-montvale-corporate-headquarters-1.1442794>

V. CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

This chapter of the report looks at specific changes that are recommended for the Master Plan or existing development standards, which can include the underlying objectives, policies and standards. The first section provides baseline information, while the second section provides the recommended changes.

BASELINE INFORMATION

Before specific recommendations can be made regarding the Master Plan and development standards, it is important to provide a baseline description of some of the conditions within the OR Districts. These conditions are important as they have a direct impact on the recommendations that follow. This section is divided into two sub-sections – environmental limitations and existing parcel conditions.

ENVIRONMENTAL LIMITATIONS

There are a number of environmental constraints that exist in the OR Districts that limit the development potential of the lots. As shown in the map on page 21, constraints include streams and their associated buffers as well as wetlands and their associated buffers throughout these four zones. The following sections provide an overview of the constraints.

OR-1 LIMITATIONS

The OR-1 District contains wetlands and their associated buffers as well as a stream buffer for Bear Brook (although Bear Brook is not located within the zone). There are more than seven and a half acres of stream buffer in this zone. Additionally, there are almost another seven acres of wetlands outside of the stream buffer area that limits the development potential of parcels within the OR-1 District.

OR-2 LIMITATIONS

A tributary of the Bear Brook flows from the rear of KPMG's property along Chestnut Ridge Road to the east. There are two stream buffers in the OR-2 District, which encompass over twelve acres of land. In addition to the Bear Brook tributary and its associated buffers, there are wetlands and wetland buffers in the OR-2 District. Approximately 12.8 acres of wetlands and their associated buffers exist outside of the stream buffer within this zone.

OR-3 & OR-4 LIMITATIONS

For purposes of this section, the OR-3 and OR-4 discussion has been combined as many streams traverse and impact both zones.



LEGEND

- Streams
- Wetlands
- Wetlands Buffer
- Stream Buffer
- Parcels
- Bergen Municipalities

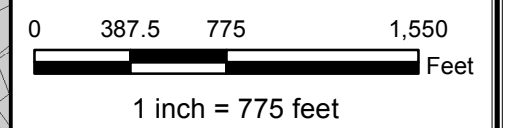
Zone Districts

- OR-1
- OR-2
- OR-3
- OR-4
- Other Districts

OFFICE RESEARCH DISTRICTS: ENVIRONMENTAL LIMITATIONS

BOROUGH OF MONTVALE

BERGEN COUNTY
NEW JERSEY



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is



June 2016

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The Bear Brook runs in a north-south direction along the edge of the Parkway for the length of the two districts. The required buffer encompasses all of or portions of office buildings along Craig Road and Mercedes Drive. A tributary of the Bear Brook flows east from the KPMG property, under the Parkway and between the Ferolie Group building (at 2 Van Riper Road) and Lifetime Athletic.

Mill Brook flows in a north-south direction along the rear of the former A&P headquarters, crosses Paragon Drive and then flows under West Grand Avenue. The stream then runs between the Mercedes facility at 1 Glenview Road and DDS Dental Supplies at 240 West Grand Avenue.

The Laurel Brook begins in the Bear Brook Village complex and flows south onto 5 Paragon Drive and then merges with Mill Brook on 101 Paragon Drive's property.

The associated stream buffers cover approximately 100 acres of the roughly 191 acre OR-3 District. In the OR-4 District stream buffers encompass approximately seventy-four acres of the total 176 acres.

As the map on page 21 illustrates, there are also a number of wetlands in the two zones. Many of these areas are within the stream buffers. However, there are some wetlands located along the rear of 1, 11 and 17 Philips Parkway. Wetlands outside of a stream buffer also exist on 100 Paragon Drive.

LIMITATION SYNOPSIS

Many of the buildings within the OR Districts were built before the New Jersey Department of Environmental Protection Agency had regulations prohibiting development within stream buffers or wetland areas. Now properties with environmental constraints wanting to renovate, expand or upgrade their campus must stay within existing impervious areas in these environmentally sensitive areas or develop in areas free from such features. However, as the map on page 21 shows, some properties are almost entirely consumed by these environmental features and their associated buffers. This limits the ability of a campus to create additional parking or add square footage to an existing building. Moreover, as many structures reach the end of their lifetime, some buildings may be beyond renovation and instead are better suited for total demolition and reconstruction, which will be limited to the existing impervious areas where a site is completely consumed by environmental limitations. The Borough must be cognizant of these natural features and the restrictions they impose on the properties in these four zones.

EXISTING PARCEL CONDITIONS

In an effort to understand existing parcel conditions, lot sizes, floor area ratios, building coverage and impervious coverage were analyzed for the OR-3 and OR-4 Districts. As these are the two largest OR Districts, they provide a sufficient sample size to draw information from.⁸ There are

⁸ The OR-3 and OR-4 Districts were used as a sample to present on-the-ground conditions for the OR Districts. Based on a field review, the development pattern of the OR-1 and OR-2 Districts is similar to that of the OR-3 and OR-4 Districts. Finally, it should be noted that all four OR Districts have the same maximum structure height, floor area ratio and maximum lot coverage.

twenty-one parcels with existing buildings in the OR-3 District. The OR-4 District has sixteen parcels with existing buildings.

LOT SIZES

The Zoning Ordinance requires parcels in the OR-3 and OR-4 District to have a minimum lot size of three acres. However, the two zones contain a variety of lot sizes – in fact, properties range in size from under an acre to twenty acres according to the tax records.⁹ As illustrated by the map on page 24, the parcels can be divided into four groups:

- 0 to 5 acres
- 5 to 10 acres
- 10 to 15 acres
- 15 to 20 acres

A total of eighteen lots contain zero to five acres. All of the built properties between Craig Road, West Grand Avenue and the Parkway fall into this category. Three parcels along Philips Parkway also contain less than five acres.

There are eight lots that encompass five to ten acres. Properties in this category include Lifetime Athletic, the municipal building and 3 Paragon Drive.

Seven parcels contain ten to fifteen acres. Four properties are located in the OR-3 District and the remaining three are located in the OR-4 District. Parcels range from 10.59 acres (3 Mercedes Drive) to 14.66 acres (100 Summit Avenue) in this category.

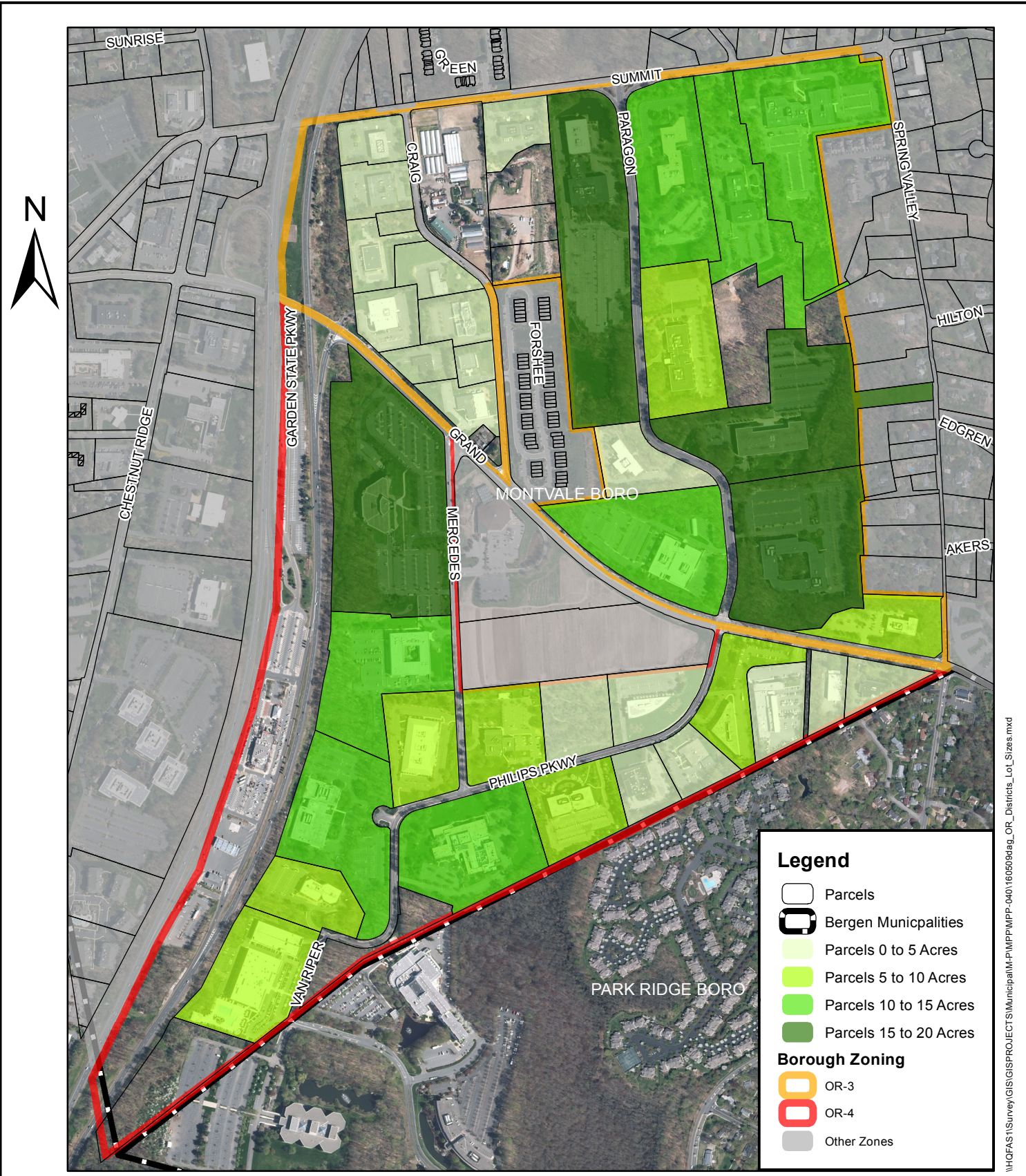
There are only four lots that contain fifteen or more acres. This includes 101 Paragon Drive, 5 Paragon Drive, 2 Paragon Drive and 1 Mercedes Drive, which are indicated in dark green on the map. One Mercedes Drive is the largest parcel in both the OR-3 and OR-4 Districts, with twenty acres.

FLOOR AREA RATIO

This section describes the existing floor area ratios for the thirty-seven lots within the OR-3 and OR-4 Districts. The table on page 25 shows existing floor area ratios within the two zones. The cells highlighted in light green are sourced from a table prepared by Phillips Preiss Grygiel, LLC, the Borough's previous planning consultant. Light green cells with red text were amended by Maser Consulting (the Borough's current planner) with updated information. Existing floor area was provided by the Building Department.

Floor area ratios are adopted by municipalities to control the size or bulk of a structure in relationship to the size of the parcel. In the OR-3 and OR-4 Districts the permitted floor area ratio ("FAR") is 25%. Based on the data that has been gathered, the FAR averages 18.1% for the thirty-seven lots. The median FAR is 18.7%. According to data from the Borough's Building Department, there are three lots that presently have a FAR greater than 25%. These lots are:

⁹ This analysis only evaluates parcels with existing buildings, excluding farm assessed properties.



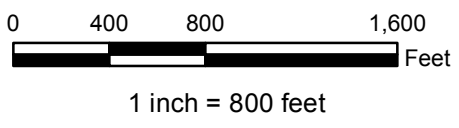
Legend

- Parcels
- Bergen Municipalities
- Parcels 0 to 5 Acres
- Parcels 5 to 10 Acres
- Parcels 10 to 15 Acres
- Parcels 15 to 20 Acres

Borough Zoning

- OR-3
- OR-4
- Other Zones

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**OR-3 AND OR-4 DISTRICTS
PARCEL SIZES
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY**



OR-3 & OR-4 DISTRICT INFORMATION													
Address	Tenant	Block	Lot	Lot Size		Permitted Floor Area (SF)	Existing Floor Area (SF)	Existing FAR	Existing Stories	Existing Bldg Coverage		Existing Lot Coverage	
				Acres	SF					SF	%	SF	%
1 Paragon	Rexon	1102	1	11.00	479,160	100,600	93,100	19.4%	2	62,800	13.1%	185,300	38.7%
110 Summit	Butler Aviation	1102	2.01	11.48	500,069	125,017	70,300	14.1%	2	32,800	6.6%	188,800	37.8%
100 Summit	Western Union	1102	3	14.66	638,590	159,647	111,700	17.5%	2	59,850	9.4%	253,533	39.7%
259 W. Grand		1902	3	2.46	107,158	26,789	19,991	18.7%	1	21,344	19.9%	51,705	48.3%
301 W. Grand		1902	4	1.80	78,408	19,602	10,000	12.8%	1	10,019	12.8%	26,876	34.3%
305 W. Grand		1902	5	3.19	138,956	34,739	26,300	18.9%	1	28,750	20.7%	75,097	54.0%
50 Craig		1902	6	3.00	130,680	32,670	14,000	10.7%	1	14,375	11.0%	51,400	39.3%
60 Craig	JimCor Atrium	1902	7	2.91	126,760	31,690	18,131	14.3%	1	27,269	21.5%	71,743	56.6%
160 Summit		1902	8	2.60	113,256	28,314	31,600	27.9%	2	16,988	15.0%	69,129	61.0%
54 Craig	Residential	1902	9	0.85	37,026	9,257	1,292	3.5%	1	1,742	4.7%	3,049	8.2%
30 Craig	Hamilton Bell Co.	1902	10	3.00	130,680	32,670	9,727	7.4%	1	9,583	7.3%	30,187	23.1%
20 Craig	Jura	1902	11	3.00	130,680	32,670	30,144	23.1%	2	23,087	17.7%	56,628	43.3%
10 Craig		1902	12	1.43	62,291	15,573	15,557	25.0%	1	9,148	14.7%	23,261	37.3%
136 Summit		1903	6	3.25	141,570	35,393	30,432	21.5%	2	16,553	11.7%	70,523	49.8%
2 Paragon	A&P	1903	7	19.89	866,408	216,602	194,600	22.5%	3	71,400	8.2%	286,900	33.1%
10 Paragon		2001	3	4.34	189,050	47,263	37,107	19.6%	2	21,780	11.5%	67,648	35.8%
100 Paragon	Multi-Tenant	2001	4	13.10	570,636	100,668	93,100	16.3%	2	52,408	9.2%	180,552	31.6%
101 Paragon	Merck Medco	2002	1	15.74	685,634	171,409	128,100	18.7%	2	76,750	11.2%	264,380	38.6%
3 Paragon	Mercedes/Int'l Paper	2002	2	9.29	404,672	101,168	85,600	21.2%	2	48,400	12.0%	161,800	40.0%
5 Paragon	Medical Economics	2002	3	16.57	721,789	180,447	116,000	16.1%	2	62,700	8.7%	228,600	31.7%
221 W. Grand	Gabriel	2002	15	5.60	243,936	26,496	24,500	10.0%	2	13,248	5.4%	53,498	21.9%
1 Mercedes	Mercedes	2702	1	20.00	871,200	138,000	127,700	14.7%	3	46,000	5.3%	328,175	37.7%
15 Mercedes		2801	1	5.93	258,311	64,578	58,912	22.8%	1	61,855	23.9%	149,105	57.7%
3 Mercedes	Mercedes	2801	2	10.59	461,300	115,325	110,000	23.8%	2	49,658	10.8%	184,258	39.9%
12 Mercedes	Montvale	2801	1	5.85	254,826	63,707	37,848	14.9%	2	21,780	8.5%	102,496	40.2%
14 Philips	Datascope	2802	4	4.49	195,584	48,896	30,800	15.7%	2	17,800	9.1%	72,800	37.2%
2 Van Riper		3103	1	5.10	222,156	55,539	44,397	20.0%	2	21,780	9.8%	91,780	41.3%
100 Philips	Multi-Tenant	3103	2	11.24	489,614	122,404	81,815	16.7%	2	73,181	14.9%	194,500	39.7%
1 Philips	Keiser	3201	1	11.27	490,921	122,730	79,900	16.3%	1	86,400	17.6%	188,200	38.3%
11 Philips	China Shipping	3201	2	6.13	267,023	66,756	64,800	24.3%	2	32,234	12.1%	109,771	41.1%
17 Philips		3201	3	3.06	133,294	33,323	25,564	19.2%	1	25,570	19.2%	65,165	48.9%
21 Philips	Medical Plaza	3201	4	3.00	130,680	32,670	17,888	13.7%	1	18,687	14.3%	48,482	37.1%
25 Philips	Empire Corp Center	3201	5	5.58	243,065	60,766	51,476	21.2%	2	26,964	11.1%	102,453	42.2%
1 Glenview	Mercedes	3201	6	4	174,240	43,560	44,038	25.3%	2	37,592	21.6%	129,286	74.2%
240 W. Grand	DDS Dental Supplies	3201	8	2.37	103,237	25,809	14,000	13.6%	1	14,898	14.4%	34,804	33.7%
200 W. Grand	Noevir	3201	9	2.57	111,949	27,987	24,084	21.5%	2	11,195	10.0%	36,241	32.4%
10 Van Riper	Lifetime Athletic	3302	2	9.29	404,672	101,168	103,318	25.5%	2	67,082	16.6%	272,250	67.3%

- 1 Glenview Road – 25.3%
- 10 Van Riper (Lifetime Athletic) – 25.5%
- 160 Summit Avenue – 27.9%

BUILDING COVERAGE

The table on page 25 provides existing building coverage.¹⁰ Where data did not exist, building coverage was estimated using Geographic Information Systems (“GIS”) mapping, which provides a rough estimate based on aerial images.

The OR-3 and OR-4 Districts do not have a limitation on building coverage, only a maximum total lot coverage, which is 45%. According to the GIS mapping, building coverage averages 12.7%. The median building coverage is 11.7%. Despite the average and median, it is important to note the four highest building coverages of the thirty-seven lots analyzed. They are as follows:

- 15 Mercedes Drive – 23.9%
- 1 Glenview Road – 21.6%
- 60 Craig Road – 21.5%
- 305 West Grand Avenue – 20.7%



Photo 4: 15 Mercedes Drive

¹⁰ The cells highlighted in light green are sourced from a table prepared by Phillips Preiss Grygiel, LLC, the Borough's previous planning consultant. Light green cells with red text were amended by Maser Consulting (the Borough's current planner) with updated data.

LOT COVERAGE

Lot coverage for the OR-3 and OR-4 District is also shown in the table on page 25. As noted in the prior section, the Office Research Districts have a maximum permitted lot coverage of 45%. According to the analysis, the average lot coverage is 40.9% and the median lot coverage is 39.3%. However, there are nine properties that currently exceed the maximum permitted lot coverage, which are as follows:

- 1 Glenview Road – 74.2%
- 10 Van Riper – 67.3%
- 160 Summit Avenue – 61.0%
- 15 Mercedes Drive – 57.7%
- 60 Craig Road – 56.6%
- 305 West Grand Avenue – 54.0%
- 136 Summit Avenue – 49.8%
- 17 Phillips Parkway – 48.9%
- 259 West Grand Avenue – 48.3%



Photo 5: 136 Summit Avenue

RECOMMENDATIONS

The recommended changes for the Master Plan and development regulations are detailed in the sections the follow.

GOALS & OBJECTIVES

The *2008 Master Plan* contained the following goals and objectives:

Goal 1. Increase Borough's ratable base

To expand opportunities for nonresidential development, in both the office and retail sectors, to shift the property tax burden away from the residential sector, and to encourage residential uses which produce few school children, resulting in a positive fiscal impact on the Borough.

Goal 2. Revitalize downtown Montvale

To transform Montvale's downtown into a pedestrian-friendly, attractive "main street" environment with diverse high-quality retail stores at the ground level, particularly along the street front, that is accessible to residents by car, on foot or by bicycle. In addition, to provide both convenience and specialty goods and services of interest to the community, and encourage uses which promote weeknight and weekend use, such as outdoor restaurants, coffee shops and other entertainment-related uses, and by bringing a residential presence back to the downtown on upper-level floors.

Goal 3. Protect character of existing neighborhoods

To protect the character and scale of housing within established neighborhoods, through discouraging McMansions, and by encouraging designs which are harmonious with those which exist in the immediate vicinity.

Goal 4. Preserving the natural environment and providing access to it for use as passive open space

To protect wetlands, floodplains and stream corridors by adopting measures which:

- stabilize stream bank erosion
- relieve flooding adjacent to streams, particularly on the properties of private landowners
- preserve and supplement the existing vegetation throughout the Borough, especially trees, and prevent their unnecessary removal
- provide access to environmentally constrained areas so they can be enjoyed as passive open space.

Goal 5. Increase regional accessibility and reduce traffic congestion

To work with the County and State to obtain an access ramp to the northbound Garden State Parkway, and to work with the same agencies and adjacent communities in implementing the recommendations of the Tri-Boro Traffic Study to accommodate increased regional traffic,

reduce congestion and delays at busy intersections, and increase traffic safety and convenience. Also to establish a more comprehensive sidewalk/walkway and possibly bikeway or bike route system to encourage walking and biking as an alternative means of travel, and to allow children to walk to school safely.

Goal 6. Provide community facilities and services of the highest quality

To continue to provide the highest-quality facilities and services to meet the needs of residents and employees in Montvale.

Goal 7. Preserve remnants of farming in Montvale

To explore ways in which the few remaining parcels devoted to the production of agricultural products, and the sale of same, could be preserved well into the future.

Goal 8. Crossing of rail line

To explore ways in which the flow of traffic in the downtown, especially on Grand Avenue, going east-west, could be interrupted less when trains are stopped at the Montvale train station. This is especially important in light of the need for emergency vehicles to access both sides of the rail tracks during emergencies.

Goal 9. Illegal conversions of single-family homes

To find better ways of enforcing the zoning code and preventing single-family homes from being illegally converted to two-family homes, or illegally accommodating accessory apartments, which may be substandard and hazardous to the health of tenants.

Goal 10. Encourage historic preservation

To step up efforts to preserve the Borough's historic resources, by designating eligible properties as historic landmarks, and as appropriate, having the Historic Commission identify other buildings and sites that may be eligible for such a designation.

Goal 11. Engender higher-quality design

To add design guidelines and requirements to the land use regulations to maintain consistency in the scale and character of residential and retail development, and to make the built environment as attractive as possible.

Goal 12. Update regulations relating to land use and traffic generation

To comprehensively revise and update the Borough's zoning regulations, not only to make them consistent with the Master Plan, but also to rid them of loopholes, ambiguities and unnecessary regulations.

Goal 13. Promote sustainability

To investigate ways in which the Borough's capital facilities and operations can be built, maintained and operated in a way that saves energy, reduces costs and carbon emissions, reduces dependency on fossil fuels, and incorporates greener building/design technologies.

Goal 14. Diversify the housing stock

To provide further opportunities to diversify the housing stock in Montvale, especially to allow seniors to remain in the community and to accommodate young families who wish to make Montvale their home.

Goal 15. Implement mandates of the State Plan

To support the principles of smart growth and sustainability in the State Plan and compliance with the requirements of the Fair Housing Act.

The Borough has examined these goals and objectives and proposes the following goals to guide the Master Plan:

Goal 1. Increase Borough's ratable base

To expand opportunities for nonresidential development, in both the office and retail sectors, to shift the property tax burden away from the residential sector, and to encourage residential uses which produce few school children, resulting in a positive fiscal impact on the Borough.

Goal 2. Revitalize downtown Montvale

To transform Montvale's downtown into a pedestrian-friendly, attractive "main street" environment with diverse high-quality retail stores at the ground level, particularly along the street front, that is accessible to residents by car, on foot or by bicycle. In addition, to provide both convenience and specialty goods and services of interest to the community, and encourage uses which promote weeknight and weekend use, such as outdoor restaurants, coffee shops and other entertainment-related uses, and by bringing a residential presence back to the downtown on upper-level floors.

Goal 3. Protect character of existing neighborhoods

To protect the character and scale of housing within established neighborhoods, through discouraging McMansions, and by encouraging designs which are harmonious with those which exist in the immediate vicinity.

Goal 4. Preserving the natural environment and providing access to it for use as passive open space

To protect wetlands, floodplains and stream corridors by adopting measures which:

- stabilize stream bank erosion
- relieve flooding adjacent to streams, particularly on the properties of private landowners

- preserve and supplement the existing vegetation throughout the Borough, especially trees, and prevent their unnecessary removal
- provide access to environmentally constrained areas so they can be enjoyed as passive open space.

Goal 5. Increase regional accessibility and reduce traffic congestion

To work with the County and State to obtain an access ramp to the northbound Garden State Parkway, and to work with the same agencies and adjacent communities in implementing the recommendations of the Tri-Boro Traffic Study to accommodate increased regional traffic, reduce congestion and delays at busy intersections, and increase traffic safety and convenience. Also to establish a more comprehensive sidewalk/walkway and possibly bikeway or bike route system to encourage walking and biking as an alternative means of travel, and to allow children to walk to school safely.

Goal 6. Provide community facilities and services of the highest quality

To continue to provide the highest-quality facilities and services to meet the needs of residents and employees in Montvale.

Goal 7. Preserving Remnants of Montvale's Agricultural Past.

To explore ways in which the few remaining parcels devoted to the production of agricultural products, and the sale of the same, could be preserved well into the future.

Goal 8. Crossing of rail line

To explore ways in which the flow of traffic in the downtown, especially on Grand Avenue, going east-west, could be interrupted less when trains are stopped at the Montvale train station. This is especially important in light of the need for emergency vehicles to access both sides of the rail tracks during emergencies.

Goal 9. Illegal conversions of single-family homes

To find better ways of enforcing the zoning code and preventing single-family homes from being illegally converted to two-family homes, or illegally accommodating accessory apartments, which may be substandard and hazardous to the health of tenants.

Goal 10. Encourage historic preservation

To step up efforts to preserve the Borough's historic resources, by designating eligible properties as historic landmarks, and as appropriate, having the Historic Commission identify other buildings and sites that may be eligible for such a designation.

Goal 11. Engender higher-quality design

To add design guidelines and requirements to the land use regulations to maintain consistency in the scale and character of residential and retail development, and to make the built environment as attractive as possible.

Goal 12. Update regulations relating to land use and traffic generation

To comprehensively revise and update the Borough's zoning regulations, not only to make them consistent with the Master Plan, but also to rid them of loopholes, ambiguities and unnecessary regulations.

Goal 13. Promote sustainability

To investigate ways in which the Borough's capital facilities and operations can be built, maintained and operated in a way that saves energy, reduces costs and carbon emissions, reduces dependency on fossil fuels, and incorporates greener building/design technologies.

Goal 14. Sustain the Office Research Districts

To revise and update the Borough's zoning regulations for the Office Research Districts to ensure the zones remain viable and desirable locations for office and research uses. This is important as many of the original office buildings are reaching the end of their lifetime and the demand for office has greatly changed since the buildings were constructed.

Goal 15. Implement mandates of the State Plan

To support the principles of smart growth and sustainability in the State Plan and compliance with the requirements of the Fair Housing Act.

Goal 16. Expand the Borough's medical sector

To support and encourage the growth of the medical sector in light of the opening of Memorial Sloan Kettering Cancer Center by updating the permitted uses and standards in the zoning code.

THREE STORY BUILDINGS

At the beginning of 2015 the Planning Board requested Maser Consulting to undertake an evaluation of Montvale's Master Plan documents. In February of 2015 Maser Consulting produced a document entitled *Master Plan Document Review*. One of the key findings in the report was the recommendation of the 2008 *Master Plan* to encourage the renovation and expansion of Montvale's office sector. The 2008 document noted that the Borough's restrictive bulk controls dampen interest in the OR Districts. A review of the bulk standards for the OR Districts reveals that buildings are limited to two stories and thirty-five feet. Most municipalities permit office zones to construct buildings with three or more stories. The limited building height may be deterring property owners from rehabilitating and/or redeveloping these older office complexes. The *Master Plan Document Review* recommended that Montvale consider permitting three story buildings in some or all of the OR Districts in an effort to stay competitive with the national market and encourage reinvestment in the office complexes.

Presently, there are a handful of three story office buildings in the OR Districts. The former A&P Headquarters at 2 Paragon Drive is three stories. Due to the slope of the property, 110 Summit Avenue and 75 Chestnut Ridge Road are three stories tall on the downhill side of the parcel.

To encourage property owners to reinvest in their buildings and to provide flexibility when owners decide to renovate an existing building or construct an addition, this document recommends that all four office zones be amended to permit three story buildings that are a maximum of forty-five feet tall. This would require the FAR in each of the districts, which is currently 25%, to be increased.



Photo 6: View of 110 Summit Avenue's downhill façade

In an effort to understand what the impact of adding another story would be, an analysis was conducted on the thirty-seven parcels in the OR-3 and OR-4 Districts as shown on page 34. This study examined the existing floor area and number of stories and assumed that each story contained the same floor area. It then added zero, one or two stories to the existing building to reach a total of three stories. The analysis then summed the existing square footage with the new square footage to generate a "New Total Square Footage". Using the "New Total Square Footage" the synopsis was then able to determine the "New FAR".

Of the thirty-seven lots, only ten properties would have a FAR of 25% or less if the building was increased to three stories. A total of twelve properties would have a FAR between 25% and 35% if the building was increased to three stories (highlighted in light blue). Finally, fifteen properties would have a FAR between 35% and 74.9% if building was increased to three stories (highlighted in dark blue).

OR-3 & OR-4 ANALYSIS							
Address	Area per floor	Addt SF if Increase to 3 Floors	New Total Square Footage	New FAR	New Parking Spaces	New Imp. Coverage (SF)	New Total Lot Coverage
1 Paragon	46,550	46,550	139,650	29.1%	155	31,033	45.1%
110 Summit	35,150	35,150	105,450	21.1%	117	23,433	42.4%
100 Summit	55,850	55,850	167,550	26.2%	186	37,233	45.5%
259 W. Grand	19,991	39,982	59,973	56.0%	133	26,655	73.1%
301 W. Grand	10,000	20,000	30,000	38.3%	67	13,333	51.3%
305 W. Grand	26,300	52,600	78,900	56.8%	175	35,067	79.3%
50 Craig	14,000	28,000	42,000	32.1%	93	18,667	53.6%
60 Craig	18,131	36,262	54,393	42.9%	121	24,175	75.7%
160 Summit	15,800	15,800	47,400	41.9%	53	10,533	70.3%
54 Craig	1,292	2,584	3,876	10.5%	9	1,723	12.9%
30 Craig	9,727	19,454	29,181	22.3%	65	12,969	33.0%
20 Craig	15,072	15,072	45,216	34.6%	50	10,048	51.0%
10 Craig	15,557	31,114	46,671	74.9%	104	20,743	70.6%
136 Summit	15,216	15,216	45,648	32.2%	51	10,144	57.0%
2 Paragon	64,867	0	194,600	22.5%	0	0	33.1%
10 Paragon	18,554	18,554	55,661	29.4%	62	12,369	42.3%
100 Paragon	46,550	46,550	139,650	24.5%	155	31,033	37.1%
101 Paragon	64,050	64,050	192,150	28.0%	214	42,700	44.8%
3 Paragon	42,800	46,550	132,150	32.7%	155	31,033	47.7%
5 Paragon	58,000	58,000	174,000	24.1%	193	38,667	37.0%
221 W. Grand	12,250	12,250	36,750	15.1%	41	8,167	25.3%
1 Mercedes	42,567	0	127,700	14.7%	0	0	37.7%
15 Mercedes	58,912	117,824	176,736	68.4%	393	78,549	88.1%
3 Mercedes	55,000	55,000	165,000	35.8%	183	36,667	47.9%
12 Mercedes	18,924	18,924	56,772	22.3%	63	12,616	45.2%
14 Philips	15,400	15,400	46,200	23.6%	51	10,267	42.5%
2 Van Riper	22,199	22,199	66,596	30.0%	74	14,799	48.0%
100 Philips	40,908	40,908	122,723	25.1%	136	27,272	45.3%
1 Philips	79,900	159,800	239,700	48.8%	533	106,533	60.0%
11 Philips	32,400	32,400	97,200	36.4%	108	21,600	49.2%
17 Philips	25,564	51,128	76,692	57.5%	170	34,085	74.5%
21 Philips	17,888	35,776	53,664	41.1%	119	23,851	55.4%
25 Philips	25,738	25,738	77,214	31.8%	86	17,159	49.2%
1 Glenview	22,019	22,019	66,057	37.9%	73	14,679	82.6%
240 W. Grand	14,000	28,000	42,000	40.7%	93	18,667	51.8%
200 W. Grand	12,042	12,042	36,126	32.3%	40	8,028	39.5%
10 Van Riper	51,659	51,659	154,977	38.3%	172	34,439	75.8%

Based on the synopsis on page 34, this report recommends increasing the FAR in all four OR Districts to 35%. The increased FAR would permit all thirty-seven parcels to add additional square footage to the existing buildings. This would provide property owners with flexibility and provide an incentive to reinvest in existing buildings. It will also make the properties more valuable as they are able to construct more square footage.

Finally, the additional permitted square footage would require supplementary parking, which would necessitate a modest increase in the permitted lot coverage. The analysis on page 34 transformed the new square footage into parking spaces, based on one parking space per 300 square feet of floor area. The analysis then calculates the impervious coverage (in square feet) these additional parking spaces would require. The "New Impervious Coverage" was then added to the existing lot coverage for the "New Total Lot Coverage". The analysis reveals that the "New Total Lot Coverage" for the thirty-seven properties would average 51.1% or have a median of 48.0%.

Under the analysis, twelve parcels would have a total lot coverage of less than 45%. Thirteen lots would have a total lot coverage between 45% and 55% (highlighted in light blue). Finally, twelve lots would have a total lot coverage between 55% and 82.6% (highlighted in dark blue).

Presently, the OR Districts are permitted a maximum lot coverage of 45%. Based on the synopsis on page 34, this report recommends increasing the total lot coverage in all four OR Districts to 50%.

The aforementioned recommendations have the ability to advance a number of the Borough's Master Plan goals and objectives, including:

- Goal 1. Increase Borough's ratable base by permitting additional square footage on existing parcels.
- Goal 4. Preserving the natural environment, by allowing buildings to be constructed vertically (by permitting a third story) instead of horizontally, which would potentially encroach on the natural environment.
- Goal 12. Update regulations relating to land use, but providing flexible regulations that meet current market demands.
- Goal 14. Sustain the Office Research Districts, by updating the bulk regulations for the OR Districts to ensure the zones remain viable and desirable locations for development and redevelopment.

PARKING GARAGES

The 2008 Master Plan stated that changes in the use and bulk regulations need to be made to encourage office tenants and owners to upgrade and renovate their complexes. It has been an ongoing goal of the Borough to support the office sector and ensure that Montvale's land use regulations encourage investment in the OR Districts.

In 2012 the Borough amended the OR-4 District to permit fitness centers and hotels as conditional uses. The Borough Code was also amended to permit multi-level parking garages in the OR-4 District on lots with at least five acres. Finally, the lot coverage was increased to 45%

for all of the OR Districts in 2012. These changes spurred the approval and construction of Lifetime Athletic on Van Riper Road. The fitness center replaced the former BMW headquarters building that was originally constructed in 1972 on the nine-acre property.¹¹

The 2012 Ordinance amendments opened a new avenue that had not previously existed in Montvale – building vertical (garage) parking. However, it is only permissible in the OR-4 District. Surface parking in the office zones (which is the only option in the OR-1, OR-2 and OR-3) is limited by the Ordinance, specifically Section 128-7.1 and Section 128-7.5.

Notable requirements in Section 128-7.1 are as follows:

- Parking spaces and/or access drives in the rear and side yards shall not be closer than 10 feet to any rear or side lot line.
- Within every parking area of 10,000 square feet or more, provisions shall be made for landscape islands constituting no less than 5% of the total parking area. For every 10 spaces, one shade tree within the parking area shall be planted.

Section 128-7.5 provides the following regulations:

- Parking in the front yard is limited to 15% of the total number of parking spaces provided on the lot. These spaces are required to be used primarily for visitors. No more than 15% of the maximum permitted lot coverage shall be devoted to parking areas in the front yard.
- No front yard parking areas shall be closer than 75 feet to the front property line.
- No surface parking lot can be closer than 50 feet from a residential district boundary line.

Over the past two years the Borough has been approached by numerous property owners, who are eager to renovate their office campuses to modify the buildings to comply with the twenty-first century office market demands. Numerous properties have environmental limitations including slopes, the Bear Brook and Mill Brook and their associated buffers and wetlands. These environmental features limit the ability to modernize and/or redevelop an office campus. The current office market has reduced office sizes and moved from individual offices to communal workspaces and/or cubicles. Therefore, this increases the number of employees that can be accommodated in the same overall square footage. This presents a problem for office building owners, who now need to provide more parking spaces for the building's increased employee capacity.

As a result of the changing office market and the Borough's continued goal to encourage investment and revitalization of the office buildings within the OR Districts, the Borough believes parking garages should be permitted in all four OR Districts. By allowing property owners to build vertically and not horizontally with their necessary parking, it reduces impervious coverage and maintains the lush landscaping that surrounds many office campuses. Additionally, parking garage design has greatly advanced beyond the first generation monolithic concrete structures that were built. Today's parking garages can be designed in such a manner that they seamlessly blend into the architecture of the office building.

¹¹ <http://www.northjersey.com/news/life-time-fitness-to-build-two-story-gym-parking-deck-in-montvale-1.168676>

Therefore, it is recommended that Section 128-7.5.E be amended as follows:

- Permit multi-level parking garages in the OR-1, OR-2, OR-3 and OR-4 Districts.
- Allow multi-level parking garages on lots with at least five acres. A parcel that has more than 15 acres may be permitted a second multi-level parking garage.
- Permit multi-level parking garages built into a slope to have a maximum of three levels above grade surface parking on the downhill side. The uphill side of the garage would be limited to the existing Ordinance standard of two levels above grade surface parking.
- The section should also be amended to note that any variance from Section 128-7.5.E is a "C" variance, not a "D" variance.

The aforementioned recommendations have the ability to advance a number of the Borough's Master Plan goals and objectives, including:

- Goal 1. Increase the Borough's ratable base by expanding opportunities for redevelopment and renovation of existing office buildings.
- Goal 4. Preserving the natural environment and providing access to it for use as passive open space, by permitted parking to be constructed vertically as opposed to horizontally, which would potentially encroach on the natural environment.
- Goal 11. Engender higher-quality design. By allowing parking garages the Ordinance will have the ability to limit acres of asphalt, which is typically unsightly.
- Goal 14. Sustain the Office Research Districts, by providing property owners with new options to satisfy the mandatory parking requirements.

ASSISTED LIVING FACILITY

In March of 2016 the Borough Council approved Ordinance 2016-1408, which made certain changes to the permitted uses in the Office and Research Districts. The opening paragraphs of this Ordinance are worth noting:

"Whereas, in recent years, the Borough has experienced the loss of numerous commercial tenants; and

Whereas, in an effort to ameliorate the detrimental impacts of the loss of these corporate residents, the Borough is in the process of establishing an Economic Development and Retention Commission in order to promote the Borough of Montvale as an attractive location for existing and prospective office and other commercial tenants; and

Whereas, in order to ensure that the Borough's existing Office-Research (OR) districts retain their primarily commercial character, it is necessary to amend the regulations pertaining to the OR districts in order to permit nursing homes and to prohibit certain incompatible educational uses therein".¹²

Ordinance 2016-1408 amended the Zoning Code to permit nursing homes in all four Office-Research Districts. The Zoning Code does not define nursing homes, but Chapter 95-2 (Sanitation and Plumbing) does:

¹² It should be noted that the Borough has established an Economic Development and Retention Commission.

NURSING HOME and CONVALESCENT HOME Any home, house or other place conducted or maintained by any person advertised or held out by such person such as a rest home, hospital, sanitarium where one or more persons are cared for or attended during a convalescent period or the attending of the aged.

In keeping with the goals of Ordinance 2016-1408, the Borough believes that assisted living facilities should also be permitted in the OR-3 and OR-4 Districts under certain conditions. A potential definition for an assisted living facility could be as follows:

A residential health-care facility, which is licensed by the State of New Jersey to provide housing with congregate dining and a coordinated array of supportive personal and health-care services, available twenty-four hours a day to elderly and/or handicapped residents unrelated to the proprietor. Each unit in an assisted living facility shall, as part of the living quarters, include a private bathroom, kitchenette and lockable entrance doors. Common dining, recreational and laundry facilities, housekeeping and maintenance services, personal and health-care services and community and administrative facilities and services, all in support of and for the sole benefit of the residents of the facility, shall be considered customary accessory uses to an assisted living facility.

Assisted living facilities are similar to nursing homes, but one key difference is that residents in an assisted living facility that receive a Medicaid waiver qualify as an affordable household. This is important, as Montvale has a constitutional obligation to provide affordable housing within its borders. This type of facility will act as a stepping stone for elderly residents, who wish to stay in Montvale, but need some assistance with day-to-day activities.

In order to accommodate the parking and customary accessory uses, an assisted living facility should be located on properties with at least ten acres that have frontage on a County Road to ensure that there is suitable emergency ingress and egress to the facility. A minimum lot size of ten acres would be able to accommodate the building, required parking and provide for appropriate buffers between the use and the adjacent properties. Typical assisted living facilities are three stories; therefore, it is recommended that the zoning ordinance permit assisted living facilities to be a maximum of three stories.

In addition to the above conditions, an ordinance should be crafted to provide specific bulk, parking, landscaping, sign and other appropriate requirements. Finally, the ordinance should require that a minimum of 10% of the rooms/beds be reserved for affordable households to provide housing options for seniors and assist the Borough in meeting its State-mandated constitutional obligation to provide affordable housing.

The aforementioned recommendations have the ability to advance a number of the Borough's Master Plan goals and objectives, including:

- Goal 1. Increase the Borough's ratable base by expanding the list of permitted uses in the OR Districts.
- Goal 12. Update regulations relating to land use by allowing a use that is not presently permitted within the Borough.

- Goal 14. Sustain the Office Research Districts, by adding a new permitted use within the OR-3 and OR-4 Districts.

VI. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS

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

The Borough does not have any recommendations for the incorporation of potential redevelopment areas and/or plans at this time.