

The 2020 Master Plan Reexamination
The Borough of Haledon, Passaic County, New Jersey

Prepared for
The Borough of Haledon, New Jersey
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Haledon, New Jersey 07508

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Plan for**

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Passaic County, New Jersey

September 4, 2020
Revised: April 27, 2021
HALEMUN 20.010

Prepared by:
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Mayor and Council Borough of Haledon

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Domenick Stampone

Borough Council

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TABLE OF CONTENTS, MAPS, FIGURES & TABLES

- 1. Introduction..... 8
 - A. Town Overview..... 8
 - B. The legal basis for Master Plan Reexamination..... 8
 - C. The History of Haledon, NJ 8
- 2. Community Profile..... 9
 - A. Demographics 9
 - a. Race Demographics..... 10
 - b. Age & Gender Demographics 11
 - B. Income, Poverty & Economy 12
 - a. Income & Poverty 12
 - b. Economy..... 12
- 3. Public Schools..... 13
 - A. Haledon Public School..... 13
 - B. Manchester Regional High School..... 14
- 4. Plan Objectives 14
- 5. Current Plan Objectives 15
 - A. Objective One - Preservation of the Existing Residential Areas..... 15
 - a. Past Recommendations..... 15
 - b. Current Recommendations 15
 - B. Objective Two – The Present Residential Density Should be Maintained..... 16
 - a. Past Recommendations..... 17
 - b. Current Recommendations 17
 - C. Objective Three – New Development of Senior Citizen Housing/Health Care Facilities..... 17
 - a. Past Recommendations..... 18
 - b. Current Recommendations 18
 - D. Objective Four – Zoning for Business Areas 19
 - a. Past Recommendations..... 19
 - b. Current Recommendations 19
 - E. Objective Five – Residential Conversion..... 20
 - a. Past Recommendations..... 20
 - b. Current Recommendations 20
 - F. Objective Six – County’s Plan for Improving Major Traffic Intersections..... 20
 - a. Past Recommendations..... 20
 - b. Current Recommendations 21
 - G. Objective Seven – Services for Senior Citizens Should be Expanded 22

a.	Past Recommendations.....	22
b.	Current Recommendations	22
H.	Objective Eight – Recreational Marijuana Zoning Considerations.....	22
a.	Impacts of selling Marijuana.....	22
I.	Objective Nine – Cellphone Tower Use on Municipal Properties	23
J.	Objective Ten – School Expansion	24
K.	Objective Eleven – The Quarry.....	24
a.	Quarry Overview.....	24
b.	Recommendations	24
L.	Objective Twelve – Auto Body Shops.....	25
a.	Recommendations	25
M.	Objective Thirteen – Open Space / Passive Recreation	26
N.	Objective Fourteen – COAH Compliance.....	26
6.	Community Facilities	26
A.	Public Works & Recycling	26
B.	Fire Department	26
C.	Public Service’s Needs & Desires	26
7.	Environmental Issues	27
A.	Lanxess Corporation	27
a.	History.....	27
b.	Capping The Site.....	27
B.	Wetlands	28
C.	Flood Plains.....	28
8.	Land Use & Zoning Recommendations	28
9.	Transportation	30
A.	Means Of Transportation to Work	30
B.	Aging Infrastructure	30
10.	Housing	30
A.	Household Demographics	30
a.	Average Family Household Size	30
b.	The Average Age of Homes in Haledon	31
c.	Types of Homes.....	31
d.	Home Size	31
e.	Senior Citizen Demographic	32
f.	Low Income/Affordable Housing in Haledon, NJ statistics.....	32
B.	Property Tax Issue.....	32

C. Aging Communities	32
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FIGURES WITHIN REPORT

Figure 1: Location of Haledon.....	8
Figure 2: Silk Factory Workers.....	9
Figure 3: HPS Ranking	13
Figure 4: The Gatherings Senior Living Facility.....	18
Figure 5: The John Street Commons	20
Figure 6: The Intersections of Belmont Ave and Haledon Ave.....	21
Figure 7: Municipal Complex	26
Figure 8: Haledon Households.....	31

TABLES

Table 1: Population Growth of Haledon & Passaic County	10
Table 2: 2010 Racial Composition of Haledon	10
Table 3: 2020 Racial Composition of Haledon.....	11
Table 4: Age & Gender Population Demographics 2010	11
Table 5: Age & Gender Population Demographics 2020	11
Table 6: 2020 Household Income In Haledon	12
Table 7: 2020 Poverty Rate	12
Table 8: 2017 The Most Popular Industries in Haledon & Most Common Jobs in Haledon.....	12
Table 9: The Highest Paying Industries.....	13
Table 10: Zones	28
Table 11: Low Income / Affordable Housing in Haledon	32

MAPS

- Figure 01: Wetlands
- Figure 02: FEMA Flood Hazard Areas
- Figure 03: Land Use / Land Cover (2015)
- Figure 04: Residential Dwelling Units
- Figure 05: Passaic County Roads
- Figure 06: Regional Overview Map
- Figure 07: Digital Elevation Model
- Figure 08: Zoning Map
- Figure 09: Community Facilities
- Figure 10: State-Planning Areas
- Figure 11: Borough Owned Property

**The 2020 Master Plan Reexamination
The Borough of Haledon, New Jersey**



1.

INTRODUCTION

A. Town Overview

The Borough of Haledon encompasses 1.2 square miles with two (2) main roads that run through the Borough. The Borough is situated in the southernly portion of Passaic County and is bordered by the City of Paterson, the Township of Wayne, the Borough of North Haledon, and the Borough of Prospect Park¹.

- The map in *Maps* labeled “**Figure 6 & 7 Regional Overview Map & Digital Elevation Map**” depicts the Borough of Haledon, NJ.

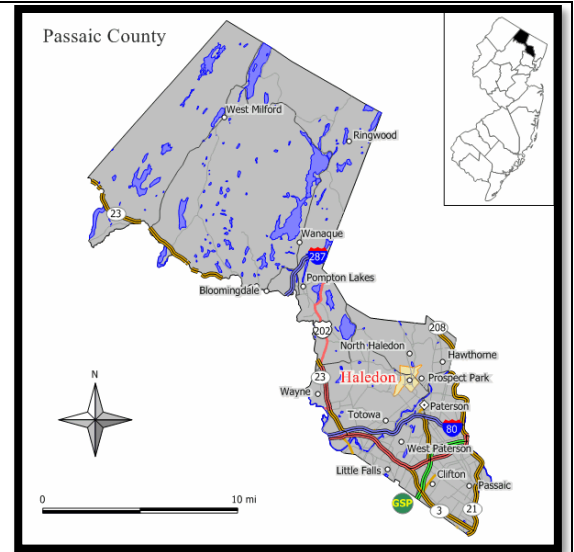


Figure 1 Location of Haledon, NJ

B. The legal basis for the Master Plan Reexamination.

The New Jersey Municipal Land Use Law (NJSA 40:55D-89) requires that the Reexamination Report contain the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “**Local Redevelopment and Housing Law,**” P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- Re-examination report required every ten (10) years.

C. The History of Haledon, New Jersey²

The Borough of Haledon was founded along the northern side of the industrial city of Paterson, New Jersey. Haledon was settled by farmers with Dutch colonial heritage, including the Van Riper, Berdan, Banta, Post, and Zabriskie families. Before the Civil War, they were joined by the Roe, Leonhard, and Stansfield families, who helped establish St. Mary's Episcopal Church and leading businesses, including a general store and the Leonhard Wax Company.

¹ Figure 1: Location of Haledon, NJ- from: https://en.wikipedia.org/wiki/Haledon,_New_Jersey#/media/File:Haledon_nj.png

² https://en.wikipedia.org/wiki/Haledon,_New_Jersey

The area became a streetcar suburb of Paterson in the years following the Civil War, with the central region known as Haledon. In contrast, the area surrounding the large pond along High Mountain Road was called Oldham.

The Paterson and Haledon Horse Rail Road Company, formed in 1871, laid trolley tracks from Paterson along the current-day Belmont Avenue, electrified by 1888. Many of the trolley company's owners were among the founders of the Cedar Cliff Land Company, which bought up large portions of the area.



Figure 2 Silk Factory Workers

The street names in the Borough reflect these industrialists and businesspersons: Morrissee, Hoxsey, Van Dyke, John Ryle, and Barbour. The flat, lower part of the community was laid out in city-sized lots of 25 foot by 100 foot. At the same time, the hillsides were started as sites for larger Victorian "villas" for such individuals as Vice President Garret A. Hobart (now the location of William Paterson University) and the Barbour family, which were linen flax manufacturers. Haledon's villa development was always somewhat limited. Throughout much of the 20th century, Haledon was a typical blue-collar community set by the small property sizes planned by the Cedar Cliff Land Company. A never-constructed grand hotel was planned for the highest point of the community above the intersection of the current day Central and West Haledon Avenues. The Cedar Cliff Land Company ran newspaper advertisements targeted at upwardly mobile immigrants who worked in Paterson's silk industry. They were offering the city-sized lots for sale at auctions (with free lunches and brass bands) held at St. Mary's Parish Hall, and also opened the Cedar Cliff Silk Mill, which became one of several silk mills in the community. Haledon's residential appeal was to escape the crowded industrial city and still have access to the textile mills by using the trolley. As a result of the land sales of Cedar Cliff Land Company and also of independent landowner William Bushmann, the Borough was settled by immigrants who came as skilled workers from textile centers in Europe.

Haledon was incorporated in 1908, having been the Oldham district of the former Passaic County Municipality of Manchester Township. Socialist William Bruekmann was elected mayor in 1912 by the Borough's immigrant resident base of skilled silk workers. During the 1913 Paterson silk strike, Haledon's mayor offered the strikers the opportunity to hold meetings in Haledon, as worker meetings were prohibited in Paterson. The Pietro and Maria Botto House, located on the side of a hill surrounded by open spaces, provided a natural amphitheater for labor leaders of the day to address thousands of people who gathered to hear Big Bill Haywood, Carlo Tresca, Elizabeth Gurley Flynn, and John Reed. The Botto House is now a National Historic Landmark and the home of the American Labor Museum.³

2. **COMMUNITY PROFILE**

A. **Demographics**

In the year 2020, the Borough of Haledon had a population of 8,306 residents. The Borough of Haledon is the 133rd largest city in New Jersey and the 3521st largest city in the United States. Haledon is currently declining at a rate of -0.06% annually and its population has decreased by -0.14% since the most recent census, which recorded a population of 8,318 in

³ Figure 2: https://en.wikipedia.org/wiki/Haledon,_New_Jersey

2010. Haledon reached its highest population of 8,362 in 2011. Spanning over one (1) miles, Haledon has a population density of 6,837 people per square mile.⁴

a. **Race Demographics**⁵

Table 1⁶ Population Growth Haledon & Passaic County		
Years (Haledon)	Population (Haledon)	Percent Change from Prior Year (Haledon)
1980	6607	-2.42%
1990	6951	4.95%
2000	8252	15.77%
2010	8,318	-0.3%
2020	8,306	-0.14%
Years (Passaic County)	Population (Passaic County)	Percent Change from Prior Year (Passaic County)
1980	450,163	-2.36%
1990	453,060	4.95%
2000	489,049	15.77%
2010	501,226	10.81%
2020	502,542	-0.08%

According to the most recent ACS, the racial composition of Haledon was:

Table 2⁷ 2010 Racial Composition of Haledon		
Race	Number	Percentage
Caucasian	5,189	62.38%
African American	979	11.77%
Asian	528	0.10%
Other Race	1,224	14.72%
Mixed Race	346	4.16%

⁴ <https://worldpopulationreview.com/us-cities/haledon-nj-population>

⁵ <https://worldpopulationreview.com/us-cities/haledon-nj-population>

⁶ Table 1: Population Growth of Haledon is taken from the 2004 Master Plan.

⁷ Table 2: 2010 Race Composition if Haledon <https://www.census.gov/quickfacts/fact/table/haledonboroughnewjersey,NJ/PST045219>

Table 3⁸ 2020 Racial Composition of Haledon		
Race	Number	Percentage
Caucasian	5,848	70.14%
African American	1,075	12.89%
Asian	158	1.89%
Other Race	1,058	12.69%
Mixed Race	191	2.29%

b. **Age & Gender Demographics⁹**

Table 4¹⁰ Age & Gender Population Demographics 2010	
Age	Numbers
Persons 0-4 Years	560
Persons 5-17 Years	1,630
Persons 18-64 Years	5,259
Persons 65 Years & Over	869
Female	4,345
Male	3,973

Table 5¹¹ Age Population Demographics 2020	
Ages	Numbers
Persons 0-4 Years	580
Persons 5-9 Years	528
Persons 10-14 Years	568
Persons 15-19 Years	582
Persons 20-24 Years	601
Persons 25-29 Years	619
Persons 30-34 Years	616
Persons 35-39 Years	561
Persons 40-44 Years	531
Persons 45-49 Years	530
Persons 50-54 Years	554
Persons 55-59 Years	552
Persons 60-64 Years	474
Persons 65-69 Years	371
Persons 70-74 Years	289
Persons 75-79 Years	188

⁸ Table 3:2020 Race Composition of Haledon <https://www.census.gov/quickfacts/fact/table/haledonboroughnewjersey,NJ/PST045219>

⁹ <https://www.census.gov/quickfacts/fact/table/haledonboroughnewjersey,NJ/PST045219>

¹⁰ Table 4 Age & Gender Population Demographics 2010 <http://censusviewer.com/city/NJ/Haledon>

¹¹ Table 5: Age Population Demographics 2020 <http://www.njmls.com/NJ/PASSAIC/HALEDON-community-information>

Ages	Numbers
Persons 80-84 Years	116
Persons 85 Years & Up	106
Female Population	4,345
Male Population	4,021
Female Average Age	37.9 Years of Age
Male Average Age	32 Years of Age

B. Income, Poverty & Economy

a. Income & Poverty

Table 6¹² 2020 Household Income In Haledon	
Median Household Income	\$66,713
Average Household Income	\$83,132
Per Capita Income	\$27,905

Table 7¹³ 2020 Poverty Rate	
Overall Poverty Rate	15.98%
Male Poverty Rate	15.65%
Female Poverty Rate	16.26%
Male Employed In Poverty	4.74%
Male Unemployed In Poverty	41.57%
Female Employed In Poverty	5.59%
Female Unemployed In Poverty	49.74%

b. Economy¹⁴

The economy of Haledon, NJ employs 3,900 people.

Table 8¹⁵ The Most Popular Industries & Most Common Jobs in Haledon	
Health Care & Social Assistance	559 People
Retail Trade	493 People
Manufacturing	445 People

¹² Table 6: 2020 Household Income In Haledon <http://www.njmls.com/NJ/PASSAIC/HALEDON-community-information>

¹³ Table 7: 2020 Poverty Rate <http://www.njmls.com/NJ/PASSAIC/HALEDON-community-information>

¹⁴ <https://worldpopulationreview.com/us-cities/haledon-nj-population>

¹⁵ Table 8: The Most Popular Industries & Most Common Jobs in Haledon <https://worldpopulationreview.com/us-cities/haledon-nj-population>

Office & Administrative	767 People
Sales & Related Occupations	420 People
Education Instruction & Library Occupations	368 People

Table 9¹⁶ The Highest Paying Industries	
Public Administration	\$78,784
Finance & Insurance	\$67,083
Real Estate, Rental & Leasing	\$64,318

3. **PUBLIC SCHOOLS**¹⁷

The Borough of Haledon has two (2) schools.

A. **Haledon Public School**¹⁸

Haledon Public School is an urban one-school district in Passaic County, New Jersey. It serves over 1,000 students from preschool through eighth grade. The school population is diverse, with over fifty percent (50%) of the students speaking a second language at home.

The school day begins at 8:08 a.m. and ends at 2:45 p.m. The building itself and the academic program are organized into three (3) distinct groups: Early Learning for preschool and kindergarten, Elementary for First Grade through Fifth Grade, and Middle School for Grades Six through Eight. Haledon Public School sends its students to Manchester Regional High School along with children from the towns of North Haledon and Prospect Park.

HPS by the Numbers	
Number of public schools in Haledon	1
Number of students	1030
Average class size	21
Number of administrators	5
Number of certified teachers	115
Number of support staff	35
Approximate budget	\$11,000,000
Number of sections at each grade level	5
Number of students speaking a second language	520
Number of languages spoken in student homes	26
Number of after school clubs and activities	23
Number of computers	150
Average hours per instructional day	6 hrs 25 mins

Figure 3: HPS Ranking

Early Learning: Four (4) full-day preschool classes focus on school readiness and socialization. Five (5) full-day kindergartens begin the academic journey for students, with much attention given to early literacy and mathematics skills, along with building the background knowledge needed for later success.

Elementary: There are five (5) sections of each grade level from first through fifth. Students in Grades One through Four remain with their homeroom teacher for core instruction in Language Arts Literacy, Mathematics, Science, and Social Studies. The core program is

¹⁶ Table 9: The Highest Paying Industries: <https://worldpopulationreview.com/us-cities/haledon-nj-population>

¹⁷ <https://www.haledonboronj.com/education>

¹⁸ Figure 3: HPS Ranking- from: https://www.haledon.org/apps/pages/index.jsp?uREC_ID=307379&type=d&pREC_ID=709977

supplemented with instruction in music, art, physical education, world languages, and computers. Fifth Grade is departmentalized for the core subject areas of Language Arts Literacy, Mathematics, and Science/Social Studies. This is done to slowly acclimate the Fifth Graders to Middle School and still have the support of the Elementary School team.

Middle School: Grades Six through Eight are departmentalized for the core subject areas of Language Arts Literacy, Mathematics, Science, and Social Studies. Instruction is heterogeneous, with mixed-ability students moving to various teachers for each subject. Just as in the elementary program, the core program is supplemented with instruction in music, art, physical education, world languages, and computers.

B. Manchester Regional High School¹⁹

Manchester Regional High School is a public school located in Haledon, NJ. It has 833 students in Grades Nine through Twelve with a student-teacher ratio of thirteen (13) to one (1). According to state test scores, nine percent (9%) of students are at least proficient in math and fifty-one percent (51%) in reading.

4. PLAN OBJECTIVES

N.J.S.A. 40:55D-89, a. Requires an analysis of the major problems and objectives relating to land development, and b. requires a review of the extent to which problems have been reduced or have increased since the last reexamination (February 12, 2010).

The following section is an analysis of the conditions found in the 2010 Reexamination.

- To guide and regulate the orderly growth and development of the Borough.
- To protect the established character and the social and economic well-being of both private and public property.
- To promote, in the public interest, the utilization of land for the purpose for which it is most appropriate.
- To secure safety from fire, panic and other dangers and to provide adequate light, air and convenience of access.
- To prevent overcrowding of land or buildings and to avoid undue concentration of population.
- To lessen and, where possible, to prevent traffic congestion on public streets and highways.
- To conserve the value of the buildings and to enhance the value of land throughout the Borough.

These stated purposes form the basis for the zoning objectives of the Borough, and as stated in the 2010 Master Plan Reexamination: “Haledon is fully developed...the Borough combines a range of older one (1) and two (2) family homes with local retail business, a limited amount of industry, and a combination of newer single family homes, garden apartments, and townhouses”. In a fully developed community it is important to periodically evaluate the zoning. We have reviewed the variance and building permit records of the ten (10) years, and together with our data analysis and community feedback, the stated objectives of the Master Plan are being updated to reflect current land use patterns and conditions.

The following analysis focuses on the objectives stated in the Master Plan and in the 2010 Reexamination with current observations and updates.

¹⁹ <https://www.niche.com/k12/manchester-regional-high-school-haledon-nj/>

5. **CURRENT PLAN OBJECTIVES**

A. **Objective One - The preservation of the existing residential areas.**

Based upon a review of the 2020 census data and a review of the concerns identified within the 2010 Master Plan Re-Exam, there remains a concern of the rise of non-owner occupied single-family homes within the Borough. The 2020 census data indicates that there is 2,722 homes and apartments in Haledon. However, only 45.8% of the population own the homes they live in, which has decreased from 50% in 2010. Both past and present concerns from the residents expressed that renters do not take the same pride in ownership like homeowners do. The Borough maintains a continued certificate of occupancy program which keep up the standards of living conditions found in rental properties. The Borough of Haledon has a property *Maintenance Code §110-4*. That indicates:

*“It shall be unlawful for any person named in § 110-2 as lessee, agent, representative or employee or occupant having control of any property within the Borough of Haledon to permit or maintain any such property, including the lands and property along sidewalks, streets or alleys up to the curb line of the adjacent street, to allow any growth of weeds, grass, ragweed and noxious growth to exceed an average of six inches. Further, it is unlawful to allow any accumulation of dead grass, weeds, brush, dead or dying trees, stumps, roots, trash, debris or any other vegetation producing an unpleasant or noxious odor or allow concealment of any filthy deposits on the property. Further, it shall be unlawful for any such person to cause, suffer or allow poison ivy, ragweed or other poisonous plants detrimental to the health, welfare and safety of the residents of the Borough of Haledon to be permitted on the property. Further, it shall be unlawful to create any fire hazard on said property by allowing any of the aforesaid items to accumulate on the property”.*²⁰

The rise in rentals in a neighborhood and a decrease in owner occupied units can cause property values to stagnate. This potential stagnation could further decrease opportunities in owner occupied homes.

Previous Master Plan and Reexaminations noted the aging condition of the Borough’s residences. In the current research, 20.1% of the homes were built in 1939 or earlier, and 50.8% of homes were built in 1940-1969. This means that many of the residences are seventy (70) years or older. Aging buildings will deteriorate without significant continued care and investment. The type of continued care required on these older homes comes through pride of ownership, which may be absent in an absentee landlordship.

a. **Past Recommendations**

It was recommended that the Borough Mayor and Council create an annual property maintenance report to identify problems that would be more straightforward. Because code enforcement might have been insufficient, they recommended that the *State of New Jersey Neighborhood Preservation Program (NPP)* get involved.

b. **Current Recommendations**

We recommend that the Borough of Haledon creates an atmosphere that would be more welcoming to the residents and entices an increase in home ownership. One recommendation would be creating a walkable downtown area. The more welcoming

²⁰ <https://ecode360.com/10210626>

downtown area would include more municipally controlled parking, retail, and restaurants.

We recommend that the current streetscape continue down Haledon Avenue and at a minimum improve the light illumination along Haledon Avenue through supplement light fixtures on existing utility poles. This increase in illumination would improve the walkability to businesses along Haledon Avenue.

Educate the public on the benefits of owner-occupied rental properties. This education can lead to existing renters become homeowners.

Increase the opportunities in home improvement and home value in the residential areas. Utilize the elevation changes within the municipality to permit an increase in building heights or modify the building height definition within the Zoning Ordinance to provide allowances for substantial elevation changes within a property. As currently defined, building heights are based upon an average grade. In some instances, elevations can vary substantially across a property which can deflate the permitted building heights.

B. Objective Two - The present residential density should be maintained

The 2010 Reexamination and the 1994 Master Plan suggested that additional standards should be incorporated into the Hillside Development Overlay Zone (HD Zone). This suggested zoning district limits driveways to a ten percent (10%) grade. (*See HD Hillside Development Overlay Zone Code § 405-18*).

“(A) Applicability and required review. Within the boundaries of the HD Hillside Development Overlay Zone is indicated on the Zoning Map,¹¹ the uses otherwise permitted in the zone district shown shall apply. However, a review is required by the Planning Board of all site development, including uses covered by Chapter 332, Site Plan Review, and also one- and two-family houses and soil disturbance of over 100 square feet in area, for compliance with Subsection (B) hereunder. This shall apply to all properties where over 10% of the site area has a slope of 10% or more. In cases of doubt, where an applicant wishes to be exempted on this basis, the applicant may be required to present an appropriate topographic survey to the Planning Board.

A. *Standards and requirements.*

1) *The Planning Board shall approve only those applications where development plans and necessary improvements accomplish the following:*

a. *Control velocity and rate of water runoff so that such velocity and rate are no greater after construction and development than before, except that for one- and two-family houses on existing lots, a showing of the adequacy of storm drainage facilities off the site will be acceptable.”²¹*

This plan was adopted into the 1994 Master Plan Reexamination the Borough adopted a *Stormwater Control Plan Code § 345 in 2006.*

²¹ <https://ecode360.com/10213529>

a. **Past Recommendations**

It was recommended in the 2010 Reexamination Report that the *Stormwater Control Code § 345* be re-visited for the purpose of including the containment and control of steep slope run off.

b. **Current Recommendations**

One solution to maintaining present residential densities is re-allocating densities to areas that can support an increase in density. This relocation can occur in the main downtown areas within the Borough and along Belmont Avenue and Haledon Avenue within the Neighborhood Business (NC) and Business (C) Zones. This re-allocation will preserve densities within the perimeter Residential Zones, while providing a housing option in the downtown areas that is currently not readily available.

The Borough of Haledon does not have any multi-family zones. The Borough should explore specific areas for multi-family use since the Borough has granted several multi-family approvals through the Planning/Zoning Boards. This rezoning could stimulate development. These multi-family zones should be evaluated for 4 to 5-story developments and density can commensurate based upon location and proximity to adjacent single/two family residential zones.

Furthermore, and as expanded in Objective #4 below, introduction of high density, mixed uses within the main downtown areas along Belmont Avenue and Haledon Avenue through redevelopment plans/rezoning can create a positive impact within the downtown areas and the community as a whole. Introducing mixed uses creates a symbiotic approach where the inclusion of residential uses on upper floors of a mixed-use building can directly support the lower-level retail uses.

For this goal to be accomplished, the storefronts need outdoor renovations. Making the storefronts more appealing will draw people to the downtown area. There is also a need for a variety of storefront uses and an option “Micro Unit Apartments”.

Parking in conjunction with any density increase is critical. Appropriate parking rates should be established and maintained through current zoning standards, Residential Site Improvement Standards (RSIS), or any amendments thereto, based on the specific housing.

C. **Objective Three - New development of senior citizen housing and health care facilities should be encouraged**²²

The 2010 Reexamination Report states that the Borough of Haledon granted approvals and permits for an age-restricted (senior) housing project on Gatherings Drive. This project was known as the “Beazer Homes Project” or the Gatherings. The project was approved for four (4) buildings, with twenty-four (24) units per building, for a total of ninety-six (96) units. Two (2) of the four (4) buildings were completed in 2010 and partially occupied. Construction of the remaining two (2) buildings has not started and is not anticipated to begin.

²² Figure 4: The Gatherings

a. **Past Recommendations**

It was recommended that the Borough assign an official to determine the completion of this project. In the summer of 2009, the State of New Jersey allowed the modification of senior home projects to market type units, provided that a building permit had not been issued. This project did not fall under this modification. The zoning code for senior citizens is found in § 405-16 and § 405-16A (2).

“Multifamily residences for senior citizens limited to occupancy households, the single member of which, or either the husband or wife of which, or both, is/are 62 years of age or older, or as otherwise defined by the Social Security Act.”²³

The intent of this goal was achieved for present senior citizen housing needs.



b. **Current Recommendations**

As noted above, the intent of this objective, based upon the current population, and senior citizen housing needs, additional senior citizen housing is not required.

The property owners of the Gatherings have requested the removal of the age restrictions associated with the property. Due to the limited senior citizen housing stock, this elimination on the restrictions is not advisable for the whole property.

However, the Mayor and Council may want to consider permitting residential non-age restrictive housing limited to one-bedroom / studio apartment units. This limitation can optimize the property in question, while maintaining existing density in other Borough residential zones. Furthermore, this type of housing use could limit the impact to the school systems. Traffic circulation to and from this site is critical and should be evaluated for any future development. Specifically, access to a County Roadway system shall be reviewed in conjunction with any on-site improvements. Any modification to this site or zoning aspects must consider the current residents and the interaction between a new development and the existing development.

²³ <https://ecode360.com/10213507>

In addition, health care facilities have been approved by the Planning/Zoning Boards along Haledon Avenue.

D. Objective Four - Zoning for business areas should be separate for smaller scale neighborhood facilities from more intensive commercial uses

Although, this objective lacked specificity and description within the 2010 Master Plan Re-Examination, the intent was to appropriately zone business uses that can enhance a downtown area, and specifically be on the Belmont Avenue, Haledon Avenue and associate business corridors.

a. Past Recommendations

The *SDRP or The State Development and Redevelopment Plan* identified Haledon as a Center for business activity and mixed-use development should be encouraged. It was recommended that the Master Plan objective be modified to, “Zoning for business areas should include a Town Center, with a focus on Belmont Avenue from the intersection of Haledon Avenue to Burhans Avenue.” In addition, it was recommended that the Borough explore achieving center endorsement by the New Jersey Smart Growth.

b. Current Recommendations

The Borough should examine the following options that would enhance the smaller scale neighborhood facilities from the more intensive commercial use.

- Eliminate vehicular type and light industrial uses within the Business Zone (C), such as automobile salesroom, including accessory repair shops in rear, filling or service station for motor vehicles, including repair shops, newspaper or job printing plants.
- Alternatively permit these uses as conditional uses with restrictions on location, proximity to similar uses, and proximity to residential uses.
- Permit the noted uses above into the Industrial Zones and other appropriate areas for their use.
- Designate portions or all of Haledon Avenue and Belmont Avenue as Rehabilitation or Redevelopment Zones. This designation can enhance the downtown areas, with a collateral positive effect on the perimeter adjacent zones. Evaluate existing and proposed setbacks for incorporation of wider sidewalks for walkability, outdoor dining, and safety components.
- Identify properties that can support a parking deck / lot that can supplement and support the downtown area parking. These parking decks can provide an additional source of revenue for the municipality through a parking authority.
- Evaluate main roadways for alternative parking arrangements, to increase parking quantity/supply (including angled parking) for the existing and future businesses in conjunction with the County.

E. **Objective Five - Limited amount of mixed use such as residential conversion may be possible for older industrial buildings, but environmental conditions require a continuation of the Borough's industrial areas**



a. **Past Recommendations**²⁴

In the 2010 Reexamination Report this Objective was illustrated as more of a statement. This Objective pertained to the conversion of a factory site on 510 Belmont Avenue to a municipal complex.

b. **Current Recommendations**

The current recommendation is to convert any remaining vacant and old factory spaces into residential or industrial uses.

- 510 Belmont Avenue: Fourth (4th) floor of the Municipal Clerk's Office/Borough Hall has useable space. Optimize this space for additional community uses such as community clubs, youth classes, etc.
- Former industrial buildings along Cook and Henry Street could be redeveloped into businesses or apartments with appropriate parking.

F. **Objective Six - The County's plan for improving major traffic intersections should be implemented**²⁵

It was suggested in 2010 that the Borough work alongside the county and other agencies to finish the Streetscape Project. It was also recommended that the Borough analyze the driveway building entrances and exits to and from Belmont Avenue properties to determine the safety of the site lines, parking issues, and traffic calming techniques.

a. **Past Recommendations**

The Borough should continually monitor its traffic conditions and make necessary improvements, including implementing traffic calming techniques and eliminating potentially dangerous building entrance / exit points. This is an on-going objective that requires implementation.

²⁴ Figure 5: John Street Commons

²⁵ Figure 6: The intersection of Belmont Avenue and Haledon Avenue

b. Current Recommendations

The intersections, geometry and elevations of Belmont Avenue, Haledon Avenue, and Church Street are unsafe and inadequate. The traffic lights are outdated and do not work properly on the County Roads. The traffic flow into and from the Borough can be resolved through coordination with the County, easements for transition lanes, and potential eminent domain as required.

NEA recommends that the Borough survey these properties to identify the impacts of turn-out lanes and expansion of the roadways. An improved circulation pattern is key to addressing current traffic congestion, improving the downtown business districts and supporting future redevelopment areas as identified in Objective Four, herein.

Belmont Avenue has a 50-foot right-of-way near the intersection with Haledon Avenue which increases to over 72-feet south of the convergence with Pompton Road / Church Street.

Haledon Avenue has a 50-foot right-of-way east of Church Street (50-foot right-of-way). However, it appears this right-of-way decreases to less than 44 feet between Church Street, across Belmont Avenue, to Pompton Road. The reduction of the right-of-way on Haledon Avenue limits the inclusion of turn-lanes and an improvement to the overall circulation. Although there may be some opportunities for road widening easements along the northerly portion of Haledon Avenue, and Belmont Avenue (north of the intersection with Haledon Avenue.

Due to the substantial volume in traffic at this intersection, proximity of sidewalk areas to the road, and geometry, proximity of schools and businesses within the area, safety



Figure 6: The intersection of Belmont Avenue and Haledon Avenue

measures shall be reviewed and evaluated in conjunction with the County for safer circulation, more visible, and additional alternative signage (i.e. illuminated directional signage, upstream supporting signage, etc.).

In addition, to the noted intersection, the municipality should evaluate the roadway network system for overall improved circulation.

Identify properties that can support a parking deck / lot that can supplement and support the downtown area parking.

The map in *Maps* labeled “**Figure 5 Passaic County Roads**” depicts the Passaic County Roads within the Borough of Haledon, NJ.

G. Objective Seven - Services for senior citizens should be expanded

This Objective is related to Objective Three.

a. Past Recommendations

The Borough should continually evaluate the senior and youth services so that they can support the needs of the populous.

b. Current Recommendations

The community utilizes the third (3rd) floor of the Borough Hall building as a Senior Center. However, seniors do not utilize the available programs.

It appears that fewer seniors live in the Borough of Haledon due to housing options/costs, amongst other issues. However, based on recent census data, the senior population has been steadily growing. Therefore, The Borough should continually evaluate the senior as well as youth services so that they can support the needs of the populous. This Objective can be achieved in conjunction with Objective #10 through creative planning, design, and scheduling.

H. Objective Eight - Recreational Marijuana Zoning Considerations

New Jersey became the 14th state to allow medical marijuana when the New Jersey Compassionate Use Medical Marijuana Act (N.J.S.A. 24:6I-1 et seq.) was passed by the state legislature on January 11, 2010 and was signed into law on January 18, 2010. New Jersey’s medical marijuana patient registry opened on August 09, 2012 and allowed registered physicians to initiate patient certification with the Medical Marijuana Program. Qualified patients can possess up to 2 ounces of medical marijuana within a 30-day period.

Under the New Jersey Compassionate Use Medical Marijuana Act, medical marijuana must be ordered by a registered physician from one of the Alternative Treatment Centers approved by the New Jersey Department of Health.

The Borough of Haledon is evaluating marijuana retail uses in certain zoning districts within the municipality. This objective would allow Haledon to stand out from neighboring towns that banned the selling of legal marijuana. Currently, New Jersey has 11 medical marijuana dispensaries.

a. Impacts of Selling Marijuana²⁶

Thirty-three (33) states have legalized marijuana for medicinal purposes only. Depending on the state, it can be used to treat symptoms of diseases like Alzheimer’s, anorexia, schizophrenia, and cachexia. However, research only supports its effectiveness to reduce chronic pain, nausea associated with chemotherapy, and tight muscles from multiple sclerosis. Other research shows it might also help reduce

²⁶ <https://www.thebalance.com/states-where-pot-is-legal-pros-and-cons-4589839>

anxiety and inflammation, kill cancer cells, and stimulate appetite. It can be legally prescribed to treat symptoms of cancer, glaucoma, AIDS, Crohn's disease, and Hepatitis C.

Tax revenue from marijuana sales:

- New Jersey -- \$60 million (estimated for 2020 fiscal year)
- Boston -- \$12.61 million (2019)
- Washington, DC -- \$20.96 million (2019)
- Philadelphia -- \$30.16 million (2019)
- Chicago -- \$52.77 million (2019)
- New York -- \$156.4 million (2019)

Per the Division of Taxation in New Jersey, P.L. 2019, c. 153 phases out the Sales Tax imposed on sales of medical marijuana over the next two years. Beginning July 1, 2020, the current 6.625% Sales Tax rate imposed on sales of medical marijuana will be reduced. The schedule for the phase out is as follows:

4% on sales made between July 1, 2020, and June 30, 2021

2% on sales made between July 1, 2021, and June 30, 2022

0% on sales made on and after July 1, 2022

The tax reductions resulted from the passage of the Jake Honig Compassionate Use Medical [Marijuana] Cannabis Act, signed into law July 2, 2019.

Municipalities may adopt ordinances to impose a “transfer tax,” not to exceed two percent of the medial cannabis price, on medical cannabis sales made at local dispensaries. Therefore, the zoning along with the overall impacts should be evaluated prior to zoning of the same.

Zoning standards can be implemented to identify locations where this use will be permitted, limit quantity of dispensaries per population, buffer zones to other uses, operational hours, specific locations, etc.

I. Objective Nine - Cellphone Tower Use on Municipal Properties

With the rapid change in communication, old cell towers in the Borough of Haledon will need to be replaced and towers would need to be added to accommodate the need.

Since the Borough proposes to encourage use of municipal properties for wireless telecommunications facility use, the zoning for the same shall be modified to discourage uses within other zones. The Borough should eliminate the option for facilities to be permitted within industrial and business zones.

The zoning shall be modified to include the intent and purpose of the code. This would further enforce the municipalities intent to appropriately locate said facilities. The purpose and intent could include language as follows: “The goals of the wireless telecommunications facility are to: (1) protect residential areas and land uses from potential adverse impacts of towers and antennas; (2) minimize the total quantity of towers throughout the community; (3)

strongly encourage the joint use of new and existing tower sites as a primary option; (4) encourage users of towers and antenna to locate them, to the extent possible, in areas where the adverse impact on the community is minimal; (5) encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques; (6) enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently; and (7) consider the public health and safety of communication towers.

J. Objective Ten - School Expansion

Schools in the Borough of Haledon have outgrown their current location and are considering a second location to expand. The Board of Education is looking to form, in conjunction with a recreational facility, a new inclusive facility for educational and recreational uses.

The Borough would own the school and the recreational facility and would have to maintain the activities within the recreational center during non-school hours.

Creative development can create an opportunity to address the Borough's need for a school and development of additional housing variety within the municipality. The Borough should evaluate potential sites for this type of synergy.

K. Objective Eleven – The Quarry

The Braen Quarry is a large employer of local residents and a vital tax payer. However, the on-site uses have intensified, are loud, and is an environmental concern for the Borough of Haledon. Any additional expansion of the quarry will only exacerbate the concerns of this quarry. Therefore, the Borough Council should implement restrictions through zoning to limit any future expansion.

a. Quarry Overview²⁷

A trap rock deposit/quarry located within the Preakness Mountain Basalt of the Watchung Mountains, which commenced operations in 1920. The Braen family acquired the land in 1948 and has run it ever since. Mineralization occurs within the pillow formation, veins, amygdaloidal pockets, scoriaceous basalt and diapiric structures containing cavities. This quarry is one of the very few extensive exposures of the Preakness Basalt.

b. Recommendations

- The municipality should perform sound monitoring along the perimeter of the facility in question to confirm if the state decibel levels are exceeded. If these levels are exceeded, the owner must provide sound attenuation measures or restructure on-site operation.
- The Braen Quarry is a substantial landowner within the municipality. Therefore, it may be productive to meet with representatives of the Quarry and identify creative measures to address the concerns of the Borough.

²⁷ <https://www.mindat.org/loc-8191.html>

- Create a committee that would include municipal representatives and representatives from Braen. This would create a platform for communication, transparency, and an opportunity for the community to improve through cooperation.
- Create a Redevelopment Plan for the Quarry Property. This would offer the owner an alternative use for the site in lieu of the quarry use.

L. Objective Twelve - Auto Body Shops

Auto Body Shops / Auto Uses are a growing concern in the Borough of Haledon due to the amount of auto body shops that have become junkyards for abandoned cars. These auto body shops have become an eyesore and are lowering the appeal to residents and nonresidents.

a. Recommendations

- Revamp the current ordinances detailed below:
 - Chapter *§236-13 Storage of Tires*, from “It shall be unlawful for any residential property owner to store or permit the storage of tires in areas zoned residential, except in a fully enclosed structure or on days designated for the collection of tires” to “It shall be unlawful for any residential property owner or business owner to store or permit the storage of tires in areas not zoned industrial except in a fully enclosed structure or on days designated for the collection of tires.”
 - Chapter *§236-15 Storage of Inoperable Vehicles*, from “It shall be unlawful for any person to keep or permit the keeping on streets, vacant lots and residential lawns, except in a fully enclosed structure, any motor vehicle, trailer or semitrailer which is missing tires, wheels, engine or any essential parts; or which displays extensive body damage or deterioration; or which does not display a current, valid state license; or which is wrecked, disassembled or partially disassembled” to “It shall be unlawful for any person to keep or permit the keeping on streets, vacant lots, residential lawns, or an property not zoned industrial, except in a fully enclosed structure, any motor vehicle, trailer or semitrailer which is missing tires, wheels, engine or any essential parts; or which displays extensive body damage or deterioration; or which does not display a current, valid state license; or which is wrecked, disassembled or partially disassembled.”
- Create new Outdoor Storage restrictions:
 - The noted restrictions shall identify where outdoor storage is permitted.
 - Where outdoor storage is permitted, fencing, buffering and setbacks shall be implemented to limit visibility and exposure of the same.
 - The outdoor storage of material or equipment accessory to a permitted use shall not be located in the front yard or the required side yard abutting a street unless screened from view of such streets by a wall, fence or hedge. Such wall, fence or hedge shall not be closer to a street than the required setback for the principal building.

M. Objective Thirteen – Open Space / Passive Recreation

Evaluate the Institutional Services Zone (IS Zone) for opportunities of Open Space, Passive Recreation, Nature Paths, etc. This area encompasses approximately 193.33 acres of total area.

N. Objective Fourteen – COAH Compliance

Coordinate and work with the municipality and Fair Share Housing Center for compliance with COAH’s Third Round Rules.

6. COMMUNITY FACILITIES

A. Public Works & Recycling

Department of Public Works is responsible for the maintenance of all local roads, parks, right-of-ways, and water lines.

B. Fire Department

The Haledon Fire Department was established in 1896 with the forming of Haledon Fire Company One. The department continued to operate like this until they saw a need to expand in 1928 that is when a group of citizens formed Haledon Fire Department Company Two. The Haledon Fire Department still operates with two companies as one department and will continue to do so.

C. Public Service Needs & Desires

The need for Public Services is costly and needs to be financed principally through the property tax.

- The map in *Maps* labeled “**Figure 9 Community Facilities**” depicts the different kinds of Community Facilities in Haledon, NJ.



Figure 7 The Borough of Haledon’s Municipal Complex

7. ENVIRONMENTAL ISSUES²⁸

A. Lanxess Corporation (Bayer Site or Harmon Color)

Lanxess is a leading specialty chemicals company. The company currently has about 14,300 employees in (33) thirty-three countries. The core business of Lanxess is the development, manufacturing and marketing of chemical intermediates, additives, specialty chemicals and plastics.

The former “Bayer Site” or Lanxess Corporation Property is located behind the Borough’s Municipal Complex at 510 Belmont Avenue. The site is eleven (11) capped acres and sits at the bottom of a dam that holds back the Oldham Pond.

The site is empty with no industry being operated on the property. The site has been in remediation for approximately twenty-five (25) years. The site should be evaluated for passive and active recreation site, in conjunction with NJDEP requirements. This property is partially within the AE Zone (within floodplain). Approximately 3.14 acres (14.59%) of the property is within this zone²⁹.

a. History³⁰

Harmon Colors was established in College Point, Long Island in 1914. In 1924 the company moved its pigments production to this location at 361 Harman Street in Brooklyn 1928. In 1936 - 1937 Harmon Colors moved to a forty-five (45)-acre tract in Haledon and North Haledon, New Jersey. The former textile mill buildings were modified for organic pigment production. American Home Products acquired Harmon Colors in 1942 to make drugs during World War Two.

B. F. Goodrich purchased the business in 1950 and sold it in 1959 to Allied Chemical. Bayer acquired Harmon Colors in 1977 and made it part of its U.S. subsidiary Mobay Corporation. The plant was closed in 1993 after production was moved to a new unit at the Bayer facility in Charleston, South Carolina. The manufacturing area was demolished, followed by environmental remediation and capping of the site. A four-story brick building and warehouse were donated to the Borough of Haledon for use as a municipal complex. The Lake Office and Oldham Pond property were donated to the nearby William Paterson University.

b. Capping The Site³¹

Capping involves placing a cover over contaminated material such as landfill waste or contaminated soil. Such covers are called “caps.” Caps do not destroy or remove contaminants. Instead, they isolate them and keep them in place to avoid the spread of contamination. Caps prevent people and wildlife from coming in contact with contaminants.

When properly built and maintained, a cap can safely keep contaminated material in place. A cap will continue to isolate contamination as long as it does not erode or develop cracks or holes that allow water to reach the contaminated material. Regular inspections are made to make sure that the weather, plant roots, and human activity

²⁸ Figure 7 The Borough of Haledon’s Municipal Complex

²⁹ <https://njparcels.com/property/1603/81/4>

³⁰ <http://www.colorantshistory.org/HarmonColorsThenNow.html>

³¹ https://clu-in.org/download/Citizens/a_citizens_guide_to_capping.pdf

have not damaged the cap and that plants on vegetative caps are still growing. Also, groundwater monitoring wells are placed around the capped area and sampled to help determine if leaks occur.

B. Wetlands

The Borough contains Deciduous Wooded Wetlands along the northern and southern regions of the municipality. The map in *Maps* labeled “**Figure 1 Borough of Haledon Wetlands**” depicts the different kinds of wetlands and the location of the Wetlands in Haledon, NJ.

C. Flood Plains

Borough of Haledon contains a flood plain along the Molly Ann Brook that runs through the. The types of flood zones in the Borough are Special Flood Hazard Area, Zone “AE”, Floodway, Special Flood Hazard Area, Zone “AE”, Flood Hazard Area X, 0.2% Annual Chance, and Flood Hazard Area X, Not in Floodway.

- The map in *Maps* labeled “**Figure 2 Borough of Haledon FEMA Flood Hazard Areas**” depicts the different kinds of Flood Hazard Areas and the location of the Flood Areas in Haledon, NJ.

8. LAND USE & ZONING RECOMMENDATIONS³²

In March 2003, the Borough of Haledon implemented the Land Use Board, thereby combining the Board of Adjustments with the “LUB”. This is a sound decision as it provides continuity of zoning and site plan approval including variance approvals.

Table 10³³ Zones	
<i>A-A-A</i>	<i>Residence Zone</i>
<i>A-A</i>	<i>Residence Zone</i>
<i>A A-1</i>	<i>Residence Zone</i>
<i>A</i>	<i>Residence Zone</i>
<i>B</i>	<i>Residence Zone</i>
<i>TH</i>	<i>Townhouse Zone</i>
<i>C</i>	<i>Business Zone</i>
<i>NC</i>	<i>Neighborhood Business Zone</i>
<i>D</i>	<i>Industrial Zone</i>

³² <https://ecode360.com/10213211>

³³ Table 10 Zoning Ordinances <https://ecode360.com/10213211>

<i>E</i>	<i>Research and Development Industrial Zone</i>
<i>IS</i>	<i>Institutional Services Zone</i>
<i>P</i>	<i>Public Zone</i>
<i>HD</i>	<i>Hillside Development Overlay Zone</i>
<i>TC-1</i>	<i>Town Center-1 Zone</i> <i>[Added 12-17-2009 by Ord. No. 10-15-2009]</i>
<i>TC-2</i>	<i>Town Center-2 Zone</i> <i>[Added 4-21-2011 by Ord. No. 2-17-2011]</i>

- The map in *Maps* labeled “**Figure 3, 8, 10 & 11 Land Use / Land Cover, Zoning Map, State Planning Areas & Borough Owned Property**” depicts the different land use, zoning areas and state planning areas in Haledon, NJ.
 - a. The current zoning map contains areas of inconsistency as it relates to the most current Master Plan on file. We recommend either the Master Plan or the Zone Map be updated for consistency.
 - b. The off-street parking ordinance appears to be over thirty (30) years old and does not include significant uses such as restaurants, shopping centers, banks, etc. In addition, several parking variances were approved by the municipality within the last ten (10) years since the last re-examination. Furthermore, the current Borough Ordinance contains parking requirements based upon quantity of units in comparison to the Residential Site Improvement Standards which dictate parking based upon bedroom quantity and type of development (i.e. high rise, mid-rise, etc.). Therefore, we recommend that the parking standards within the ordinance be reevaluated to include additional uses and required spaces for each use.
 - c. We recommend that the Borough review current zoning to be inclusive of additional uses within Neighborhood Business Zone and Business Zone to include uses such as Day-Cares, and restrictive on less desirable uses within these zones.
 - d. Amend the Permitted Principal Uses for the C Business Zone to exclude uses related to Automobile Services, including but not limited to Automobile salesroom, Repair Shops, Filling or Service Stations for Motor Vehicles.
 - e. Amend the NC Neighborhood Business Zone to enforce and strictly prohibit uses related to Automobile Services.

9. **TRANSPORTATION/CIRCULATION**³⁴

As of May 2020, the Borough had a total of 17.73 miles of roadways, of which the municipality and 6.02 miles by Passaic County maintained 11.71 miles.

The only significant road passing through Haledon is County Route 504. This road enters from Wayne, follows Pompton Road and Haledon Avenue eastward through the Borough, and then exits into Prospect Park and Paterson.

A. **Means of Transportation to Work**³⁵

- Walk or by Bicycle 202 (1.9%)
- Work at Home 211 (2%)
- Others 39 (0.4%)
- Private Vehicle 9,785 (91.8%)
- Public Transportation 418 (3.9%)

B. **Aging Infrastructure**

New Jersey has the oldest sewer, water and road systems in the country. These systems are continually upgraded which is extremely expensive. Most areas of the country have much newer systems constructed with more advanced materials.

10. **HOUSING**³⁶

Haledon's real estate landscape is characterized by older, established neighborhoods with most homes built prior to World War II. The mix of single-family homes, apartment buildings and multifamily residences, as well as duplexes and apartments over ground-level retail and dining establishments accommodates a variety of lifestyles³⁷. Recent new construction includes two (2), age fifty-five (55)-and-over communities.

- The map in *Maps* labeled “**Figure 4 Residential Dwelling Units**” depicts the different kinds of Residential Dwelling Units and the location of the Units in Haledon, NJ.

The median property value in Haledon, NJ is \$264,100, and the homeownership rate is 47.7%³⁸. The Borough of Haledon has a total of 2,722 apartments and homes. The average cost of rent is \$2,173 per month.

A. **Household Demographics**

a. **Average family household size:**

- Average Family Size: 3.49
- Average Household Size: 3.05
- Unmarried (Opposite Sex): 5.2%

³⁴ https://en.wikipedia.org/wiki/Haledon,_New_Jersey

³⁵ <https://www.movoto.com/demographics/nj/07508/>

³⁶ Figure 8: Haledon Households from: <https://worldpopulationreview.com/us-cities/haledon-nj-population>

³⁷ https://www.nj.com/towntours/2017/12/haledon_borough_is_rich_with_h.html

³⁸ <https://datausa.io/profile/geo/haledon-nj#about>

- Unmarried (Same Sex): 0%
- 45.8 % Own homes
- 54.2% Rent homes
- Only 2.4% of homes in Haledon are considered vacant.

b. The average age of homes in Haledon are:

- 1939 or older: 20.1%
- 1940-1969: 50.8%
- 1970-1999: 23.7%
- 2000 or Newer: 5.3%

c. Types of homes:

- Single family: 33.3%
- Townhomes: 2.1%
- Small Apartment Buildings: 52.4%
- Apartment Complexes: 12.2%

d. Home Size:

- No Bedroom: 2.3%
- One Bedroom: 17.0%
- Two Bedrooms: 36.3%
- Three Bedrooms: 32.1%
- Four Bedrooms: 11.2%
- Five or more bedrooms: 1.1%

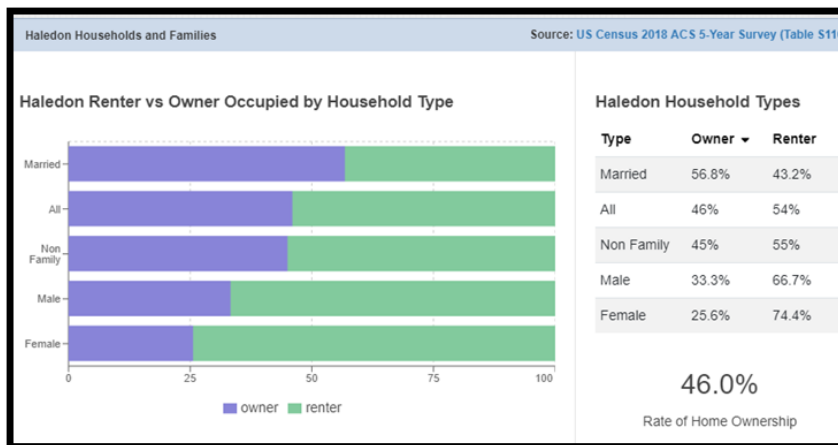


Figure 8: Haledon Households

e. **Senior Citizen Demographic**³⁹

Nursing home care costs in New Jersey range from about \$159 up to \$401 per day, with a median cost running approximately \$300. Per month, cost averages roughly \$9,000 and ranges between \$4,770 and \$12,030. Yearly, the median cost is about \$109,500, which is higher than the national average of \$77,380.

The cost of nursing home care in Haledon, NJ generally ranges from around \$263 per day all the way up to \$449 per day. The median cost is around \$377 per day, or about \$137,616 annually.

f. **Low Income/Affordable Housing in Haledon, NJ statistics**

Average affordable monthly apartment cost in Haledon:	\$533.00
State of New Jersey Income:	\$104,200
State of New Jersey Median Metropolitan Income:	\$91,200
State of New Jersey Median Non-Metropolitan Income	\$55,200

B. Property Tax Issue

The State of New Jersey has the highest property taxes in the country. The tax is not based on income or ability to pay the annual tax, but based on the value of the property, both residential and commercial.

C. Aging Communities

Haledon's aging neighborhoods mean that investments in properties must be continually made to avoid deteriorating conditions, which will ultimately spread resulting in declining property values.

³⁹ <https://www.senioradvice.com/nursing-homes/haledon-nj>

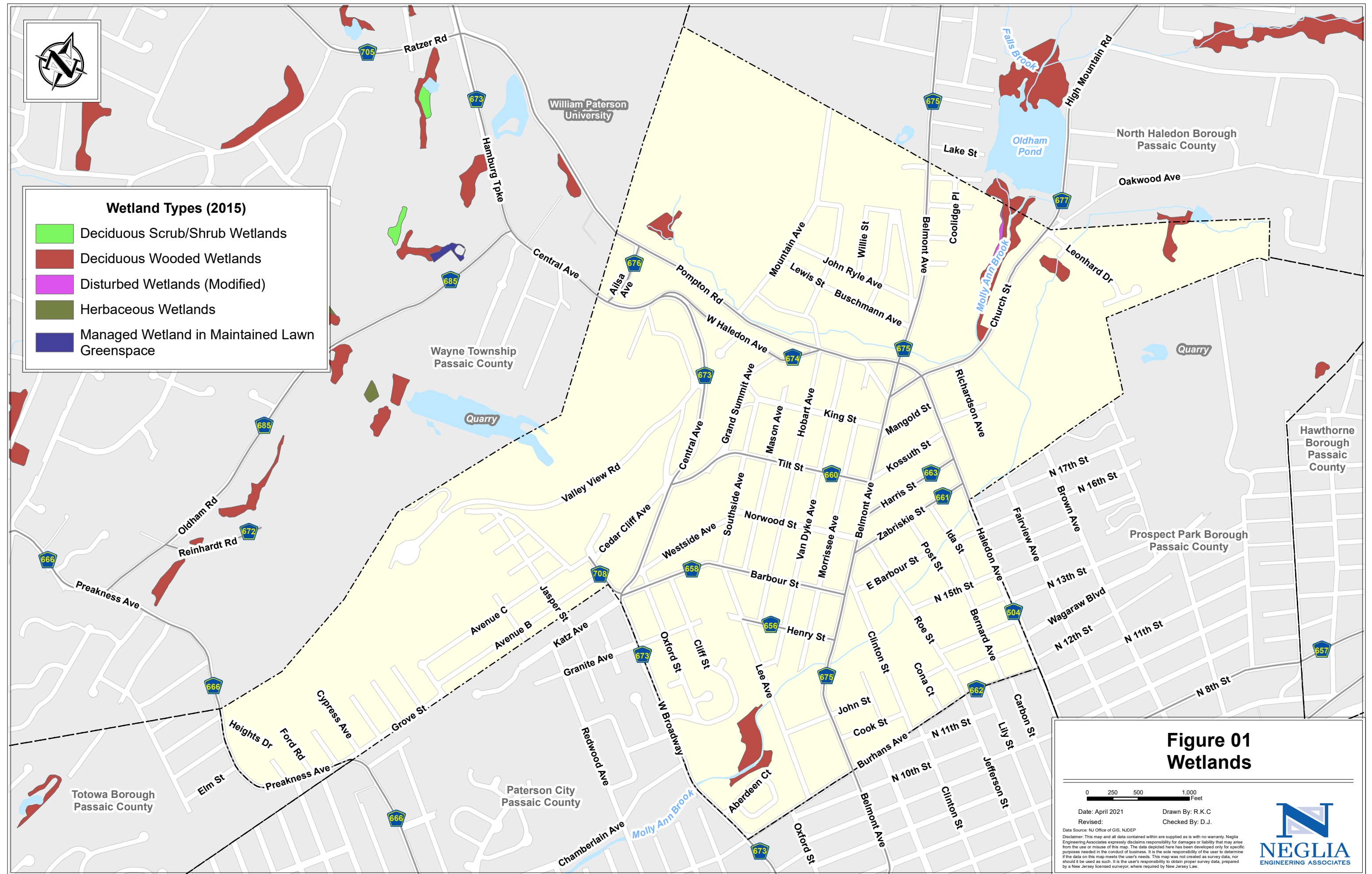
⁴⁰Table 11 Low Income / Affordable Housing in Haledon, NJ <https://www.lowincomehousing.us/NJ/haledon.html>

MAPS



Wetland Types (2015)

- Deciduous Scrub/Shrub Wetlands
- Deciduous Wooded Wetlands
- Disturbed Wetlands (Modified)
- Herbaceous Wetlands
- Managed Wetland in Maintained Lawn Greenspace

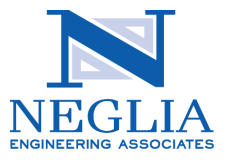


**Figure 01
Wetlands**





0 250 500 1,000 Feet

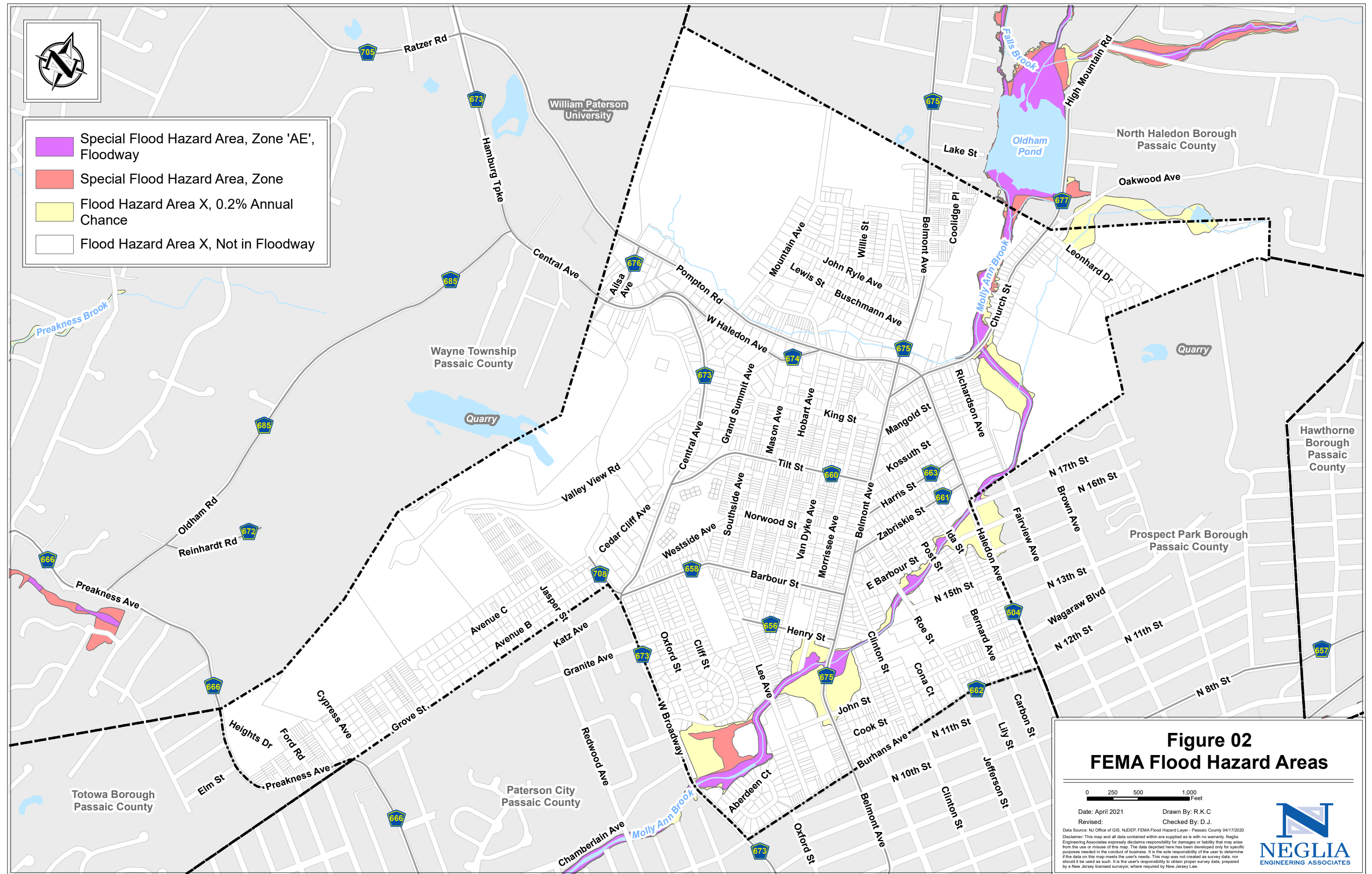
Date: April 2021 Drawn By: R.K.C
 Revised: Checked By: D.J.

Data Source: NJ Office of GIS, NJDEP
 Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Engineering Associates expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.





-  Special Flood Hazard Area, Zone 'AE', Floodway
-  Special Flood Hazard Area, Zone
-  Flood Hazard Area X, 0.2% Annual Chance
-  Flood Hazard Area X, Not in Floodway




**Figure 02
FEMA Flood Hazard Areas**

0 250 500 1,000 Feet

Date: April 2021 Drawn By: R.K.C.
Revised: Checked By: D.J.

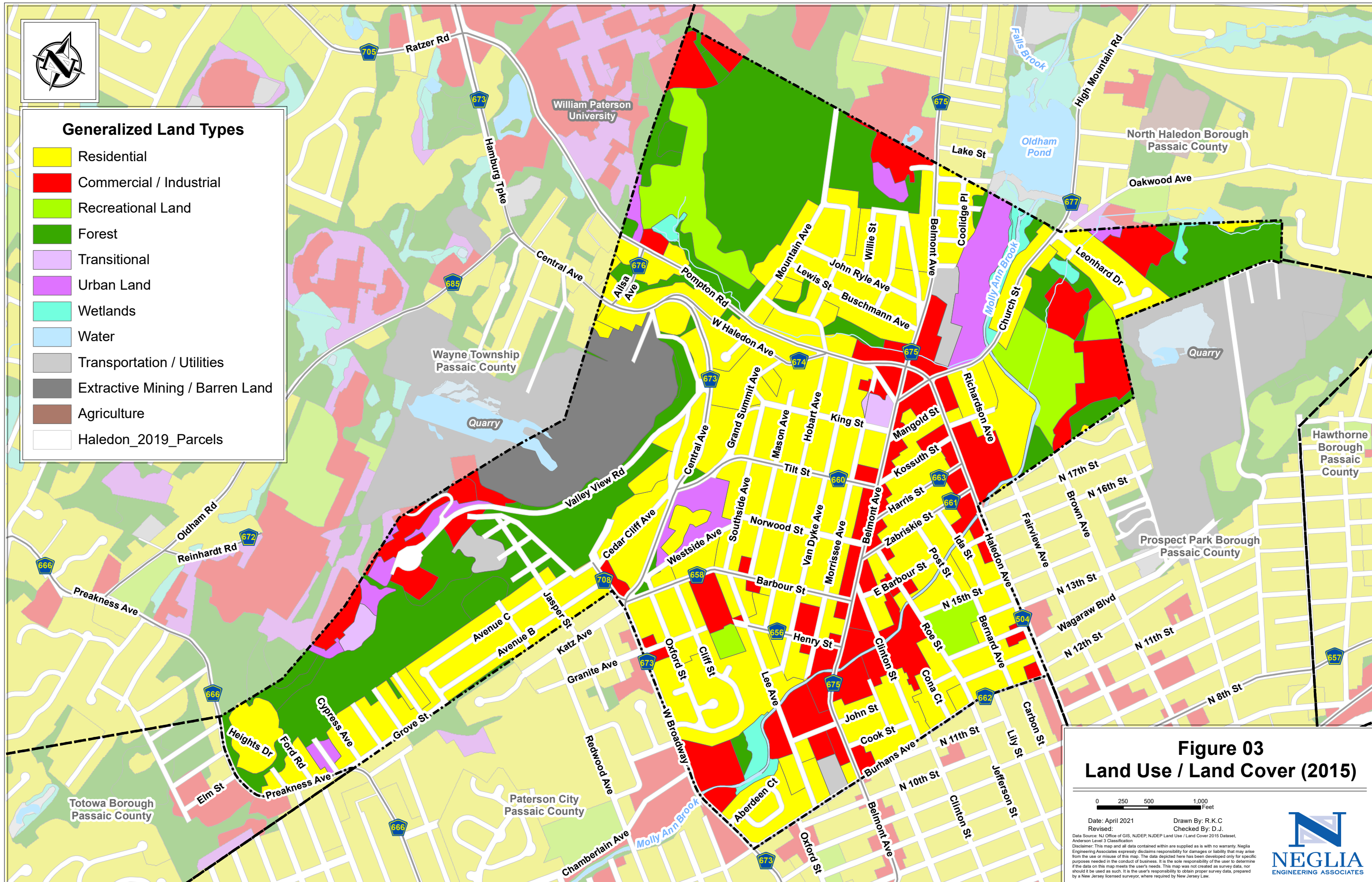
Data Source: NJ Office of GIS, NJDEP, FEMA Flood Hazard Layer - Passaic County 04/17/2020
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Generalized Land Types

- Residential
- Commercial / Industrial
- Recreational Land
- Forest
- Transitional
- Urban Land
- Wetlands
- Water
- Transportation / Utilities
- Extractive Mining / Barren Land
- Agriculture
- Haledon_2019_Parcels

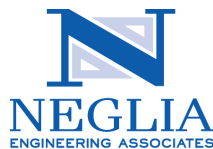


**Figure 03
Land Use / Land Cover (2015)**

0 250 500 1,000 Feet

Date: April 2021 Drawn By: R.K.C.
 Revised: Checked By: D.J.

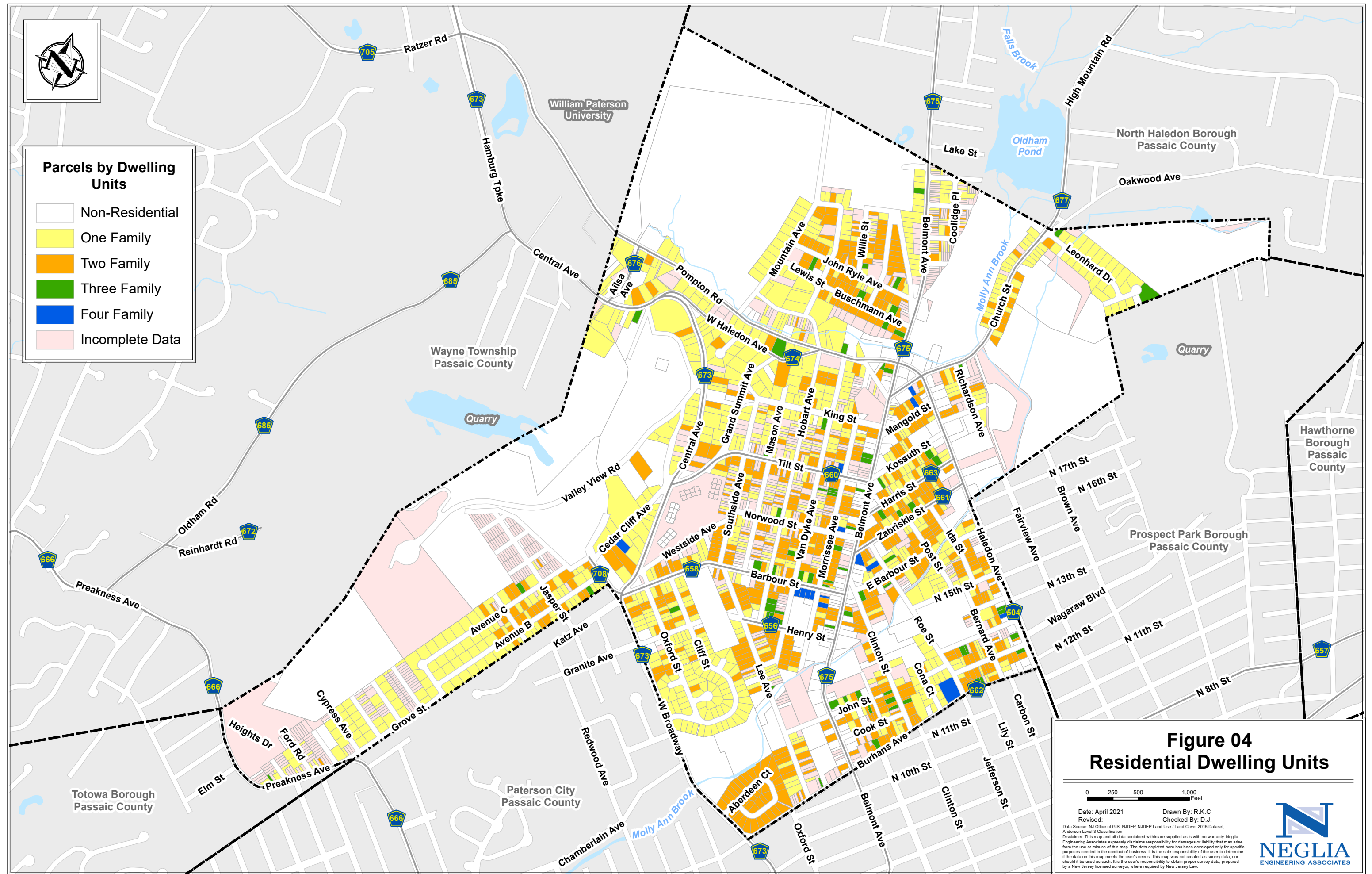
Data Source: NJ Office of GIS, NJDEP, NJDEP Land Use / Land Cover 2015 Dataset, Anderson Level 3 Classification
 Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Engineering Associates expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.





Parcels by Dwelling Units

- Non-Residential
- One Family
- Two Family
- Three Family
- Four Family
- Incomplete Data

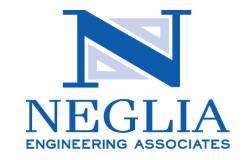


**Figure 04
Residential Dwelling Units**

0 250 500 1,000 Feet

Date: April 2021
 Revised:
 Data Source: NJ Office of GIS, NJDEP, NJDEP Land Use / Land Cover 2015 Dataset, Anderson Level 3 Classification
 Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Engineering Associates expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

Drawn By: R.K.C.
 Checked By: D.J.





Legend

Passaic County Roads within Borough of Haledon

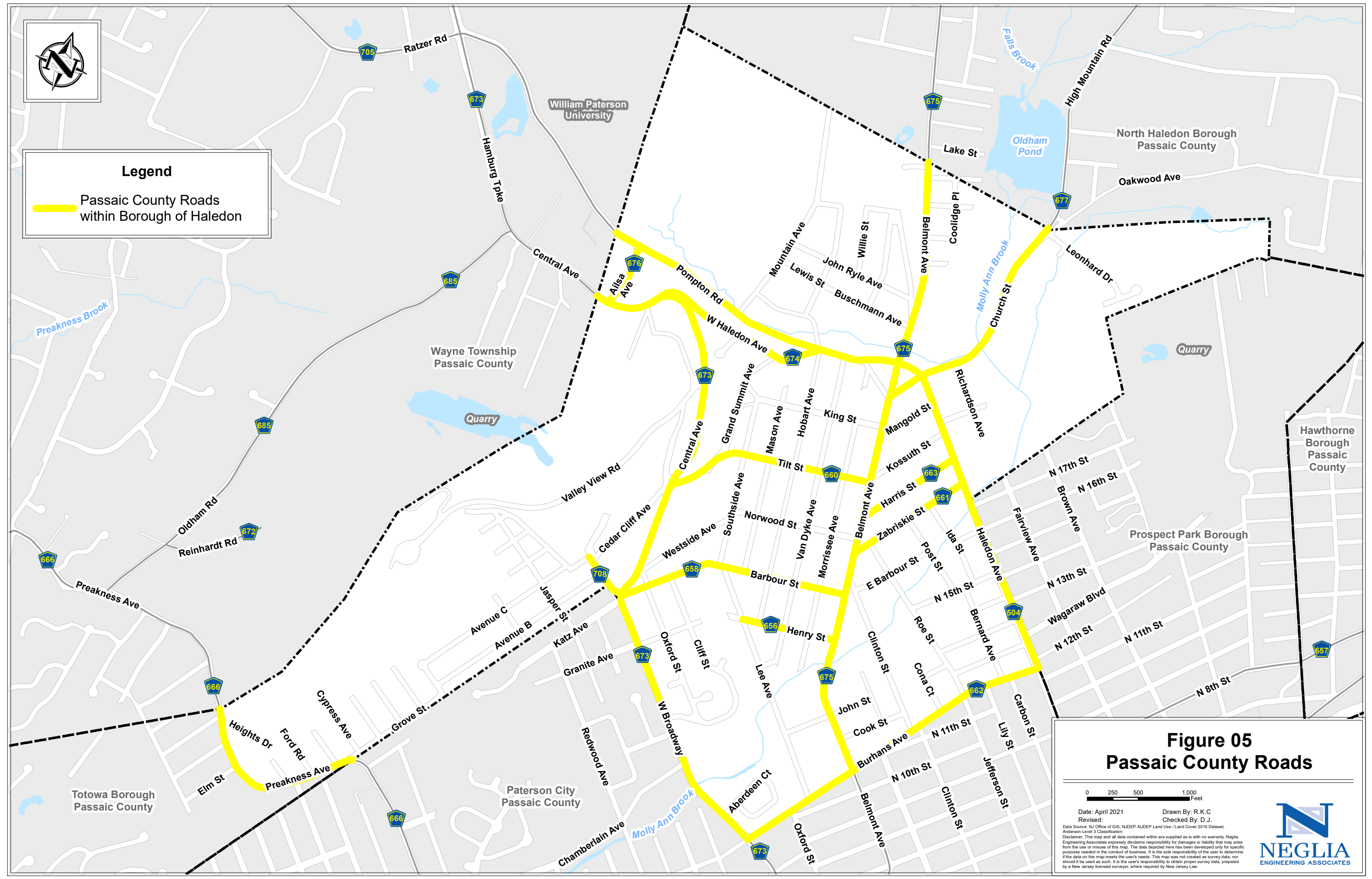


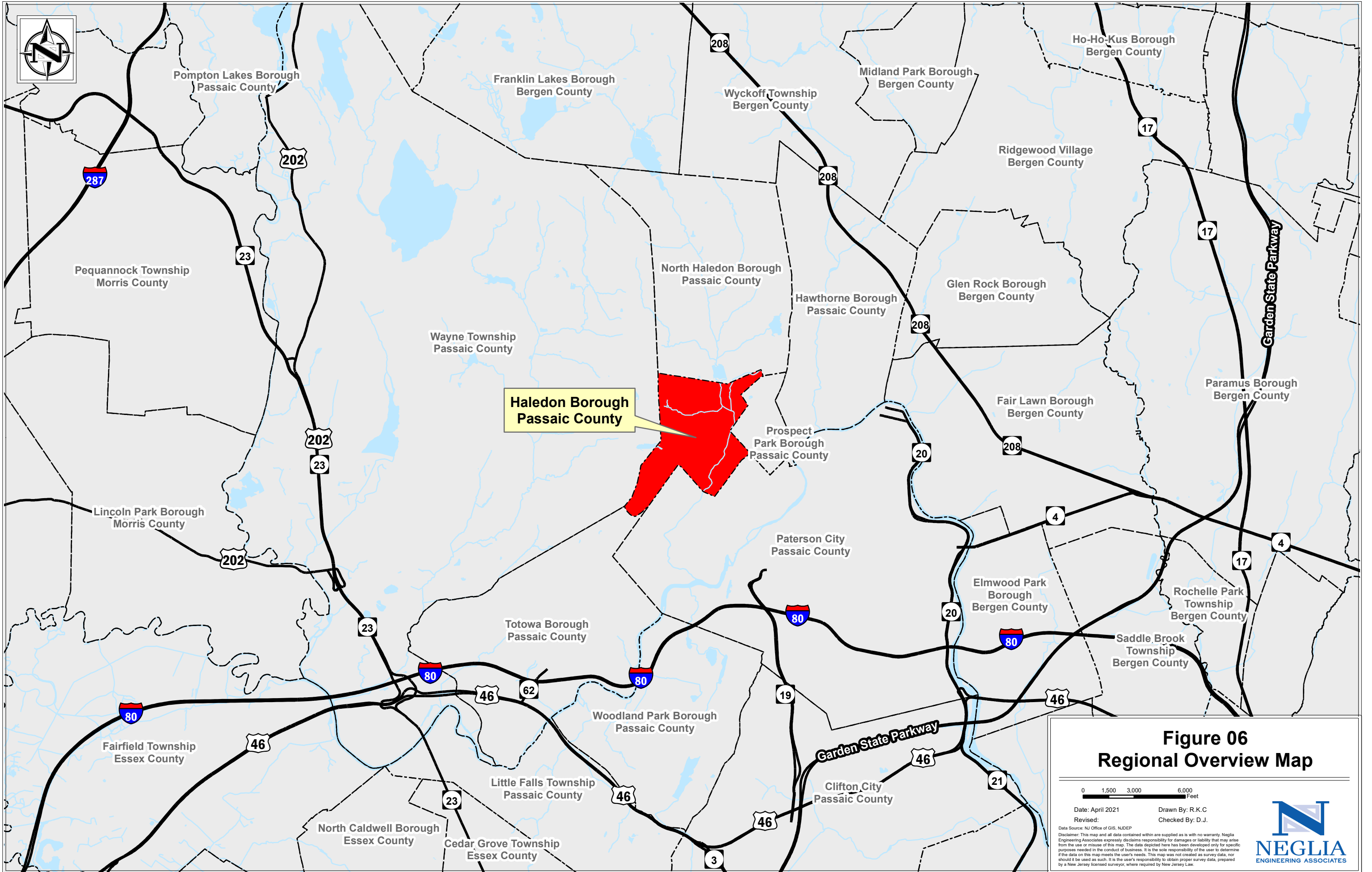
Figure 05
Passaic County Roads

0 250 500 1,000 Feet

Date: April 2021
 Revised:
 Data Source: NJ Office of GIS, NJDEP Land Use / Land Cover 2015 Dataset, Anderson Level 3 Classification
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Drawn By: R.K.C.
 Checked By: D.J.



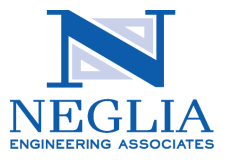


**Figure 06
Regional Overview Map**

0 1,500 3,000 6,000
Feet

Date: April 2021 Drawn By: R.K.C.
Revised: Checked By: D.J.

Data Source: NJ Office of GIS, NJDEP
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Engineering Associates expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.



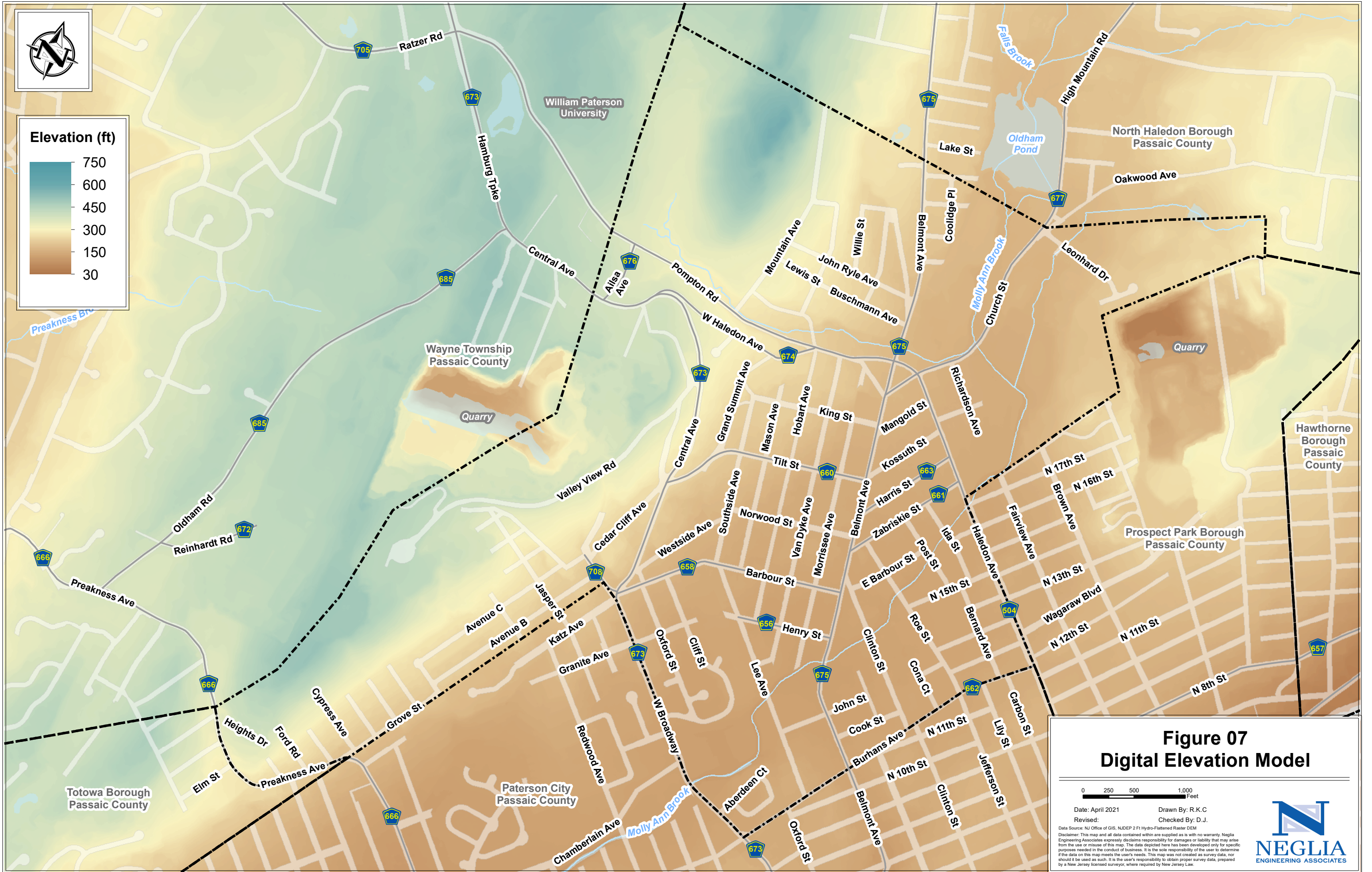
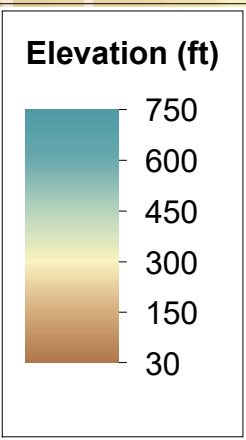
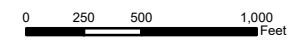


Figure 07
Digital Elevation Model



Date: April 2021
Revised:

Drawn By: R.K.C.
Checked By: D.J.

Data Source: NJ Office of GIS, NJDEP 2 Ft Hydro-Flattened Raster DEM
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Legend

- AAA - Residence Zone
- AA - Residence Zone
- AA-1 - Residence Zone
- A - Residence Zone
- B - Residence Zone
- TH - Townhouse Zone
- C - Business Zone
- NC - Neighborhood Business Zone
- D - Industrial Zone
- E - Research and Development Zone
- IS - Institutional Services Zone
- P - Public Zone
- TC-1 - Town Center 1

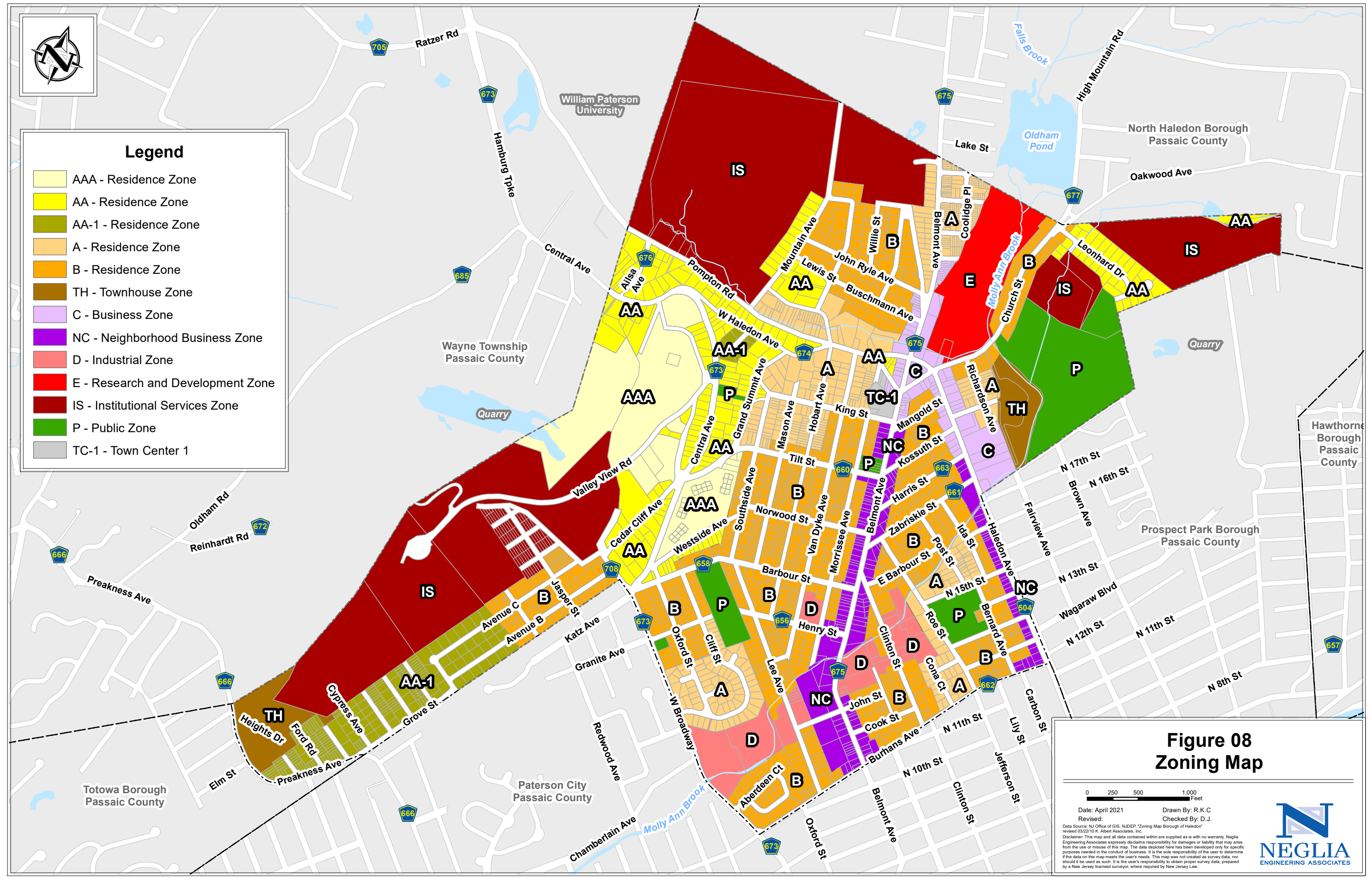
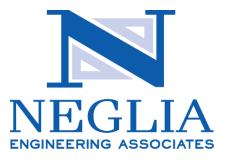


Figure 08 Zoning Map

0 250 500 1,000
Feet










Date: April 2021
Revised:
Data Source: NJ Office of GIS, NJDEP, "Zoning Map Borough of Haledon"
revised 03/22/10, Albert Associates, Inc.
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Engineering Associates expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.

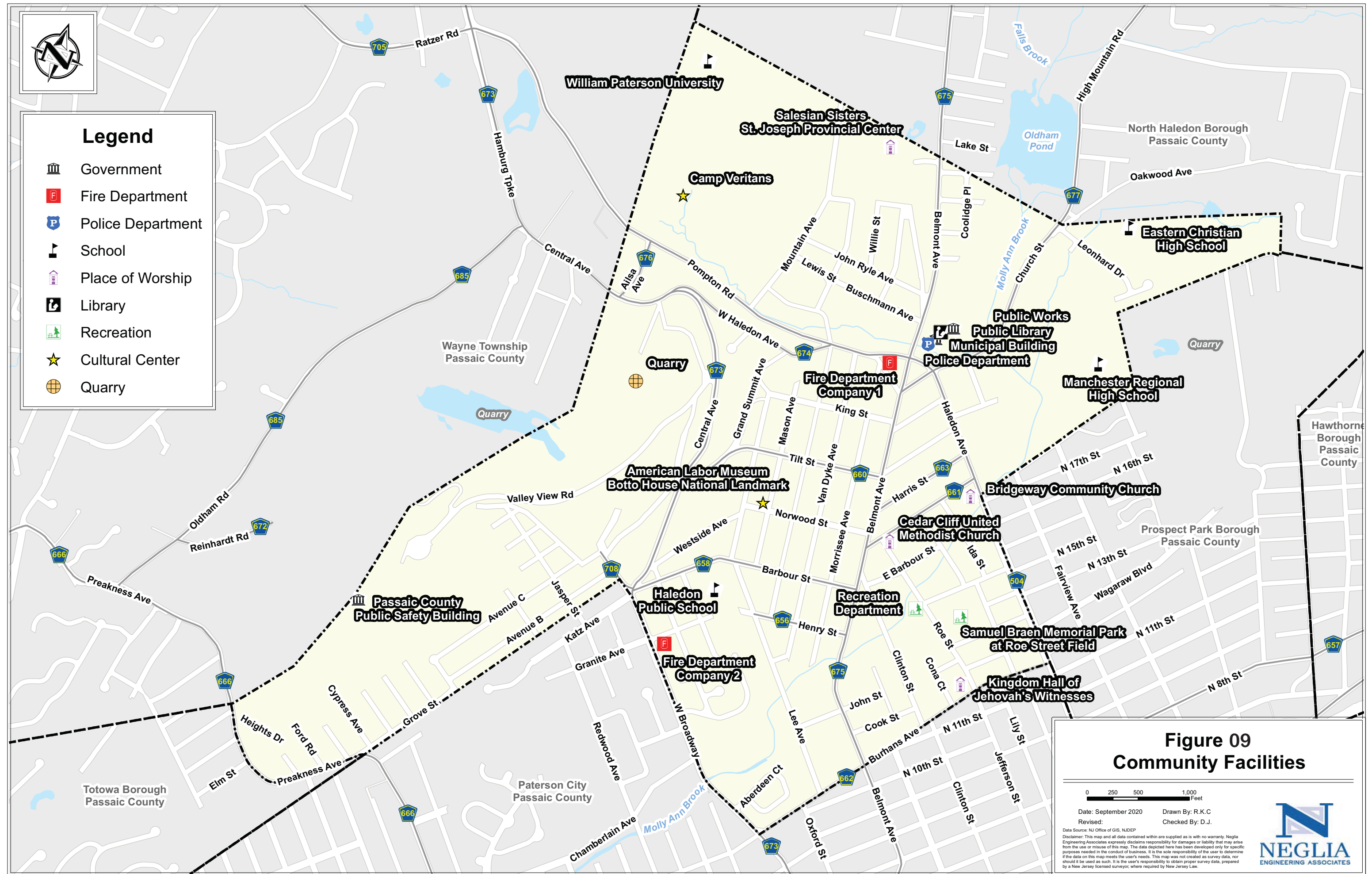
Drawn By: R.K.C
Checked By: D.J.





Legend

-  Government
-  Fire Department
-  Police Department
-  School
-  Place of Worship
-  Library
-  Recreation
-  Cultural Center
-  Quarry



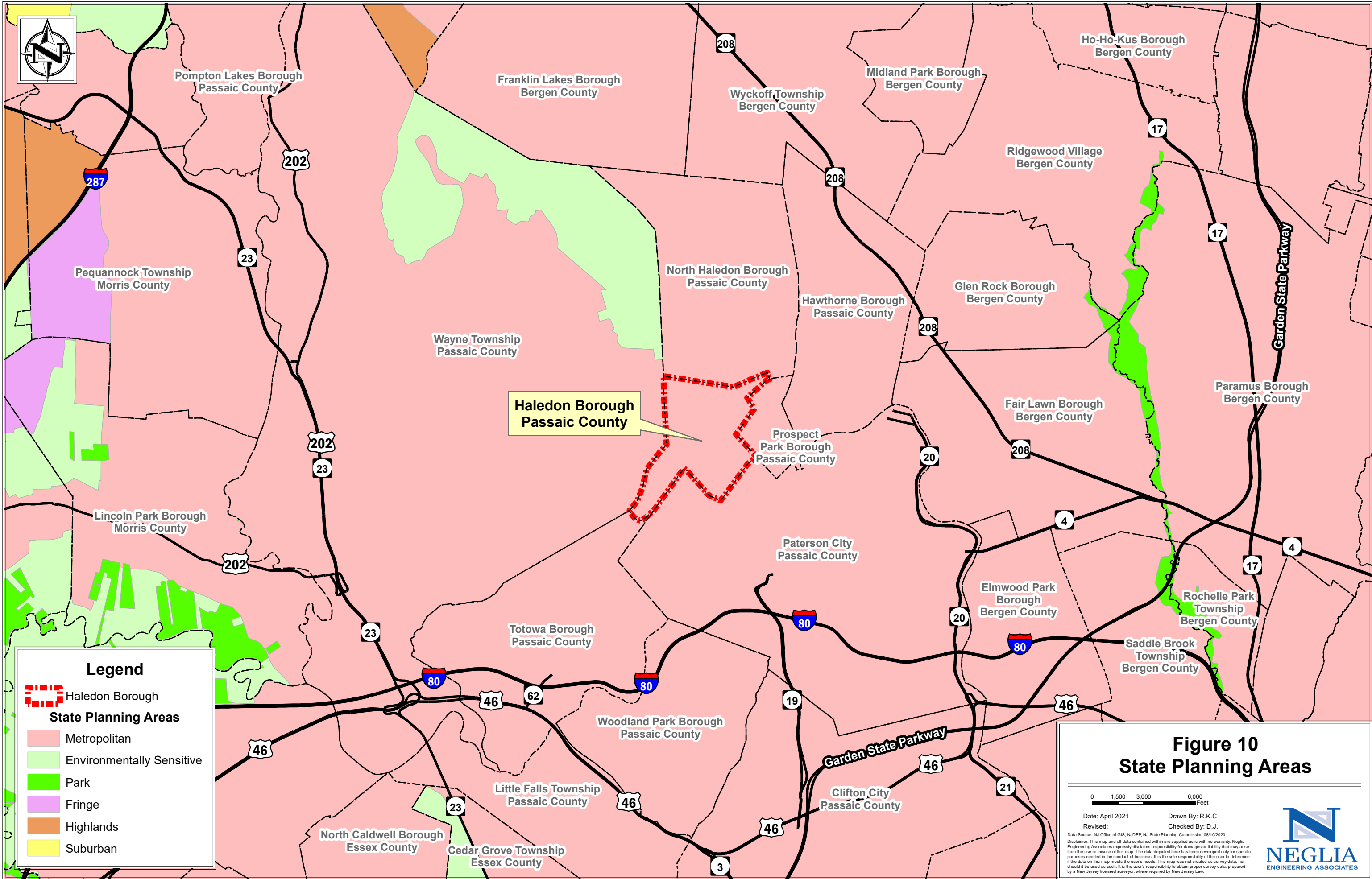
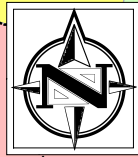
**Figure 09
Community Facilities**

0 250 500 1,000 Feet

Date: September 2020 Drawn By: R.K.C
Revised: Checked By: D.J.

Data Source: NJ Office of GIS, NJDEP
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Legend

- Haledon Borough
- State Planning Areas**
- Metropolitan
- Environmentally Sensitive
- Park
- Fringe
- Highlands
- Suburban

**Figure 10
State Planning Areas**

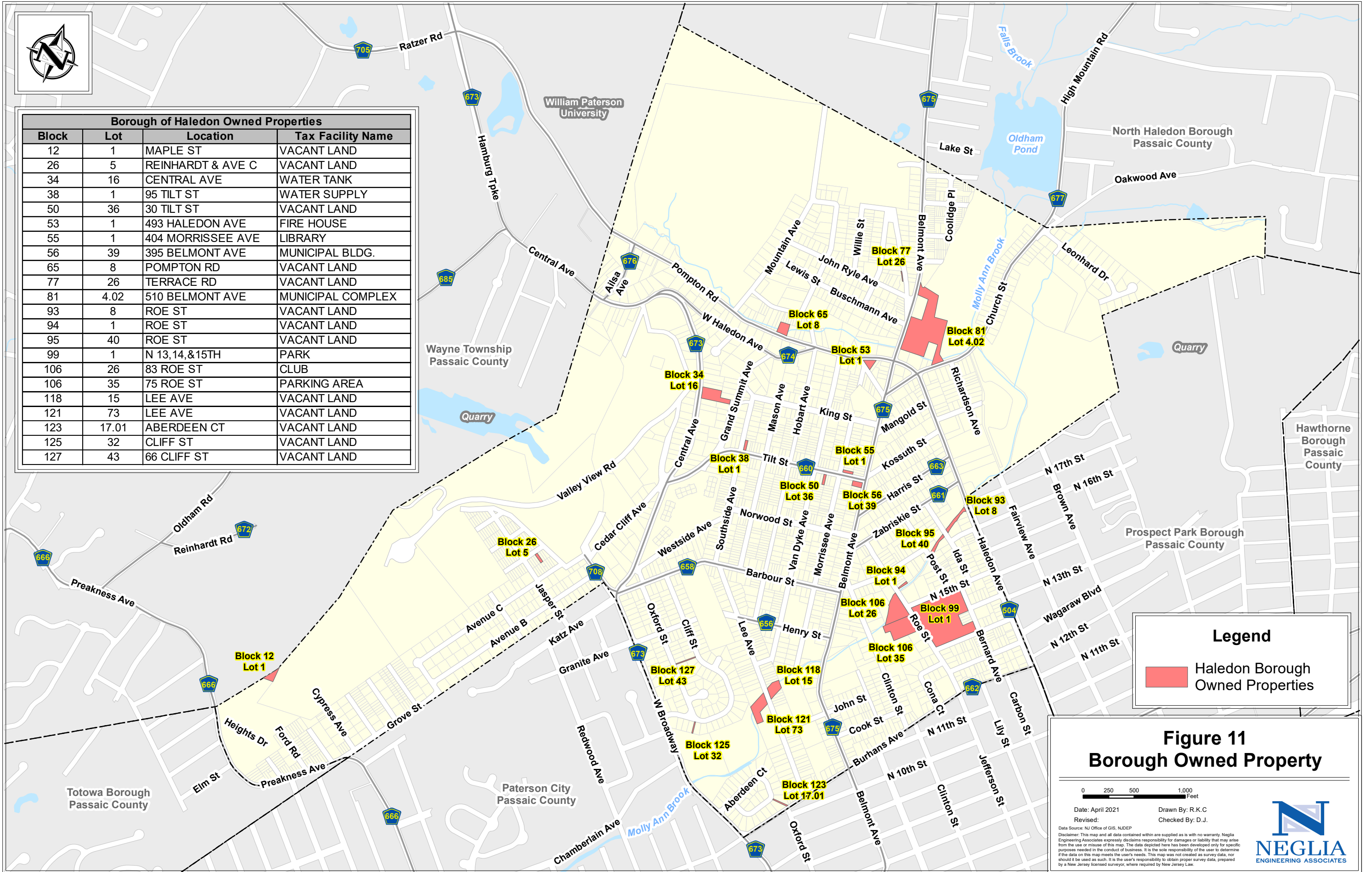
0 1,500 3,000 6,000
Feet

Date: April 2021 Drawn By: R.K.C
 Revised: Checked By: D.J.

Data Source: NJ Office of GIS, NJDEP, NJ State Planning Commission 08/10/2020
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Borough of Haledon Owned Properties			
Block	Lot	Location	Tax Facility Name
12	1	MAPLE ST	VACANT LAND
26	5	REINHARDT & AVE C	VACANT LAND
34	16	CENTRAL AVE	WATER TANK
38	1	95 TILT ST	WATER SUPPLY
50	36	30 TILT ST	VACANT LAND
53	1	493 HALEDON AVE	FIRE HOUSE
55	1	404 MORRISSEE AVE	LIBRARY
56	39	395 BELMONT AVE	MUNICIPAL BLDG.
65	8	POMPTON RD	VACANT LAND
77	26	TERRACE RD	VACANT LAND
81	4.02	510 BELMONT AVE	MUNICIPAL COMPLEX
93	8	ROE ST	VACANT LAND
94	1	ROE ST	VACANT LAND
95	40	ROE ST	VACANT LAND
99	1	N 13,14,&15TH	PARK
106	26	83 ROE ST	CLUB
106	35	75 ROE ST	PARKING AREA
118	15	LEE AVE	VACANT LAND
121	73	LEE AVE	VACANT LAND
123	17.01	ABERDEEN CT	VACANT LAND
125	32	CLIFF ST	VACANT LAND
127	43	66 CLIFF ST	VACANT LAND



Legend

Haledon Borough Owned Properties

Figure 11
Borough Owned Property

0 250 500 1,000 Feet

Date: April 2021 Drawn By: R.K.C
 Revised: Checked By: D.J.

Data Source: NJ Office of GIS, NJDEP
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