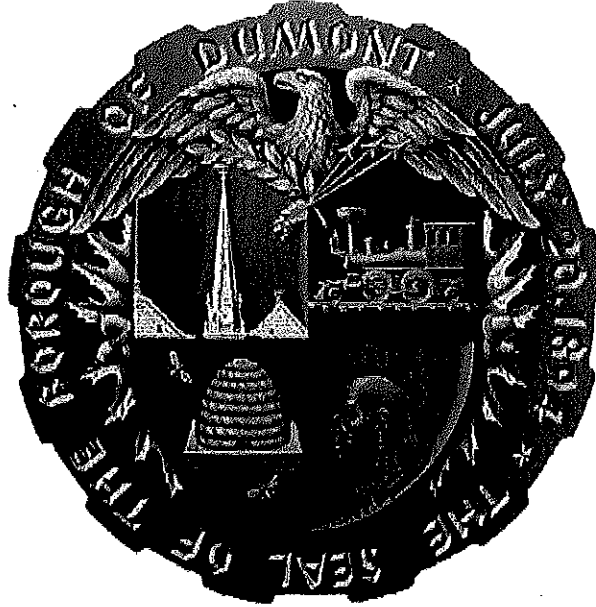


**BOROUGH OF DUMONT  
BERGEN COUNTY, NEW JERSEY**



**MASTER PLAN  
PERIODIC REEXAMINATION  
And  
LAND USE ELEMENT UPDATE**

Adopted  
October 1, 2007

Prepared By:

*Joseph J. Linton*

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NJ Planner's License# 33L100144300

**Maser Consulting P.A.**

MC Project No. DUT-003

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

# **BOROUGH OF DUMONT**

## **2007**

### **Planning Board**

Mayor Matthew McHale  
Marty Caspare, Council Representative  
Chairman Thomas Trank  
Heidi Baguer  
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George DiCostanzo  
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### **Borough Council**

Mayor Matthew McHale

Eric Abrahamsen  
Marty Caspare  
Carl Manna  
Robert McQuade  
Harry Stylianou  
Ellen Zamechansky

PLANNING BOARD OF THE  
BOROUGH OF DUMONT

RESOLUTION

ADOPTION OF MASTER PLAN REEXAMINATION REPORT AND  
LAND USE ELEMENT UPDATE

**WHEREAS**, the Planning Board of the Borough of Dumont (the "Board") has conducted a reexamination of the Master Plan of the Borough of Dumont and a Land Use Element update in order to ensure that the Borough's land use and development regulations remain reasonable and appropriate; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-89, the "governing body shall, at least every six years, provide for a general examination 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." The Board last conducted a reexamination of the Master Plan in 2000; and

**WHEREAS**, public hearings were held by the Board on June 25, 2007, August 20, 2007, August 27, 2007 and October 1, 2007 at which time the Board reviewed the Draft Master Plan Periodic Reexamination and Land Use Element Update

prepared by Maser Consulting, P.A. dated June 2007 and last revised September 2007; and

**WHEREAS**, notice of the public hearings was published in The Record and served upon all of the adjoining municipalities as well as the Bergen County Planning Board in accordance with N.J.S.A. 40:55D-89; and

**WHEREAS**, at the public hearing on October 1, 2007, the Planning Board approved the Master Plan Reexamination, finding that it advances the planning goals of the Borough of Dumont and that its adoption is in the Borough's best interest.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Board of the Borough of Dumont hereby adopts the Draft Master Plan Reexamination and Land Use Element Update prepared by Maser Consulting, P.A. dated June 2007 and last revised September 2007 in accordance with N.J.S.A. 40:55D-89.

IT IS HEREBY CERTIFIED that this is a true and correct copy of a Resolution adopted by the Planning Board of the Borough of Dumont upon a roll call vote of all members eligible to vote at a special meeting held on October 1, 2007.

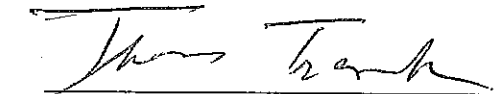
A copy of this Resolution, together with a copy of the Master Plan Reexamination and Land Use Element Update, shall be kept in the office of the Planning Board Secretary.

An additional copy of this Resolution shall be forwarded to the Bergen County Department of Planning and Economic Development.

ATTEST:

  
GEORGE DICOSTANZO, Secretary

SO APPROVED:

  
THOMAS TRANK, Chairman

Date of Adoption: October 1, 2007

## **I. Master Plan Periodic Reexamination**

## **I. Master Plan Periodic Reexamination**

### **Introduction**

The New Jersey Municipal Land Use Law, NJSA 40:55 D-1 et seq. stipulates that each municipality in the State of New Jersey reexamine its Master Plan and development regulations at least every six years. Specifically, NJSA 40:55D-89 states:

“The governing body shall, at least every six 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 and the municipal clerk of each adjoining municipality.”

This reexamination of the Borough of Dumont Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of NJSA 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 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.

This reexamination report considers the Master Plan Reexamination Report dated May 17, 2000 and adopted by the Planning Board on May 22, 2000. The Land Use Element of the Dumont Master Plan was prepared in 1968, revised in 1981 and last amended and adopted in 1986. The May 2000 Reexamination Report is the only Reexamination Report of which a record has been found. A Draft Master Plan update was prepared in March 2001 by Stan Lacz of AEP Associates, Inc. but there is no record of it being adopted.



**A. Major Problems and Objectives Relating to Land Development in the Borough of Dumont in 2000, the Year of the Last Reexamination Report**

The May 2000 Reexamination Report noted that the Borough of Dumont has been a developed Community over a period of many years and that "there are no major problems or the need for the redirection of objectives related to land development". However, there were several suggestions for actions to be taken including in the following general areas:

- The zoning ordinance should clarify its meaning with the inclusion of more definitions.
- The visual and aesthetic environment should be enhanced with more definitive controls of signs and exterior material uses on buildings in business and industrial districts.
- The ordinance should be improved to include more definitive performance standards.
- The zoning of certain districts as parks and public should continue and when the district is in private ownership, the community should continue the reservation policy for possible purchase.
- The zoning ordinance should reflect contemporary uses such as communication towers, awnings, common property ownership, fences and walls.
- The residential district should mirror the tendency for more people having accessory home occupations and the related parking of vehicles.

More specifically the 2000 Reexamination Report made the following recommendations:

1. **Definitions** – At the request of the zoning officer, board of adjustment and planning board, the number of definitions should be increased and clarified. Also, the definitions should be brought in line with the NJ Municipal Land Use Law and the definitions as found generally in the planning profession.

2. **Change B2 Zoning District** – Since the B1 district has been eliminated, only a B Business District needs to be included in the zoning ordinance.

3. **Residential RA District** –

- *Accessory Uses* – The types of accessory uses should be expanded to include such as: retaining walls, gazebos, cabanas, greenhouses, covered patios, walks, drives, and similar accessory uses.
- *Parking* – Vehicles other than the traditional "car" should be allowed. Vehicles with a gross vehicle weight of up to 9,500 lbs. should be considered. The ordinance should require at least a minimum of two (2) parking spaces for residential uses.
- *Churches* – Places of worship should be made into a conditional use and the conditional standards should be more specific.
- *Area* – The minimum floor area for a living unit should be increased to 900 sq. ft. from 700 sq. ft.

4. **Residential RB District** –

- *Accessory Uses* – The zoning ordinance should reflect the same accessory uses as found in the RA district except for home professions and occupations, which should continue as prohibited.
- *Floor Area* – Minimum floor area in a living unit should be maintained at 700 sq. ft.
- *Density for Multi-family Use* – The density should be decreased to 15 units per acre from 20 units per acre.
- *Building Heights* – Building heights should be modified to two stories from 2 ½.

5. **Business and Commercial B District** –

- *Expansion of Uses* – As a reflection of modern living, the business district should include new uses such as sidewalk cafés.

- *Parking* – There should be controls as to parking under buildings so that parking can be at grade level and below grade and not at the upper stories. The use should be screened visually from the street and adjacent residential uses.
6. **Parks and Public P District** – The community has a need for additional park and public use lands and should continue with its present designation of districts and should continue the reservation policy for possible purchase of those areas presently in private ownership. There is little open land remaining in the community for such purposes.
  7. **Conditional Housing CH District** – This housing district which allowed townhouses has been repealed. The zoning ordinance should be rewritten so that there are standards for housing already erected.
  8. **Prohibited Uses in All Districts** – The following should be added:
    - *Commercial Antennas* – These should not be allowed on buildings.
    - *Noncommercial Antennas* – These should be controlled aesthetically.
    - *Townhouses* – These should be prohibited in all zoning districts in the Borough of Dumont.
  9. **Provisions for Commercial and Industrial Buildings** – The standards for the exteriors of commercial and industrial buildings should be modified so that the exterior appearance is pleasing, including use of stone, brick, architectural concrete and masonry units and a limitation on the quantity of glass.
  10. **Non-conforming Structures or Uses** – The definitions should be expanded and clarified with regard to partial destruction and non-conforming accessorial signs.

**11. Limitation on Certain Uses and Structures in a Residential District –**

The ordinance should expand the use of accessory structures such as sheds, garages, gazebos, recreational structures, dog houses, detached garages and car ports.

**12. Fences and Retaining Walls** – Visually and aesthetically, there should be further controls on the construction of fences, fence walls, and retaining walls. There should be standards to prevent overly high fence walls, fences and retaining walls and there should be controls on the types of materials for pleasing visual effect.

**13. Driveways and Paved Areas** – In a residential district, the width of a driveway as well as its location should be clarified. The use of common driveways should be prohibited. There should be only one access to a property.

**14. Accessory Apartment –**

- *Occupants* – The conditions for an accessory apartment should be clarified for persons of a certain age limitation.
- *Ownership* – The personal and economic hardship standards should be reflected in the ordinance.
- *Deed Restriction* - There should be standards requiring the reversion of the apartment when it becomes unoccupied by qualified person(s). This condition should be included in a recorded deed.

**15. Sight Triangles** – For safety at street intersections, there should be included in the ordinance a standard for the maintenance of sight triangles.

16. **Pools** – Though pools are included in other portions of the municipal code, the zoning aspect of pools should be transferred to the zoning ordinance.
17. **Signs** – Portions of the sign ordinance are included in other sections of the municipal code. It should be rewritten and included in the zoning ordinance.
18. **Performance Standards** – The zoning ordinance should include more specific performance standards including those for: noise, vibration, smoke, dust and solid particles, odors, liquid waste, solid waste, fire and smoking hazards, as well as humidity and glare.
19. **Communication Towers** – In the age of cell phones and similar communication devices, the borough should allow communication towers as a conditional use. These should be located on municipal lands – the height and appearance should be controlled.
20. **Conditional Review** – A standard should be established for the review of conditional uses.
21. **Awnings and Projecting Structures** – Awnings have become a popular device for commercial use. These types of structures should be controlled for safety and appearance.
22. **Common Ownership** – The common ownership documentation for such as condominiums, cooperatives and homeowners associations should be reviewed by the planning board or board of adjustment in order to protect the interests of the community. The common elements should not become a burden on the community.

23. **Zoning Permits and Zoning Officer** – The Zoning ordinance should be upgraded to indicate the powers and duties of the zoning officer and the standards for the issuance of zoning permits.
24. **Penalties** – The penalty for violating the ordinance should be increased to \$1,000.00 from the present level of \$500.00.
25. **Limiting Schedule** – The aggregate side yards for the residential districts should be included in the schedule. The side yard setbacks should be changed to 6 feet from 5 and the maximum height of any building should be limited to 28 feet and two stories above grade in all districts.
26. **Zoning Map** – The industrial zone along West Shore Avenue should be changed to a B-Business district from LI-Light Industrial. The extent of the B Business District in a westerly direction on Madison Avenue should be reduced. There should be clarification of the zone lines for the B district at Grant Avenue and along Washington Avenue. The zoning map should include the flood plain delineation.

**B. The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since 2000**

The objectives listed in the 2000 Reexamination Report and repeated in Section A of this report have been addressed in a document entitled "Draft Borough of Dumont Master Plan Update" with a date of January 2005. Although this document is entitled Master Plan Update, it is clearly a draft of an amended zoning ordinance which addresses the objectives listed in the 2000 Reexamination Report. For instance, the January 2005 Draft document includes 115 new definitions in the Definitions Section. All the changes recommended in the 2000 Reexamination Report have been verified in the 2005 Draft document with the exception of items 14 (Accessory Apartments) 17 (Signs) and 26 (Zoning Map). The status of the Draft 2005 document is unclear since the changes made in that document are not reflected in the Borough's Zoning Ordinance on file in the Clerk's office.

Regarding the extent to which such problems and objectives have been reduced or have increased since 2000 it is noted that most of the items from the 2000 Reexamination Report have been addressed in the document entitled "Draft Borough of Dumont Master Plan Update" dated January 2005. This document should be recast as an Amended Zoning Ordinance and adopted. With respect to one of the items not addressed in the January 2005 document (item 26 – Zoning Map) the 2000 Reexamination Report recommended a reduction in the extent of the B District on Madison Avenue. The issue of concern was the encroachment of multi-family uses at the western end of the B District. This is no longer felt to be an issue of great concern and the consensus now is to

leave the B District as is along Madison Avenue. It was also recommended in the 2000 Reexamination Report that the Zoning Map be amended so that the industrial zone along West Shore Avenue should be changed from LI – Light Industrial to a Business District. This recommendation is still valid and a change to the B District is supported.

An objective which was accomplished but now must be revisited is the communication towers ordinance. An ordinance to regulate communication towers was adopted by the Borough restricting such uses to municipal property. However, similar ordinances have been overturned by the courts as being overly restrictive. The communication towers ordinance should therefore be reviewed and amended as necessary.



**C. The Extent To Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for the Master Plan and 2000 Reexamination Report.**

Since the 2000 Reexamination Report was adopted the U.S. Census Data for 2000 has been released. This data shows that the decline in population in Dumont in the 1980's was reversed in the 1990's. Between 1980 and 1990 the Borough population declined by 1,147 people or 6.3%. However, between 1990 and 2000 the Borough showed a gain of 316 people or an increase of 1.8%. In 2000 the population was 17,503. Population projections prepared by the area's Metropolitan Planning Organization (North Jersey Transportation Planning Authority) for the next 13 years show a continued modest increase to 17,570 in 2010; 17,690 in 2015; and 18,110 in 2020.

Population trends for the Borough are summarized in the following tables:

**POPULATION GROWTH**

<b>Year</b>	<b>Population</b>	<b>Population Change</b>	<b>Percentage change</b>
1980	18,334	---	---
1990	17,187	-1,147	-6.3%
2000	17,503	316	1.8%

*Source: US Census Bureau DP-1. Profile of General Demographic Characteristics: 2000, 1990, & 1980*

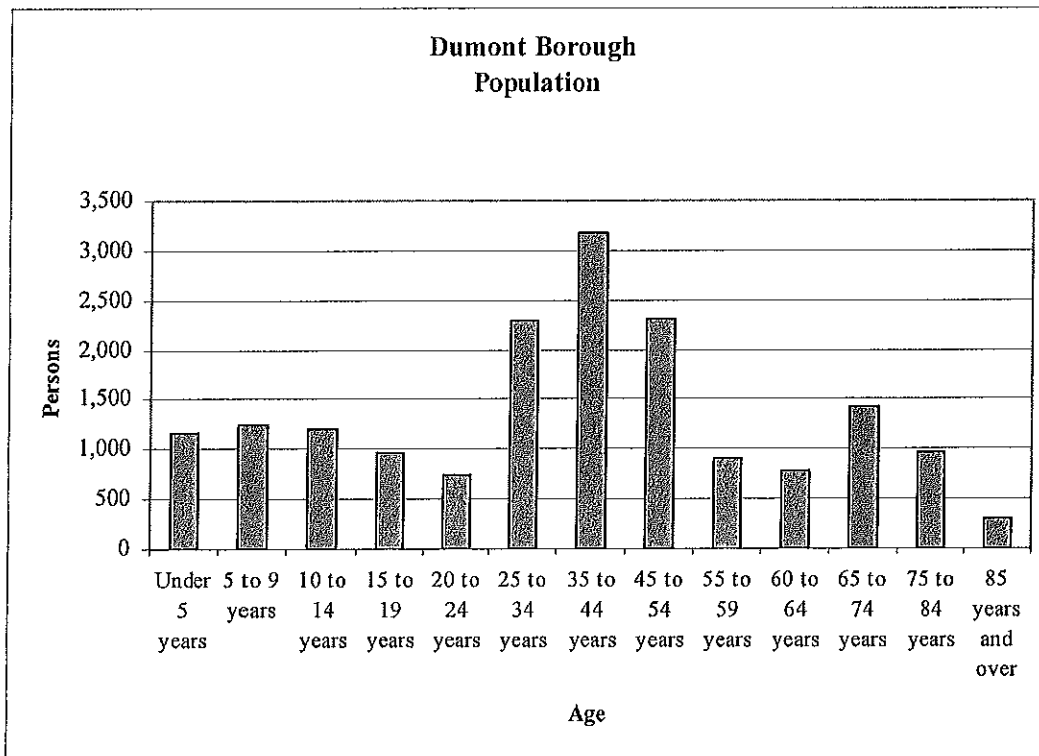
By 2020, the New Jersey Transportation Planning Authority (NJTPA) projects that Dumont's population will increase to 18,110 a gain of 607 persons over 2000.

## PERMANENT POPULATION PROJECTION

Year	Population
2005	17,510
2010	17,570
2015	17,690
2020	18,110

*NJTPA Population by County and Municipality 2000-2030*

The median age in Dumont Borough in 2000 was 38.4. About 15.5% or 2,702 residents are age 65 or older. This is slightly higher than Bergen County and the State of New Jersey as a whole.



**POPULATION BY AGE COHORT**

Age	Total	Percent
Under 5 years	1,173	6.7%
5 to 9 years	1,246	7.1%
10 to 14 years	1,202	6.9%
15 to 19 years	967	5.5%
20 to 24 years	740	4.2%
25 to 34 years	2,297	13.1%
35 to 44 years	3,185	18.2%
45 to 54 years	2,306	13.2%
55 to 59 years	897	5.1%
60 to 64 years	788	4.5%
65 to 74 years	1,428	8.2%
75 to 84 years	965	5.5%
85 years and over	309	1.8%
<b>Total Population</b>	<b>17,503</b>	

*Source: US Census Bureau DP-1, Profile of General Demographic Characteristics: 2000*

As reported in the 2000 census, there were 6,465 housing units in Dumont. Of these 6,370 were reported as occupied and 95 units were classified as vacant. The majority of the owner occupied housing stock consists of single-family detached housing. The Borough's housing stock includes single-family detached units, single-family attached units, two-family dwellings and multi-family dwelling units. Single-family detached dwellings totaled 4,632 or 71.6% of the total housing stock. Including the 139 single-family attached dwelling units, single-family dwelling units account for 73.8% of the Borough's total housing stock. There were 702 units in two family dwellings units or 10.9% of the total housing stock. A total of 732 units or 11.3% of the Borough's housing stock are multi-family units in buildings containing ten or more units. The median of 6.1 rooms per unit is indicative of Dumont's primarily single-family housing stock. According to the tax assessor's records in 2007 there are 336 two-family dwellings (672 units), ten three-family dwellings and seven four-family dwellings. There are 25 multi-family dwellings with six or more families.

### HOUSING TYPE BY UNITS IN STRUCTURE

Unit Type	Number	Percent of Total
1, Detached	4,632	71.6%
1, Attached	139	2.2%
2	702	10.9%
3 or 4	169	2.6%
5 to 9	91	1.4%
10 to 19	228	3.5%
20 or more	504	7.8%
Mobile Home		0.0%
Other		0.0%
Total	6,465	
Vacant Units (non-seasonal)	95	
Median Rooms Per Unit	6.1	

*Source: US Census Bureau DP-4 Profile of Selected Housing Characteristics: 2000;  
DP-1 Profile of General Demographic Characteristics: 2000*

Although population growth and housing starts have been modest since the 2000 Reexamination Report there is concern with regard to several housing issues that can be considered to be significant changes in the assumptions, policies and objectives forming the basis for the Master Plan and 2000 Reexamination Report. The major issue is the advent of the so called "McMansion". Dumont is an attractive residential community that has not gone unnoticed by builders. Builders have been purchasing oversize lots and in some cases subdividing them, either demolishing existing dwellings and erecting new ones, or erecting new dwellings adjacent to the existing dwellings. In other cases lots are not subdivided but existing smaller dwellings are demolished and replaced with larger dwellings which are out of character with the neighborhood. There are other instances where residents are staying in place but constructing substantial additions to their homes which can also be out of character with the neighborhood. Sometimes, basements or garages are converted to additional living space.

At the same time that large more luxurious dwellings are being built there is a need for more modest housing for younger and older adults. This more modest housing should come in the form of apartments and not as two-family housing. Over ten percent of Dumont's current housing units are two-family units. This is felt to be more than

sufficient and there is a need to discourage the conversion of single family units into two-family units. Second story apartments in the Business District could help address the need for more affordable units while bringing more vitality to the downtown area.

Another assumption upon which the Master Plan is based that may no longer be valid is the assumption that De Angelo Farms will continue as nursery/garden supply and operation. This is the largest privately owned parcel in the Borough that has not been developed. There is concern that at some point the family that owns De Angelo Farms will sell to a developer and this undeveloped parcel will turn into more housing.

**D. Recommended Revisions To The Borough Master Plan and Development Regulations.**

Based on the findings of this Reexamination Report the following revisions are recommended for the Borough Master Plan and Development Regulations:

**Master Plan**

The Master Plan should be amended by reviewing the existing uses in the LI Zone District along West Shore Avenue and confirming that re-designation as a B Business District is consistent with existing uses and potential future uses in this area.

The Master Plan should be amended to prohibit Townhouses in all zoning districts in the Borough of Dumont.

The Master Plan should be amended to prohibit two-family dwellings in the RA Residential District.

The Master Plan should be amended so as to encourage apartments over commercial uses in the B2 Business District.

Potential future uses for the De Angelo Farms tract should be investigated and recommendations made for the most appropriate use.

The issue of availability of public parking in the downtown area, particularly near the Bergenfield border, should be investigated. A parking study should be conducted and recommendations made, if appropriate, for additional parking areas.

A park and recreation master plan should be funded and prepared.

### **Development Regulations**

The communications tower ordinance must be amended to reflect recent court decisions that make the current ordinance unenforceable.

The conversion of basements and garages into additional bedrooms or kitchen areas should be prohibited in the zoning ordinance.

Regulations concerning the establishment of sight triangles at intersections should be reviewed, updated and enforced.

The development regulations should be amended to provide additional standards for single-family residential construction so as to control the size and impact of so-called McMansions. The types of controls that should be investigated include use of Floor Area Ratios (FAR) and increased side yard and front yard setbacks.

The development regulations should also be amended to introduce design and architectural standards for dwellings. A "look-alike" ordinance should be considered.

Regulations which control signs, awnings and facades in the Business District should be reviewed and recommendations made.

The development regulations should be amended so as to require a Master Development Plan for the entire parcel when any site plan is submitted for development of any portion of a parcel which parcel exceeds ½ acre in its entirety.

**E. Recommendations Concerning Incorporation of Redevelopment Plans.**

At this time there are no areas of the Borough that are recommended for Redevelopment.

## **II. Master Plan Land Use Element Update**



## **II. Master Plan Land Use Element Update**

### **Introduction**

The Borough of Dumont is centrally located in Bergen County N.J. and contains approximately 2 square miles. It is surrounded by the municipalities of Haworth Borough, Demarest Borough, Cresskill Borough, Bergenfield Borough, New Milford Borough and Oradell Borough. The Borough of Dumont has been almost completely developed for many years with over 90% of the housing stock built prior to 1970. The years between 1940 and 1959 saw the construction of more than 50% of the Borough's housing stock. There has been only minimal change in land use patterns in the Borough over the last several decades.

The Borough of Dumont was founded on July 20, 1894. Present-day Dumont was originally part of larger Schraalenburgh, a Dutch province that included the present-day boroughs of Bergenfield, Dumont, Haworth, and parts of Closter. The original Dutch settlers moved into present-day Bergen County from Fort Amsterdam, which was located in lower Manhattan Island. When Dumont became a separate borough in 1894, it initially kept the name of Schraalenburgh (the other towns changed their names). The Borough originally contained 3 square miles; however, strips of land were ceded to the neighboring townships of Palisades Township (present-day New Milford) and Harrington Township (present-day Haworth). In 1898, Schraalenburgh changed its name to Dumont, named after Dumont Clarke, the first mayor of the Borough.

Today the Borough of Dumont is a largely single-family community with a population of approximately 17, 500. The Borough consists mainly of single-family and two-family detached homes which occupy approximately 1, 070 acres centered on a business district at the intersection of Madison Avenue and Washington Avenue. Business uses occupy approximately 70 acres and multi-family uses occupy 24 acres. Industrial use is very limited occupying only 4 acres. All of the Borough enjoys public water and public sewer service.

The Borough is served by a classic grid network of streets. There are no freeways in or near Dumont. The Dumont Street network of primarily two lane streets connects into the street networks of the surrounding municipalities. Major streets for through traffic include Washington Avenue, Madison Avenue, Knickerbocker Road and New Milford Avenue, all of which are County roads. Mass transit service to the Borough is provided by NJ Transit Bus Service. There are two bus routes which provide service to the Port Authority Bus Terminal in New York City and one bus route which provides service to the George Washington Bridge Bus Terminal in New York City. There are two local bus routes also. The buses are routed along Washington Avenue and/or Madison Avenue. The CSX West Shore Railroad bisects the Borough from north to south offering freight service only.

### **Goals and Objectives**

The Municipal Land Use Law, enacted by the State Legislature on January 14, 1976 empowers municipal governments with the right to control the physical development of the lands within their boundaries subject to adherence to the provisions of the law, including its "intent and purpose". NJSA 40:55D-2 of the Municipal Land Use Law, as amended, lists fifteen general purposes regarding the local planning process which are as follows and which must be promoted by the municipal Master Plan:

- "a. To encourage municipal action to guide the appropriate use or development of lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and manmade disasters;
- c. To provide adequate light, air and open space;

- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site;

- l. To encourage senior citizen community housing construction;
- m. To encourage the coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy sources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs."

Additionally, NJSA 40:55D-28b. of the Municipal Land Use Law requires that each municipal master plan contain a "statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based". Clearly, the "goals and objectives" formulated by the municipality must be consistent with the fifteen (15) general purposes listed in the Municipal Land Use Law.

In addition to the general purposes listed in the Municipal Land Use Law the following objectives are those specifically advanced by the Borough of Dumont:

- 1. To maintain the Borough as a predominantly single-family residential community.
- 2. To maintain and preserve the existing scale of residential dwellings and to prevent overcrowding of residential units.
- 3. To provide affordable housing units for younger adults and senior citizens.
- 4. To maintain a vibrant business community.

5. To preserve the remaining open space in the Borough.
6. To provide adequate recreation outlets for citizens of the community both young and old.
7. To enhance the visual and aesthetic environment in both residential areas and business areas.
8. To ensure the provision of adequate off-street parking.

### **Land Use Plan Element**

A "Land Use Plan Element" is described in the Municipal Land Use Law (NJSA 40:55 D-28a.[2]) as a document:

- Taking into account the other Master Plan elements and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;
- Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, education and other public and private purposes or combination of purposes;
- Showing the existing and proposed location of any airport and the boundaries of any airport hazard areas delineated pursuant to the "Air Safety and Hazardous Zoning Act of 1983", P.L. 1983, c.260 (C.6:1-80 et seq.); and
- Including a statement of the standards of population density and development intensity recommended for the municipality.

The basis for the recommendations offered within this "Land Use Plan Element" is the Master Plan Reexamination Report which appears at the beginning of this document.

## **Existing Zoning Districts**

The Borough of Dumont presently contains five Zoning Districts as follows:

### **“RA” Residential A District**

The “RA” residential district areas have been designated throughout large areas of the Borough of Dumont in recognition of one- and two-family residential development. The principle land uses permitted within the “RA” district areas are single-family detached dwellings, two-family dwellings, and churches. The minimum permitted lot size is 7,500 square feet for one-family dwellings and 15,000 square feet for two-family dwellings. The “RA” district composes 86% of the total land area in the Borough of Dumont.

### **“RB” Multifamily Residential RB District**

The “RB” residential district areas have been designated along Dulles Drive and Knickerbocker Road in recognition of multifamily residential development. The principle land uses permitted within the “RB” district areas are multifamily residential dwellings; single family residential uses, two-family residential uses, and churches as per the requirements of the “RA” district. The maximum density allowed is twenty (20) dwelling units per acre. The minimum lot size is two (2) acres with a minimum lot width of one hundred (100) feet and minimum lot depth of two hundred (200) feet. The “RB” district composes 2% of the total land area in the Borough of Dumont.

### **“B2” Business District**

The designated “B2” district areas are intended to provide locations within the Borough of Dumont for the development of non-residential uses which depend upon their location, accessibility, and visibility to the traveling public. “B2” districts are located along Washington Avenue, Madison Avenue, and Grant Avenue. The principle permitted land uses in the “B2” district areas are retail sale of goods and services, banks, business, professional and governmental offices, funeral parlors, restaurants, and shopping center development. Multifamily dwellings are permitted in the “B2” district, which are confined to the upper floors of a building that is being used as a commercial use on the

first floor and provided that commercial and multifamily dwellings shall not be mixed on a single floor. The “B2” district also permits amusement machine complexes as a “Conditional Use”. The “B2” district composes 5% of the total land area in the Borough of Dumont.

**“P” Parks and Public Use P District**

The designated “P” district areas are intended to provide locations within the Borough of Dumont for the development of public areas, which are located throughout the Borough. Both existing and proposed public areas are designated within the “P” district. Those lands in the “P” district, which are not already publicly owned and are currently owned by private interests, can be developed in accordance with the “RA” district requirements provided the Borough of Dumont waives any reservation rights it may have to such areas pursuant to statute. The “P” district composes 6% of the total land area in the Borough of Dumont.

**“LI” Light Industrial LI District**

The “LI” industrial district areas have been designated along West Shore Drive and Armour Place in recognition of light industrial development. The principle permitted uses are business, industrial and governmental offices, manufacture by distillation, fabrication, assembling or other handling of products for industrial sale, wholesale distribution centers or warehouses, and repair garages provided no repair work shall be done outdoors except emergency work and provided further that a security fence of chain-link type not exceeding six (6) feet shall be provided. The “LI” district composes 1% of the total land area in the Borough of Dumont.

## **Proposed Amendments to Land Use Plan Element**

Consideration has been given to the recommendations made in the Master Plan Reexamination Report as well as the general purposes listed in the Municipal Land Use Law and the specific land use planning objectives of the Borough of Dumont. Based on these considerations the following amendments are proposed to the Land Use Plan Element of the Master Plan.

### **"RA" Residential A District**

As noted in the Reexamination Report over 10% of Dumont's current housing stock is two-family units. This number is sufficient to fulfill the needs of Borough residents. The Borough's land use objectives include maintaining the Borough as a predominantly single-family community, to preserve the existing scale of residential dwellings and to prevent overcrowding of residential units. On this basis the RA District should no longer allow the construction of new two-family dwellings. Existing two-family dwellings should be made a conditional use in the zone as a grandfathered use.

### **"RB" Multifamily Residential RB District**

As per the recommendations of the 2000 Reexamination Report the density in the RB District should be decreased from 20 units per acre to 15 units per acre and the maximum building height in stories modified to 2 stories from 2 ½ stories. Also new two-family dwellings should be prohibited and existing two-family dwellings should be made a conditional use in the zone as a grandfathered use.

### **"B2" Business District**

The Master Plan Reexamination Report made a recommendation that second story apartments be encouraged in the B2 Business District above commercial uses. The current zoning does permit multi-family dwellings in the B2 District on the upper floors of a building that is being used with a commercial use on the first floor. No amendments are proposed and current height limitations should remain as is.



**“LI” Light Industrial LI District**

The Light Industrial District along West Shore Avenue has not functioned as a cohesive industrial district. A high percentage of the uses in this zone are typical business district uses such as restaurants and various retail stores. To recognize the existing business uses and to encourage an upgrade of the area the zone should be changed to a B2 business district and existing industrial uses should be a grandfathered condition use.

**“P” Parks and Public Use P District**

De Angelo Farms is currently included in the P District. The provisions of the P District include that lands so designated are reserved as public areas pursuant to the provisions of the Municipal Land Use Law, specifically NJSA 40:55D-44, and any amendments or supplements thereto. In the event that the Borough of Dumont waives any reservation rights it may have to such areas pursuant to statute, then and in that event the uses permitted in the RA District and the bulk requirements of the RA District are expressly permitted. In other words, although designated as a Public Area on the Zoning Map, the owner of a privately held lot has the right to develop the property in accordance with RA District requirements should the Borough not wish to exercise its right to acquire said property.

After considerable review it is felt that the designation of De Angelo Farms as part of the P District continues to be appropriate it being understood that should the parcel be developed by a private entity the zoning that would apply is that of the RA District and that the permitted uses, density and bulk requirements of the RA District would be the standards that control said development.

A proposed Land Use Plan map reflecting the above changes follows.

## **Plans of Other Jurisdictions**

The Municipal Land Use Law N.J.S.A. 40:55D-28 d. requires that a municipal Master Plan include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan..., and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste management Act..." of the County in which the municipality is located."

This portion of the Dumont Master Plan Periodic Reexamination and Land Use Element Update identifies and discusses the land use planning policies of the New Jersey State Development and Redevelopment Plan, the Master Plan of Bergen County, the zone plans of the municipalities adjacent to Dumont Borough, and the Bergen County Solid Waste Management Plan; each as they affect and are affected by the land use planning decisions of the Borough of Dumont.

### **The New Jersey State Development and Redevelopment Plan**

On March 1, 2001, the New Jersey State Planning Commission adopted the current version of the New Jersey State Development and Redevelopment Plan (SDRP) which is to serve as a guide for municipal and county master planning. As shown on the State Plan Policy Map, Dumont is included within the Metropolitan Planning Area (PA-1) as is much of Bergen County and adjacent counties. The communities in this Planning Area form the metropolitan mass where municipalities are mostly or wholly developed. Density in those areas exceeds more than 1,000 people per square mile. Public water and sewer systems are available as is access to mass transit.

Within the Metropolitan Planning Area it is the State Plan's intention to:

- provide for much of the state's future redevelopment;
- revitalize cities and towns;

- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

The policies, goals and objectives of the Dumont Master Plan are consistent with the intent of the State Development and Redevelopment Plan as it applies to the Metropolitan Planning Area.

### **Bergen County Master Plan**

The Bergen County Master Plan is currently being updated. The County's last Master Plan was adopted on December 10, 1962 and amended March 14, 1966. As a developed community the goals and objectives of the Dumont Master Plan are consistent with the development objectives of the County Master Plan.

### **Bergen County Solid Waste Management Plan**

The Bergen County Solid Waste Management Plan was adopted on October 1, 1979 and was updated in December 2006. The Bergen County Utilities Authority was designated as the agency responsible for implementation of the Plan. Dumont is in compliance with the solid waste disposal and recycling requirements of the Solid Waste Management Plan.

### **Zoning of Municipalities Contiguous to Dumont**

The Municipal Land Use Law stipulates that a municipal Master Plan must contain a statement indicating the relationship of the proposed development of the municipality to the master plans of contiguous municipalities. The objective is to assure that the zoning districts on either side of the municipal jurisdictional boundaries permit land uses which are compatible with each other.

The "Zoning In Surrounding Municipalities" map which follows shows the existing zoning both within Dumont and at the border of the surrounding municipalities contiguous to Dumont.

As indicated on the map the zoning at the borders of the contiguous municipalities is overwhelmingly for single-family uses which are characteristic of this area of Bergen County. It is also characteristic of Dumont which has single-family zoning adjacent to most of its borders. The municipalities of Haworth, Demarest and Cresskill are zoned entirely single-family along their contiguous borders with Dumont. The Borough of Oradell has single-family and affordable housing zoning adjacent to Dumont. The Borough of New Milford is zoned predominantly single-family adjacent to Dumont, the only exceptions being a limited Garden Apartment Zone and a small Business Zone on either side of Madison Avenue. The Borough of Bergenfield has a Single-Family Zone, a Park and Public Purposes Zone and a Business Zone adjacent to Dumont. All three zones complement similar zoning within Dumont. In summary, the zoning in Dumont is consistent with the zoning in surrounding municipalities along the common municipal boundaries.