MASTER PLAN UPDATE AND BACKGROUND STUDIES

Borough of Mountainside
Union County, New Jersey

Adopted by the Mountainside Planning Board on January 11, 1989
Housing Element Adopted June 23, 1988

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MASTER PLAN BACKGROUND REPORTS

Borough of Mountainside
Union County, New Jersey

1988

INTRODUCTION

The Mountainside Planning Board last adopted a Master Plan in November, 1978. In accordance with statutory guidelines, a reexamination report was prepared in early 1983 in order to assist the Board in determining whether there was a need to update the Master Plan. This document, which contains both background reports and the Master Plan elements, provides the first comprehensive update of the borough's Master Plan since 1978.

One of the main roles of a Master Plan is to provide a foundation for zoning, although other important planning elements address housing needs, traffic circulation, community facilities and recycling.

Within the background studies section of the Master Plan, studies are presented on regional considerations, existing land use, traffic circulation, population and housing, senior citizen housing, and community facilities.

REGIONAL ANALYSIS

As a part of the update of either a Master Plan or land use regulations, the Municipal Land Use Law requires municipalities to consider the plans of the state, the county in which the community is located and the plans of adjoining municipalities. This report provides information on the plans at all three levels as they may affect planning decisions in the borough.

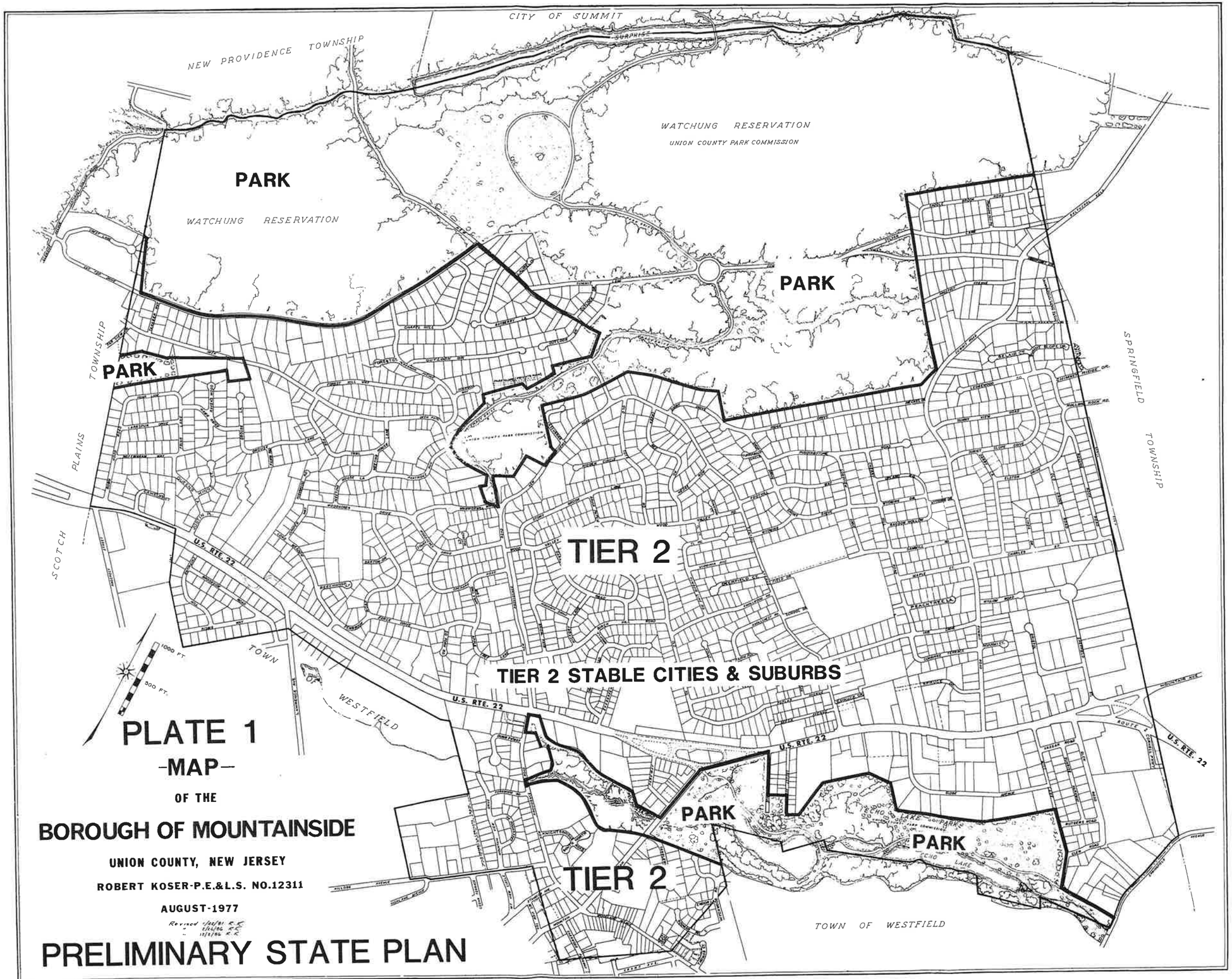
This information is presented as background findings, but later in this report conclusions are drawn about the relationship between the planning proposals of the borough and the plans of adjoining municipalities, the county and the state.

State of New Jersey

The State Development Guide Plan (SDGP), published in May, 1980, is the most recent recognized statement of growth and development policy released by the state. It is under review at the present time through a newly created State Planning Commission, and the new plan, now in circulation in "preliminary draft" form, is scheduled to enter a phase called "cross-acceptance" prior to its final adoption by the Commission. The new plan will be called the State Development and Redevelopment Plan.

The SDGP maps for Union County show the entire county to lie in the Growth Area. This designation is used not only for areas where growth could occur, but where there is existing development. In that sense, the term is misleading since it does not necessarily mean that there is room for additional growth in the community.

The significance of lying in the Growth Area, from the perspective of the state, is that the borough would be in a competitive position for the funding of state highway projects and projects which would require state approval, such as sewer projects.


CITY OF SUMMIT
NEW PROVIDENCE TOWNSHIP
WATCHUNG RESERVATION
UNION COUNTY PARK COMMISSION
PARK
WATCHUNG RESERVATION
PARK
PARK
SPRINGFIELD TOWNSHIP
SCOTCH PLAINS TOWNSHIP
TIER 2
U.S. RTE. 22
TOWN OF WESTFIELD
TIER 2 STABLE CITIES & SUBURBS
U.S. RTE. 22
U.S. RTE. 22
PARK
PARK
TIER 2
TOWN OF WESTFIELD
1000 FT.
500 FT.
PLATE 1
-MAP-
OF THE
BOROUGH OF MOUNTAINSIDE
UNION COUNTY, NEW JERSEY
ROBERT KOSER-P.E.&L.S. NO.12311
AUGUST-1977
PRELIMINARY STATE PLAN

12/88

from the borough by the Watchung Reservation. Plate 2 shows the zoning in adjoining municipalities.

Scotch Plains: The adjoining areas of Scotch Plains are all zoned for single family residential at lot sizes in the R-2 district of 13,500 square feet and in the R-3 at 6,000 square feet. Public use designations have been placed on the lands of the Union County Park Commission which lie both in Mountainside and Scotch Plains. The adjoining areas of Mountainside are zoned for 20,000 square feet in the R-1 district and 15,000 square feet in R-2. The zoning along the Scotch Plains and Mountainside border is compatible based on use and generally compatible based on lot size.

Westfield: Between Scotch Plains and Mountain Avenue, the adjoining residential areas in Westfield are zoned RS-100, which calls for a minimum lot size of 12,000 square feet, quite close to the 13,500 square foot zoning provision in Mountainside. A very small portion of the Westfield border touches an O-B zone on Route 22, but the orientation of uses in that zone in Mountainside is decidedly toward Route 22 and there is no fundamental incompatibility caused by this O-B relationship to the RS-100 district in Westfield. Another small area of incompatible zoning is on the northerly side of Mountain Avenue where the Central Jersey Bank & Trust Company is located. The zoning in Mountainside on that parcel is business while the remainder extending into Westfield is RS-100. However, the use of the parcel in Westfield and the presence of Mountain View Terrace provides an effective stopping point for the commercial use impact on the residential zoning in Westfield.

On the southeast side of Mountain Avenue, an RA-2 Garden Apartment district in Westfield adjoins a B district in Mountainside, with the garden apartment zoning designation serving as a transition area to single family zoning from the business district in Mountainside.

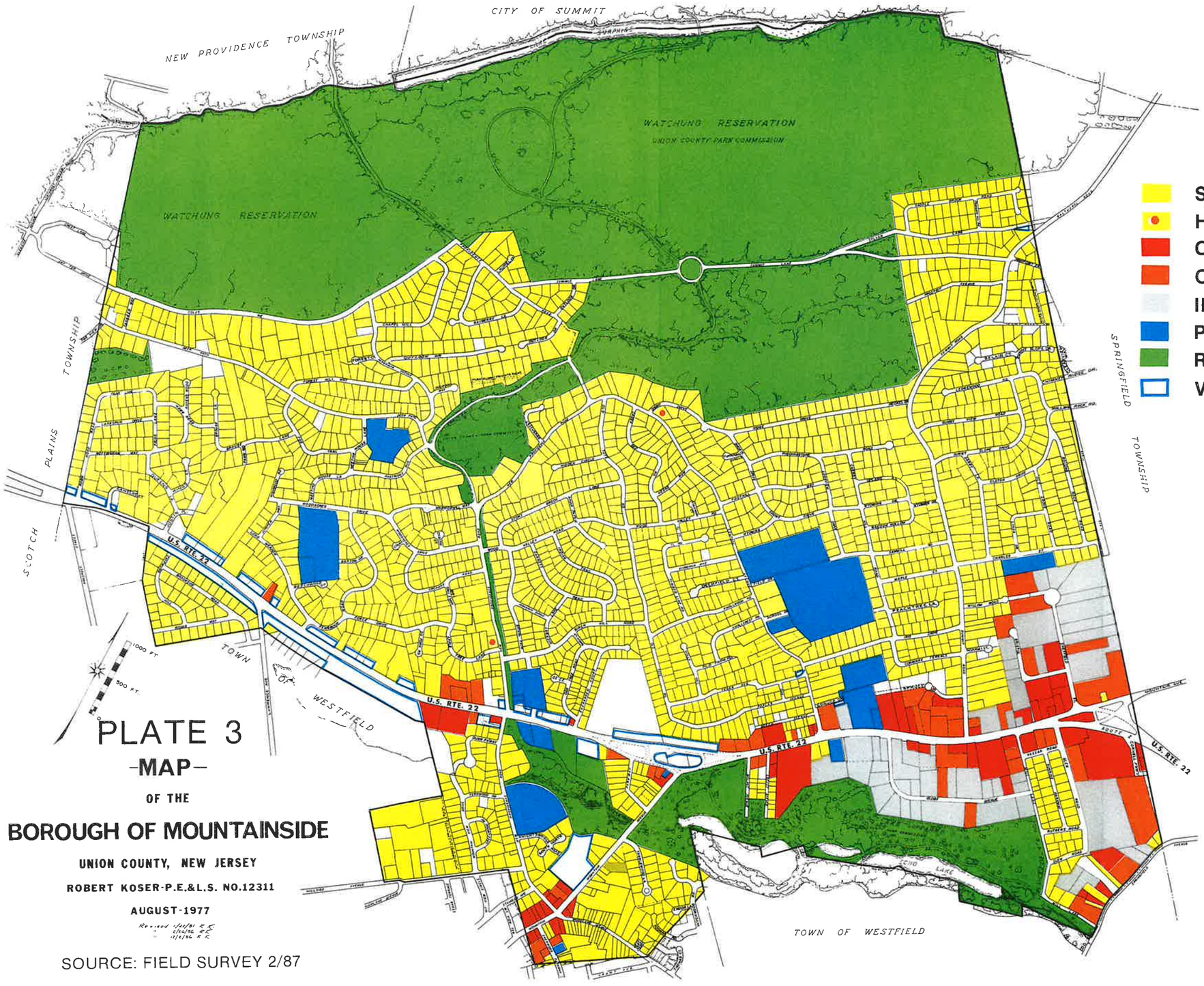
Proceeding along the remaining border area between the RA-2 district and Woodland Avenue, two small lot single family districts are found. The RS-50 district allows lot sizes of 6,000 square feet. The area west of Sherwood Parkway adjoins the business district in Mountainside while the area extending to Woodland Avenue is zoned R-2 in Mountainside, requiring 13,500 square feet. With the exception of the transition lot to the RS-50 on the westerly side of Sherwood Parkway, there is no basic incompatibility between the two municipalities in this area.

From Woodland Avenue to Springfield Avenue, Westfield calls for RS-100 and RS-150 zoning. The RS-100 area is somewhat limited and adjoins the R-2 district in Mountainside, providing for virtually the same lot size requirements. The RS-150 district calls for lots of 40,000 square feet, but it is all separated from Mountainside by Echo Lake Park.

The industrial district in Westfield along Springfield Avenue lies across from O-B and LI zoning in Mountainside, a compatible land use relationship.

Springfield: Starting at the Westfield border, Springfield has zoning for office use southeast of Route 22, which is compatible with both the zoning in Westfield and in Mountainside. Along Route 22, highway commercial zoning is provided, again compatible with the LI zoning in the borough.

North of the HC district, all of the adjoining zoning in Springfield is single family residential. This is compatible with the zoning in Mountainside except for the southerly end where there is LI zoning in the borough. However, there is no mix of LI and residential traffic in this area and the LI is well established. The impact on the residences in Springfield which adjoin the LI district is similar to the impact found on the westerly side



EXISTING LAND USE

- SINGLE FAMILY RESIDENTIAL
- HOME OCCUPATION
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- PUBLIC & QUASI PUBLIC
- RECREATION
- VACANT PUBLIC

PLATE 3

-MAP-

OF THE

BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E.&L.S. NO.12311

AUGUST-1977

Revised 1/26/81 R.K.
2/16/82 R.K.
12/6/82 R.K.

SOURCE: FIELD SURVEY 2/87

conducting future land use surveys to determine the extent of turnover in the commercial, office and industrial land use categories.

The extent of public and quasi-public land use was primarily determined from the tax records and verified in the field. A field survey alone is insufficient to determine, for example, that the state has extensive holdings along the Route 22 right-of-way.

The following sections discuss the land use pattern by use category and conclusions drawn in the last Master Plan are cited in order to provide a link with earlier findings.

Residential

The residential land use category in the borough consists almost entirely of detached single family dwellings. In 1977, the field survey noted two structures which housed two families. None were evident as two family dwellings in the 1987 survey. An interesting note is that the 1980 Census revealed a total of 14 two family dwellings and another 4 buildings containing three or four families, but none of these was evident from the windshield survey. By comparison, the 1970 Census showed six buildings with two housing units in them and another three buildings with three or four housing units.

The 1977 land use breakdown is shown along with the 1987 results in tabular form on Plate 4, and throughout this report references will be made to that table. In 1977, single family, two family and home occupation mixed uses accounted for 1,004 acres, or 38.1% of the land area of the borough. In 1987, the area increased to 1,035 acres, only two home occupation uses were found, and the land area occupied by residences accounted for 39.3% of the borough.

The changes in land developed in single family dwellings were all north of Route 22, with concentrations in the Belair Court and Sunny Slope Drive area in the northeasterly part of the borough as well as in the Justin Place, Queens Lane and Kings Court section off Route 22 in the southwesterly part of the borough.

The analysis of vacant land at the end of this report addresses the remaining development potential for residential uses.

Commercial

Commercial uses include retail, general business, restaurant and service uses, including banks. Offices are treated as a separate use category.

In 1977, the Master Plan noted that there were only two areas of commercial activity. One was located on Mountain Avenue near the Westfield line and the other was on Route 22 between Summit Road and Walnut Avenue. Additional commercial uses were noted along Route 22, and in total they accounted for 49 acres or about 1.9% of the land area. In 1987, commercial uses increased to a total of 58 acres, or 2.2% of the total land area. They are still located in essentially the same configuration as in 1977, with additions to the commercial supply located along Route 22 east of Summit Road and on Springfield Avenue.

Office

Office buildings were found in the greatest numbers in the Sheffield Street and Bristol Road employment centers in the easterly part of the borough. They represented 1.7% of the land area of the borough.

In 1987, the pattern of office development has not changed significantly, although there is an increase in the total amount of land devoted to offices. Part of that increase is related to

the change in use category for a parcel in the easterly part of the borough off Cornell Parkway which was shown as industrial in 1977 and office in 1987. This site is approximately six acres in area and, when considered along with the new office building on a three acre site on Route 22 west of New Providence Road, they account for most of the 10 acre difference in land area. Several other parcels showed changes to office use between land use surveys, but others changed from office to other uses, essentially balancing out in land area.

One observation made in the field survey is that some buildings which were formerly light industrial in use have been converted to office use. Since office use has a higher parking requirement than industrial use, the inadequacy of on-site parking supply was quite evident. Care should be taken in the review of conversions to office use to make certain that adequate parking exists to accommodate the new use.

Industrial

Industrial uses are concentrated in the easterly part of the borough both north and south of Route 22. In 1977, they made up 3.5% of the land area of the borough with a total of 92 acres. In 1987, the acreage declined to 85 acres, with the net loss due to conversions of buildings to either commercial or office use.

The location of the industrial uses, intermixed with office uses, fits in well with the overall development pattern of Mountainside. Most of the uses are served by internal streets which are isolated from residential areas. Some conflicts with residential uses can be seen along Mill Lane in the vicinity of Globe Avenue and care should be exercised to assure that the high quality of residential development in that area is not compromised by improper site development or uses which will negatively impact the residences. Similarly, Glen Road has exposure to industrial uses, but the residences have reverse frontage and face Sunrise Parkway, diminishing the potential impact from nonresidential uses.

Public and Quasi-Public

When compared with the 1977 land use information, there is little change in this use category, although the organization of information presented herein is somewhat different than in the 1977 study. Improved public and quasi-public lands, other than recreation lands, accounted for 73 acres in 1977 and 77 acres in 1987, with the difference accounted for in the nursing home which is under construction on Route 22. Land uses included in this category not only include obvious public uses such as the library, municipal building, schools, firehouses and the like, but churches, the hospital on New Providence Road, lodges, the Boy Scouts of America facility on Route 22, and the land owned by the water company on Charles Street.

Unimproved public land includes almost 6 acres owned by the borough on Mountain Avenue and an additional 28 acres owned by the state in strips along Route 22.

Recreation

Most of the land in the recreation category is owned by the Union County Park Commission. The only land not owned by the county and shown in that category is found near the municipal building where there is a three acre athletic field and another three acre site devoted to a swim club.

The county parklands have not changed in area since 1977 and account for 955 acres, or over one-third of the land area of Mountainside. Most of the county holdings are in passive recreation and serve as a regional resource.

In 1987, all of the above conclusions are still valid. The borough is even closer to full development than it was in 1977 with only 1.5% of the land area in private ownership and undeveloped. Only a few parcels are over an acre in size and the future development of those parcels is largely dictated by the character of surrounding development. The desirable characteristics of the borough are quite evident in driving through the community, with all areas of Mountainside exemplifying a pride in their homes and a concern for the attractiveness and stability of the borough.

TRAFFIC CIRCULATION

This report provides information on traffic circulation including a review of the conclusions drawn in the 1978 Master Plan, County road plans from their 1979 plan, road jurisdiction within the borough, road function, traffic accidents, and preliminary conclusions. As a part of the development of the updated Master Plan, this report is considered along with the other background reports in drawing conclusions on land use and zoning recommendations and the supporting traffic circulation improvements needed to respond to existing patterns and any changes in land use proposed as a part of the Plan.

1978 Master Plan

The 1978 Master Plan included a Street Plan which identified several categories of roadway. The major aspects of the Street Plan are shown on Plate 5. State and County arterials were identified together in a single category since the only State highway, Route 22, is easily understood to serve a much different function than the County roads and does not need a separate road designation. There were no proposals shown on the Street Plan to change the County road system in any way. County jurisdiction was continued on all the roads that were in the County system at that time.

Borough collector roads were identified, and a recommendation was included in the Plan to connect Woodacres Drive with Camelot Court. Based on construction which has occurred since 1978, this connection is no longer practical since there is an intervening development. However, a connection could be made between Woodacres Drive and Justin Court which would serve a similar function as the collector proposed in the 1978 Plan, and that is to provide another means of access to the regional road system for residents of the westerly part of the borough.

Another category of collector street shown is a Park Collector which only was applied to Tracy Drive in the Watchung Reservation.

Existing and proposed commercial service streets were identified. For the most part, the commercial service streets provide access to properties in the easterly part of the Route 22 corridor. Two recommendations for commercial service streets were shown on the Plan. Spruce Drive was proposed to be connected, but that is not possible because of the construction of a nursing home in the proposed right-of-way. The second proposal called for the construction of a separated service road 24 feet wide on the north side of Route 22 west of New Providence Road. This was proposed to service about 6 parcels to avoid problems associated with multiple direct access points to the highway. Some construction has taken place in that area without a service road but with a considerably widened pavement adjoining Route 22. This widened pavement area provides for acceleration and deceleration and does not appear to lend itself to future conversion to a physically separated parallel access road.

1979 County Road Plan

The County Road Plan identified existing County roads, proposed additions and deletions to the County road system, and further noted major municipal collectors. The Plan did not make any recommendations for new road alignments within the borough, but did suggest

STREET PLAN

1978

- **STATE OR COUNTY**
- **BOROUGH COLLECTOR**
  - **EXISTING**
  - **PROPOSED**
- **PARK COLLECTORS**
- **COMMERCIAL SERVICE**
  - **EXISTING**
  - **PROPOSED**

CITY OF SUMMIT

NEW PROVIDENCE TOWNSHIP

WATCHUNG RESERVATION

UNION COUNTY PARK COMMISSION

WATCHUNG RESERVATION

SPRINGFIELD TOWNSHIP

PLAINS TOWNSHIP

SCOTCH PLAINS

TOWN OF WESTFIELD

WESTFIELD

U.S. RTE. 22

ECHO LAKE

1000 FT.

500 FT.

PLATE 5

-MAP-

OF THE

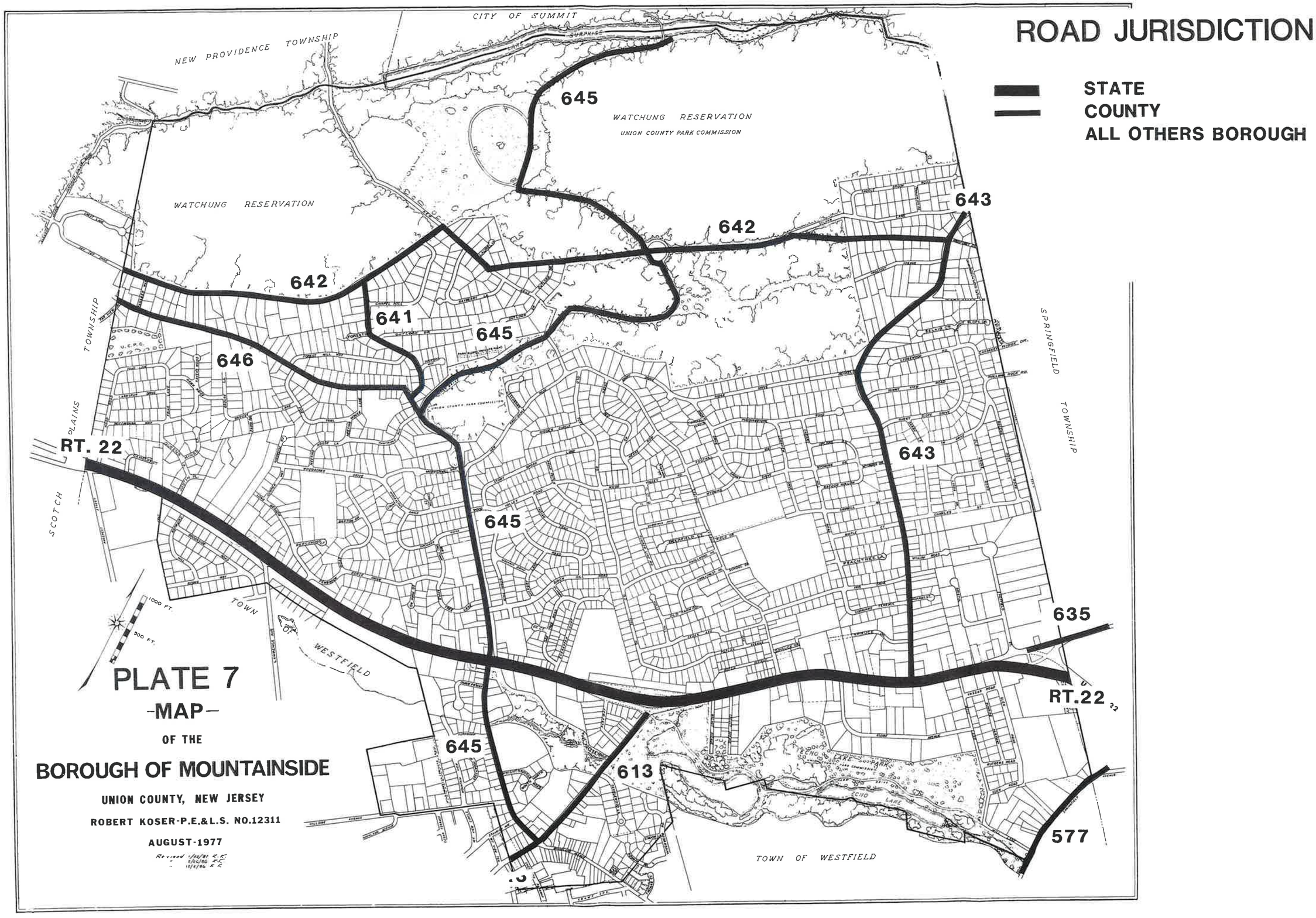
BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E.&L.S. NO.12311

AUGUST-1977

Revised 1/26/78 R.K.
" 3/31/78 R.K.
" 11/2/78 R.K.


ROAD JURISDICTION
STATE
COUNTY
ALL OTHERS BOROUGH
CITY OF SUMMIT
NEW PROVIDENCE TOWNSHIP
WATCHUNG RESERVATION
UNION COUNTY PARK COMMISSION
WATCHUNG RESERVATION
SCOTCH PLAINS TOWNSHIP
SPRINGFIELD TOWNSHIP
TOWN OF WESTFIELD
TOWN OF WESTFIELD
645
642
643
642
641
645
646
RT. 22
643
645
635
RT.22
645
613
577
1000 FT.
500 FT.
PLATE 7
-MAP-
OF THE
BOROUGH OF MOUNTAINSIDE
UNION COUNTY, NEW JERSEY
ROBERT KOSER-P.E.&L.S. NO.12311
AUGUST-1977

North of Route 22 and west of New Providence Road, collector road service to the neighborhood lying south of Deer Path is sparse. In the westerly part of this section of the borough, only Grouse Lane provides a local road connector to the easterly section of this neighborhood, and the connection is not direct forcing these residents to rely on Route 22 as the major access road. Woodacres Drive is the only road which appears to serve as an adequate collector for this neighborhood. This has served as the basis for the 1978 Master Plan recommendation for an extension of Woodacres Drive to the west to provide a more effective internal road system, helping to avoid the necessity to use Route 22 to travel within the borough. Also, the Beechwood School is served by Woodacres Drive, adding to the importance of providing an effective internal link to the westerly part of the borough through the extension of Woodacres Drive.

East of the County portion of New Providence Road and north of Route 22, the collector road system within the borough is more fully established. The major collector in this neighborhood is New Providence Road/Central Avenue. The other collectors shown all provide east-west links to the other major roads in the borough. Wood Valley Road joins New Providence Road with Central Avenue a few blocks south of where those two roads join. When viewed in the overall flow of traffic in the borough, Wood Valley Road along with Woodacres Road and Wyoming Drive provide a way for local traffic to reach the north-south arterials without having to rely on the use of Route 22. Iris Drive and Charles Street provide connecting links to Summit Road from Central Avenue and Springfield Township respectively.

Two other local roads may serve a collector function and could be mapped that way. Both lie between New Providence Road and Central Avenue. One is Old Tote Road/Poplar Avenue and the other is Birch Hill Road.

Traffic Accidents

Traffic accidents in the borough for the year 1985 are shown on Plate 9. Individual accident locations are shown with a dot and areas where five or more accidents occurred are shown with a circled number. This information is taken from accident records filed with the State Department of Transportation by the local police department.

With the high volume of traffic associated with Route 22, it is not unexpected that it has the majority of high accident locations in the borough. In fact, the only two locations with five or more accidents which are not on Route 22 are at Mountain Avenue and New Providence Road and at Mill Lane and Springfield Avenue.

The following paragraphs describe the high accident areas:

1. **New Providence Road and Route 22: 23 Accidents:** This is the highest accident location in the borough and lies at an intersection which is highly congested. This is the only full four-way intersection with Route 22 in the borough and it involves many turning movements. Major improvements are needed at this intersection in order to minimize congestion. The design solution will be generated by the State. It is important for the borough to closely monitor the recommendation of the State since it may impact the ability to provide emergency services if any of the turning movements or access points are compromised or eliminated. With police and first aid services located just south of the intersection and a fire house just to the north, it is important to retain full access to both Route 22 and New Providence Road at this location.

2. **Mountain Avenue and Route 22: 3 High Accident Locations:** If the accidents in this general area are aggregated to include not only the Mountain

CITY OF SUMMIT

NEW PROVIDENCE TOWNSHIP

WATCHUNG RESERVATION

UNION COUNTY PARK COMMISSION

WATCHUNG RESERVATION

SPRINGFIELD TOWNSHIP

SCOTCH PLAINS TOWNSHIP

TOWN OF WESTFIELD

TOWN OF WESTFIELD

U.S. RTE. 22

1000 FT.

500 FT.

PLATE 9

-MAP-

OF THE

BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E.&L.S. NO.12311

AUGUST-1977

Revised 1/31/81 R.K.
" 5/16/86 R.K.
" 12/3/86 R.K.

ACCIDENT LOCATIONS

1985

POPULATION, HOUSING AND ECONOMIC BASE

The purpose of this report is to provide background data on the population and housing characteristics of Mountainside as well as certain economic features. Since the adoption of the last Master Plan, a considerable amount of information has become available which can serve to improve the planning process by creating an understanding of the changes which are occurring in the local economy and in the population and housing stock.

Much of the analysis contained herein is based on the 1980 Census, and where more recent data are available through other sources, they are used and incorporated in the findings of this report.

The population study includes consideration of trends, population density, age group characteristics and trends, births, deaths, migration and household size.

Economic characteristics include household income, educational attainment, labor force characteristics, occupations and covered employment.

Housing includes a review of housing types, vacancies, trends, unit size and construction activity. Consideration is given to senior citizen housing in a separate background study prepared as an adjunct to the development of this Master Plan update.

A separate document has been prepared addressing low and moderate income housing issues. This is called a Housing Element and it is a part of the Master Plan. It has been the subject of a hearing by the Planning Board and has been adopted.

The references to a "region" on the various plates and throughout the text are related to a four county area which includes Union, Essex, Morris and Sussex Counties. This is the region defined by the New Jersey Council on Affordable Housing as the Northwest Region, one of six defined housing regions in the state. While it could be argued that a different region may make more sense for Mountainside, this report relies on the state's regional definition in order to provide consistency between this aspect of the Master Plan update and the Housing Element.

Population

General Characteristics: Plate 10 shows the general characteristics of the population of Mountainside and provides a comparison with the region and the state as a whole. Most of the rapid population growth in the borough took place during the 1950's when the population more than tripled from the beginning to the end of the decade. While continued active development was seen during the 1960's, it occurred at a much slower rate than during the 1950's. Since 1970, the population has actually declined to a point where the 1985 population, as estimated by the New Jersey Department of Labor, is lower than it was in both 1970 and 1980, declining by a total of 442 persons. This decline has occurred in spite of the issuance of building permits for a net gain of 129 units in the housing stock.

The percent changes in population shown for the period 1960-1980 indicate that the borough has grown at a slightly faster pace than the region over that time period, but that the state as a whole has grown at an even faster rate. From 1970 to 1980, both the region and the borough had a decline in population which the Department of Labor estimates has bottomed out in the region and has been relatively stable in the borough. Statewide, it is estimated that as much population growth occurred between 1980 and 1985 as took place during the entire decade of the 1970's.

The broad age group breakdown comparison provided on Plate 10 shows that the borough has a very high median age compared with the region and the state. In fact, the borough

has the second highest median age of all the municipalities in Union County, with the highest median age found in Springfield Township. The overall age group breakdown is not materially different in the borough when compared with the region and the state except for the population in the under 5 age group, which is only slightly more than half of the percentage found in the region and state. Later sections of this report will provide a detailed analysis of the age group composition and trends.

The population per square mile in Mountainside is somewhat higher than that of the region, which in turn is much higher than the statewide density. The median household size in the borough is also a little higher than the region and the state, a reflection of the predominantly single family housing stock in the borough.

Age Group Trends: Plates 11 looks at the number and percentage of the population in each age group from 1960 to 1980 in both the borough and the region. It allows for a direct comparison of the percentage of the population falling in each age group in each decennial census. Other age group analyses were presented in detail in the separate background study presented to the Planning Board as a background study in the development of this Master Plan update.

Plate 11 shows the composition of the population of Mountainside in 1960 to reflect the addition of many new home buyers during the 1950's. A large part of the population fell in the 35-44 age group, and correspondingly there was a high percentage of the population in the 5-14 age group, which would represent the age of children of the home buyers. The population aged 15-24 was much lower than the region, which is expected in a population of recent buyers of single family homes.

As the population aged to 1970, and as additional home buyers moved into Mountainside, the borough continued to show a high percentage in the 35-44 age group compared to the region, but more significantly it showed the aging of the homebuyers who bought in the 1950's as reflected in the very large percentage of the population falling in the 45-54 age group. Even in the 1980 Census, there is strong evidence of the continuing impact of those who bought in the 1950's, and this is reflected in the large population in the 55-64 age group, which had 17.2% of the borough population compared with only 10.7% in the region.

However, in 1980, the percentage of the borough population in the 35-44 age group approximated that of the region while the 45-54 age group was much higher than the region. Based on the single family nature of the housing stock, it is reasonable to assume that the rate of turnover in the housing stock will increase as the householders age to a point where single family detached housing is no longer the preferred housing choice. In the process of turning over, the single family housing which dominates the housing stock should attract established families rather than new home buyers, which means the heads of household will be primarily in the 35-44 age group with school-age children.

The largest age group in the region, as shown on Plate 11, is the group which was born during the baby boom years of 1955-1965, or those who fell in the 5-14 age group in 1970 and in the 15-24 age group in 1980. As this cohort ages, it will continue to impact the region not only based on the housing choices which must be made, but on the impact they have as they progress through the child-bearing years and then into older age groups.

A different type of analysis of age group trends shows the effect of births, deaths and migration on each of the age cohorts. An age cohort is simply that group of people who were born during a certain time period. It is interesting to note that in spite of an increasing median age and an increasing percentage of the population falling in the 55 & over age

group, it is this 55 & over age group that is showing a net out-migration. This is not unexpected because the nature of the housing stock is unlikely to attract older residents to the borough.

Among the adult age groups, only those falling in the 35-54 age cohort in 1980 showed a net in-migration to the borough. All other adult age groups showed a net out-migration. The younger age groups also showed a net in-migration, paralleling the net in-migration in the age group which would include their parents. In spite of this net in-migration among the school-age children, there has been a significant decline in the total number of school-age children in the borough amounting to a 31% drop from 1970 to 1980. That large decline is the result of low birth rates in the borough and the region which more than offset the rate of in-migration in those age groups to the borough.

From 1970 to 1980, deaths in the borough exceeded births, and of the overall 1970-80 population loss of 402 persons, one-fourth of that loss was attributable to the excess of deaths over births while the remainder of the loss was due to net out-migration. The overall decline in household size shows the percentage of large families declining considerably from 1970 to 1980 and the number of 1 & 2 person households increasing from about one-third of the households to almost one-half of the households. During the 1970's, the household count increased by 190 at the same time that the population declined by 402 persons, indicating that the rate of addition of new housing was not able to offset the natural decline in the population resulting from the excess of deaths over births as well as net out-migration.

The largest absolute out-migration in the borough is in the age group of 15-24, and within that group most of the out-migration is in the years from 18 to 24. This is a result of children aging and leaving home for college or employment. The Census reflects college students as residents of the community in which they live while attending college. For commuters, they would continue to be considered residents of the same municipality as their parents, but for those living in dormitories or other living facilities away from their parents' homes, they would be considered residents of that locality. As an example, children attending Rutgers University and living in a dormitory in Piscataway Township as of the date of the 1980 Census would be considered residents of Piscataway. The impact of this "out-migration" of the young adults is significant. If this age group is discounted from the overall trend picture, there would be a net in-migration to the borough of 201 persons from 1970 to 1980.

In the background report, births were numerically related to the number of women estimated to fall in the child-bearing years of 15-44. Obviously, this is a wide range of ages and births are not expected to occur at the same rate for all women in this age group. Since the age group breakdown in Mountainside shows relatively low percentages in the under 35 age groups, the birth rate can be expected to be quite low when compared with regional experience. In the borough, the number of births generally declined during the first half of the 1970's and has varied from a low of 40 births in 1984 to a high of 54 births in 1983. Correspondingly, the rate of births per 1,000 females aged 15-44 has averaged less than 35 per year over the 15 years studied in the background report. By comparison, the region has had rates averaging 55 per 1,000 in recent years, down from over 65 per 1,000 in the early 1970's.

It is reasonable to expect that, at least in the immediate future, Mountainside will continue to attract home buyers in an older age group because of the quality and price of homes in the community. These established families moving into the borough would generally be beyond child-bearing years and the lower birth rates shown could reasonably be expected to continue. For school enrollment projections, however, the rate of turnover in the

1980 while in Mountainside there were only 57, down from 91 per 100 in 1970 in the borough.

The ratio of one and two person households in the region was somewhat higher than the borough's in 1980, but interestingly, the borough had a slightly lower percentage of households with 5 or more persons than the region, in spite of a housing stock which is comprised almost entirely of single family detached units.

Based on the state's estimates of the population of the region, 1980 saw an increase in the rate of out-migration from the region as compared with the 1970's, but since that time out-migration has lessened to the point where there is an actual increase in population in the region since 1981. The excess of births over deaths continues in the region, and in recent years that excess has been high enough to offset the net out-migration occurring.

Educational Attainment: The population aged 25 and over is profiled on Plate 12 for the borough and the region as it relates to the levels of education attained by the population. Both the region and the borough reflect the general trends found throughout the state of higher levels of education. There has been a diminishment in the population which has less than a high school education. This is largely attributable to the out-migration and deaths among the older residents since the lower educational levels are more common among older people.

Mountainside has had a higher proportion of both high school and college level education than the region over the years. However, the region shows substantial gains in educational levels with the number of high school graduates increasing by 29% while the population 25 and over increased by only 4%. The borough showed a higher net gain in the population 25 and over of 7%, but its most dramatic increase was a gain of almost one-fourth in the number of college graduates residing in the community. The regional gain in college graduates was over fifty percent.

Economic Base

Household Income: While educational attainment is an indicator of population characteristics within the borough, it naturally leads into some factors which relate to the strength of the economic base in the community as represented by its labor force characteristics.

As one would expect, Mountainside has an income which is significantly higher than that of the region. While the figures used to reach that conclusion are from the most recently available household income data as published in the Census, it is reasonable to conclude that the same general comparison between municipal and regional figures would hold at present.

To highlight the differences in income between Mountainside and the region in 1979, over 42% of the households had incomes over $40,000 in the borough while in the region, those earning over $40,000 accounted for only about 15% of the households. By the same token, those earning under $20,000 accounted for almost half the households in the region while in Mountainside they represented less than one-fifth of the households.

Covered Employment: Covered employment is the number of jobs covered under the New Jersey Unemployment Compensation Law. This is based on reports of employers and is available on an annual basis at the municipal and county level. The jobs shown are those which existed within the geographic region shown as of the end of September of the years shown. Covered employment within the borough or region is not to be confused with the size of the resident labor force. Labor force information is presented later in this

section of the report as published for residents of the borough. The covered employment figures are those jobs which are physically located within the area shown regardless of where the people live who are employed in those positions.

Plate 13 presents information on trends in covered employment for the period 1977-1985. 1977 was selected as the starting year because improved monitoring and reporting methods increased the accuracy of municipal counts. Prior to 1977, the chance of an employer misreporting its municipal identity was considerably higher than in more recent years. While the reporting is not 100% accurate, it does provide valuable information on job trends within the borough, region and state.

In spite of a declining population, jobs in the region have been increasing at the rate of over 11,000 per year. In 1980, there were about 1.09 jobs for every household in the region, and statewide that figure was .99 jobs per household. From 1977 through 1985, the average annual increase in jobs has been 11,196 in the region, and when this is compared with the number of housing units authorized through the issuance of building permits in recent years, the ratio is increasing in the region. Plate 17 reveals that the region is averaging a net gain in housing stock, when considering new construction and demolitions, of only 2,778 units per year in the 1980's. This means there are about four jobs being created in the region for every net housing unit added.

At the state level, New Jersey has been experiencing an average annual job growth of 57,875 in recent years, but since 1980 has been showing a net average gain of 29,400 housing units per year. This amounts to a statewide average of 1.97 jobs per housing unit added since 1980. Only in 1985 has the net housing added come close to providing one house for every job added. There is increasing evidence mounting that the concept of providing one new housing unit for every job created in not realistic. In some instances, housing units are needed to satisfy a segment of the population which is not job related, namely the elderly. In other circumstances, the job counts in the region are artificially high because of part-time labor or there are jobs which are not suited to primary earners because of low wages. The increasing incidence of the second wage earner in a household is an indicator that at least that job does not require the creation of a housing unit for the worker.

By comparison with the region and state, Mountainside had 5,553 jobs in 1980 compared with a household count of 2,362, or 2.35 jobs per household. Since 1980, the borough has averaged a net gain of about six housing units per year while jobs have increased at the rate of 77 per year resulting in an overall gain in the borough of almost 13 jobs per household in recent years. While this rate of job growth has been higher than that of the region and the state, it is largely a result of a well-established employment center functioning as a source of employment for many workers in the region. It is easily accessible from Route 22.

Employment Status: In Mountainside, the total unemployment rate in the civilian labor force was higher in 1980 than it was in 1970, but this higher rate of unemployment was also related to increased participation in the labor force by females, who as a group increased their participation by 52 percent. Between 1970 and 1980, the number of persons aged 16 and over increased by 7%, but the overall number of employed persons increased by 27%. This increase in employed persons occurred in spite of an increasing share of persons aged 65 and over, who in 1970 accounted for almost 12% of the population over age 16 and in 1980 over 15%.

Industry of the Employed: Plate 14 provides a comparison of the various industries in which residents of the borough were employed in 1970 and 1980. The only category which showed a decline in the 1970's was manufacturing, which has generally been on the

Plate 14

INDUSTRY OF THE EMPLOYED
Persons 16 Years & Over

1970 & 1980

Mountainside

Industry	1970	1980	1970-80 Change No.	1970-80 Change %
Construction	119	261	+142	+119
Manufacturing	949	876	- 73	- 8
Transportation	79	167	+ 88	+111
Communications & other public utilities	68	110	+ 42	+ 62
Wholesale and retail trade	540	762	+222	+ 41
Finance, insurance, real estate, business & repair services	332	605	+273	+ 82
Educational services	252	305	+ 53	+ 21
Other professional & related services	273	326	+ 53	+ 19
Public administration	71	138	+ 67	+ 94
Other industries	123	14	-109	- 89
Totals	2,806	3,564	+758	+ 27

Sources: 1970 & 1980 U.S. Census
Calculations by Queale & Lynch, Inc.

Plate 15

HOUSING CHARACTERISTICS

Number of Units and Vacancy Rate

	Mountainside	Region	New Jersey
1970 Housing Units	2,191	634,059	2,388,689
1980 Housing Units	2,395	681,551	2,772,149
Net Gain 1970-80	204	47,492	383,460
% Gain 1970-80	9.3%	7.5%	16.1%
1970-1979 Units Authorized by Building Permits	99	59,816	405,608
Demolitions & Other Losses	9	19,769	57,742
Net Gain	90	40,047	352,866
Difference Between Census and Building Permit Data	126.7%	18.6%	8.0%
1980 Census Year-Round Units	2,395	676,137	2,687,754
Occupied	2,362	647,317	2,548,594
Owner-Occupied	2,271	362,163	1,579,827
Renter-Occupied	91	285,154	968,767
Vacant	33	28,820	139,160
For Sale	15	3,644	22,964
For Rent	2	12,605	49,154
Other	16	12,571	67,042
Vacancy Rates	0.7%	2.4%	2.8%
Sales	0.7%	1.0%	1.4%
Rental	2.2%	4.2%	4.8%

Sources: U.S. Census
N.J. Dept. of Labor & Industry for Building Permit Data

Plate 16

HOUSING VALUES

1980

	Mountainside		Region	
OWNER-OCCUPIED (NON-CONDOMINIUM)	No.	%	No.	%
Under $30,000	9	.4	14,700	5.0
$30,000-50,000	39	1.8	52,131	17.9
$50,000-80,000	320	15.1	116,326	39.9
$80,000-100,000	458	21.6	47,677	16.4
$100,000-150,000	928	43.7	43,873	15.1
$150,000 +	369	17.4	16,859	5.8
Total	2,123	100.0	291,566	100.1
Median Value	$112,700		$70,917	
RENTER OCCUPIED WITH CASH RENT				
Under $200	9	12.5	101,722	37.0
$200-$300	15	20.8	118,281	43.0
$300-$400	17	23.6	41,165	15.0
$400-$500	9	12.5	8,684	3.2
$500 +	22	30.6	5,106	1.9
Total	72	100.0	274,958	100.1
Median Contract Rent	$371		$229	

Source: U.S. Census
Calculations by Queale & Lynch, Inc.
Totals may not add due to rounding

count stops at "eight or more rooms", and it is difficult to fully identify with room counts as they relate to the composition of a unit.

It was pointed out earlier in this report that almost half the households in the borough are made up of one or two persons. In the region, these smaller households accounted for half of the households as well. The housing needs of one or two person households call for small units of one or two bedrooms, which is to be differentiated from the housing desires, which reflect the units which are sought after by the household considering not only the physical space requirement but economic and amenity factors as well.

The regional housing unit size breakdown shows that the quantity of units which are two bedrooms or smaller in size amounts to about half the units in the region, approximating the ratio of one and two person households. The borough, which is more affluent than the region and therefore offers more flexibility in housing choice due to economic factors, has only 13.7% of its housing stock in the two bedroom or smaller category. The majority of units in Mountainside are three bedrooms in size. Units which are four or more bedrooms in size account for about one-third of the housing stock in the borough, while in the region they account for less than one-fifth.

SENIOR CITIZEN HOUSING NEEDS SURVEY

The Borough of Mountainside authorized the preparation of a survey to assist in determining whether a need exists within the borough to warrant providing zoning for housing for older persons. The consideration would relate to housing other than single family detached dwellings. As a part of that survey, a questionnaire was sent to all the households in the borough early in 1988 which asked for certain information on household characteristics and further asked for an expression of interest in having the borough provide zoning for senior citizen housing. The response to this survey was excellent with over 40 percent of the households returning the questionnaire.

The purpose of this report is to provide an analysis of the returns sent to the borough, to provide some control information from the Census to see whether those returning the questionnaires were from any particular demographic segment of the community, and to further provide a reprinting of information included in one of the Master Plan background reports on the characteristics of the older population of the borough as reported in the 1980 Census. The report concludes with findings and recommendations on alternate housing types for the older population based on an analysis of the survey results and other background information generated as a part of the preparation of the update of the borough's Master Plan.

1980 Census Data

Mountainside is seeing an increasing percentage of its population in the 65 and over age group. While this group is increasing in number, it is doing so because the population is aging into that category from within the existing housing stock rather than migrating into the borough. The 65 and over population is actually experiencing a net out-migration, and comparing this with the net out-migration in this age group experienced in the region, it is noted that the migration rate is considerably higher in the borough. The region has a broader choice of housing than the borough, but the income range of the elderly in the region is considerably lower than that of those who live in the borough, offering elderly in the borough greater flexibility in reaching a decision on remaining in a single family home or moving to another location.

One of the difficult issues to address in a community such as Mountainside is whether there is a market for any form of housing for senior citizens, and further whether that market would be fed by local residents or would simply serve as a regional housing resource.

The overall picture available through the Census is that the elderly population in the borough is not at an income level which would indicate that any form of subsidized housing for the elderly would be needed. The rate of out-migration among the elderly is higher than the regional experience, but it is not able to be determined from the Census how many persons who move from the borough would choose to remain if an alternate housing choice were available.

From 1970 to 1980, an estimated net out-migration of elderly amounted to 251 persons, or about 135 households. This is an average of 14 elderly households leaving the borough each year, not a large quantity considering the total housing turnover in the borough during the 1970's averaged 92 units per year. Depending on the source of information used, anywhere from 9 to 20 of those units were occupied as new units annually, leaving the actual net turnover in the established housing stock at about 78 units per year.

Obviously, even if housing were available for the elderly to offer a choice of staying in the borough with maintenance free living, not all those leaving the borough would choose to stay. Health, financial circumstances and family conditions affecting housing decisions would all be factors considered by the elderly in choosing a place to live. In a projection of migration rates to 1990, using the rates which were found to exist from 1970 to 1980, the following could result:

1. During the 1980's, all those who were in the 55-64 age group in 1980 would age into the 1990 group of 65 and over. With normal losses due to death considered, the 1980 age group of 55 & over, which totaled 2,085 persons, would drop to a survived 1990 population of 1,564 persons. According to the 1970 to 1980 migration rates in the borough, this total would be reduced by out-migration to 1,211 persons, an increase of 40% in this age group if the past decade's migration rates hold. This means that the number of elderly moving from the borough would increase from 251 in the 1970's to 353 in the 1980's. The estimated number of elderly households to account for 353 persons is 191 at the 1980 headship rates, which means an annual turnover of 19 units.

2. Since a continuation of the 1970-80 migration rates among the elderly would mean that the proportion of elderly in the population would increase from 12% to 17% as of 1990, another consideration is that the number of elderly households would increase from 465 in 1980, or about one-fifth of all households in the borough, to a ratio of almost 27% of all the households in 1990. Since this is a fairly high level to sustain, the increasing proportion of elderly may simply spur an increasing turnover in the housing units occupied by the elderly, increasing the potential for a locally-generated market for alternate housing. However, even if turnover and corresponding out-migration increase to a point where the number of elderly households in 1990 grows at half the rate indicated by migration patterns in the 1970's, the annual housing unit turnover anticipated would increase from 19 units per year to about 27 units per year, or twice the rate of turnover that occurred during the 1970's.

Based on the Census information, there does not appear to be any locally-generated need for subsidized housing for the elderly. Market-rate housing offering maintenance free living would be an attractive housing choice for many elderly households based on income, but the rate of turnover among elderly households raises a question about the size of the locally-generated market which could be satisfied. The following sections of this report address the senior citizen housing survey, which was undertaken to assist in reaching conclusions about the interest among local residents in having alternate housing types available for older residents of the borough.

labor force. Those who were not in the labor force in 1980 accounted for 36% of the total population aged 16 and over. The total number of respondents who were retired correlated very strongly with the total number of persons in the 65 & over age group.

Financial Considerations: Homeowners were asked to estimate the value of their homes and indicate both the outstanding mortgage, any home equity loans and the annual property tax payment. This was requested for the purpose of providing an overall picture of the asset base represented by the housing stock of those responding to the survey. On the portion of the survey related to the value of the home, there was a tabulation error but in broad terms, most of the respondents indicated that their homes were worth over $300,000.

On the question of the mortgage balance outstanding, there were 412 responses with 52% indicating that the balance was less than $50,000. Another 29% had a balance of $50,000 to $100,000, so the vast majority of those responding to the survey had mortgages under $100,000 compared with an estimated average housing value of over $300,000. This indicates substantial equity in the homes, which is not surprising given the average length of residency within the borough among those responding. A further question was asked related to home equity loans, and only 92 indicated that such loans were outstanding. Of the 92 loans, 73% were under $50,000.

The part of this question related to property taxes indicated that 38% paid between $2,000 and $3,000 while another 39% were in the $3,000 to $4,000 range. Only 17% paid over $4,000. There were 798 responses to the tax question.

Plans to Move: Sixty percent of the respondents indicated no intent to move within the next ten years. Of the total respondents, 13% would move within two years, 16% within five years and 11% within ten years.

Among those who indicated that they were not interested in moving within the next ten years, 35% were aged 65 and over and another 24% were in the 55-64 group.

Among the 370 households which expressed plans to move within the next ten years, only 23% were aged 65 or older with the highest expression of interest in moving made by those falling in the 40-54 age group (33%) and the 55-64 group (30%).

Within each of the age groups, 70% of those who were 65 and older expressed no plans to move within the next ten years. This lack of interest in moving was proportionally the highest among the older age group. By the same token, there were 85 households in the 65 and over group which expressed an intent to move within the next ten years. If this is adjusted up to the total population using a normalization factor of 1.81, the number of older households with an intent to move amounts to 154.

Among those households with heads aged 55-64, 45% have an intent to move within the next ten years. Applying the 55-64 normalization factor of 2.05 to the 111 households expressing a plan to move within the next ten years results in a projection of 228 households in this age group.

The 40-54 age group also reflected a 45% incidence of intent to move while the under 40 age group had an even lower intent to move ratio of 39%. For purposes of evaluating the need or interest in building senior citizen or age-restricted housing in the borough, the focus of this study is on the interests of those in the 55 and over age group as of the date of the survey.

favored non-subsidized senior citizen housing, 23% were in favor of subsidized senior citizen housing, 18% looked favorably toward garden apartments and only 5% preferred rental townhouses.

On the question of the household size of those interested in moving, it showed that 88% were one or two persons in size, with only 21% in the one person category.

Household Income: The annual income of the favorable respondents was relatively high. Among the one and two person households, 17% had incomes of less than $20,000, 33% fell in the $20,000 to $40,000 range, 21% had incomes of $40,000 to $60,000, and the remaining 29% had incomes over $60,000. When this is considered along with the apparently substantial equity found in the homes occupied by these long-term residents of the borough, the housing choice to be made is largely not related to housing cost but to the housing type preferred by the resident.

Among the 69 one person households, approximately 30 had incomes which were below 80 percent of the median income for Union County one person households. The median income for one person households in Union County as of 1988, according to published figures by the New Jersey Council on Affordable Housing, is $27,650, and 80% of the median is $22,120. Typically, the one person elderly household is faced with less disposable income and has greater difficulty in finding suitable low maintenance housing than is the case with two person elderly households. About one-third of the two person households had incomes below the median, but less than twenty percent of the 217 respondents were below the moderate income level.

Households of three persons or larger are generally not considered as suitable household sizes for senior housing, and in the aggregate they accounted for only about 12% of the favorable responses.

Housing Cost: The amount the respondents would be willing to pay for a new unit indicates that most are not interested in spending any more than their present house is worth, with most indicating a much lower purchase price. A full 57% of the 396 respondents to this question preferred a housing price range in the $100,000 to $200,000 category, with only 21% willing to pay in excess of that amount. Given the housing market conditions in Mountainside and vicinity, it is unlikely that townhouses would be produced for this market price since in all likelihood they could command prices approaching those brought by detached single family homes.

Comments by Respondents: This is the comment section and it showed that there are strong opinions among the respondents both in favor of this housing and opposed to it. Few of those offering comments were ambivalent about providing zoning for alternate housing types.

Aggregating the most frequent responses by age group, those in the Under 55 group offered a total of 57 comments out of 417 total questionnaires returned. Ten of the responses indicated support for senior housing if it is for Mountainside residents only. Seven respondents suggested that property taxes for seniors should be cut; another seven favored non-subsidized senior housing; still another seven suggested better social services for seniors; while another seven respondents indicated that seniors should not live in Mountainside.

In the 55-64 age group, 93 respondents offered comments on their survey forms. This amounted to about one-third of the 271 respondents in this age group. The comment which was found with the greatest frequency indicated support for any type of senior housing (31

provisions of the New Jersey Fair Housing Act. However, housing developed under the sponsorship of the borough could target certain price ranges, and a delivery price of less than $200,000 for townhouses or condominium flats appears to be quite achievable.

The mechanics of delivering housing under borough sponsorship are not well established in New Jersey. Very few municipalities have attempted to construct age restricted housing without involving one of the state or federal subsidized housing programs. A review of the subsidized housing programs and public financing mechanisms is important to an understanding of the delivery system for senior housing. The following paragraphs describe available public programs:

1. **HUD Section 202:** This is a federal program which is restricted to persons aged 62 and over or the handicapped. Only those persons with incomes in the low income category are eligible for admission. Residency preference cannot be given to local residents, and the development must be undertaken by a non-profit corporation sponsored by an established non-profit organization, but the municipality cannot serve as a sponsor. The income limits for the program are $13,825 for a one person household and $15,800 for two persons. These incomes are far below the majority of favorable responses to the questionnaire, although there are definitely some households who would qualify. These funds are in very limited supply with only about 300 units available statewide each year. This is strictly a rental housing program, with rental assistance payments available through the Section 8 Program and with 100% mortgage financing provided through a direct loan by HUD.

2. **New Jersey Housing and Mortgage Finance Agency:** The financing available through NJHMFA is quite limited. In rental housing, there is a requirement that a minimum of 23% of the households served fall in the low income category of 50% of median income in the region. This is the same income limit as indicated in the preceding paragraph for the 202 Program. NJHMFA also has financing programs for sales housing. The details of the program are relatively unimportant because mortgages can only be made available to first time home buyers and since the predominant market in Mountainside is related to existing homeowners, this program would not be available.

Any other financing concepts involving public agencies and the sale of tax exempt bonds to finance the housing may run into a problem which disallows the tax exempt status of the bonds if less than 20 percent of the units are occupied by persons earning less than 50% of median. In the alternative, the housing bonds can be used for projects where at least 40% of the units are available to persons earning no more than 60% of the median income. Neither of these scenarios appear to be particularly viable, leading to the conclusion that if housing were to be developed by the borough, conventional financing would be used and the housing would be offered as sales housing rather than rental.

Housing Type and Density: Assuming that the focus of attention is on the public land on Mountain Avenue, the site offers development opportunities for a few different housing types. Specific unit counts would have to be generated from site design studies because of the topography on the site, but it can be expected that if townhouses are built, the yield would be about 30 units on five acres. Alternatively, flats could be considered in attached structures on the site, with some parts of the site developed in single story and others in two story with the topography allowing for ground level access throughout the site. This approach should yield between 30 and 40 units on the site. The highest production which could be expected would be in the construction of two story buildings in a garden

Plate 18

SCHOOL ENROLLMENT TRENDS AND PROJECTIONS

1979-80 through 1993-94
Grades K-8

Borough of Mountainside

	Trends								SR[1]	Projections						
Grade	'79	'80	'81	'82	'83	'84	'85	'86	Avg.	'87	'88	'89	'90	'91	'92	'93
Births[2]	42	39	36	44	47	54	41	47		41	54	40	40	40	40	40
SR	.81	.92	1.33	.66	.75	.74	.78	.91	.86							
K	34	36	48	29	35	40	32	43		35	46	34	34	34	34	34
SR		1.12	1.08	1.13	1.14	1.14	1.18	1.09	1.13							
1	50	38	39	54	33	40	47	35		49	40	52	38	38	38	38
SR		.96	1.18	1.00	.70	1.18	1.25	1.13	1.06							
2	56	48	45	39	38	39	50	53		37	52	42	55	40	40	40
SR		1.21	1.00	.98	1.33	.89	1.03	1.04	1.07							
3	85	68	48	44	52	34	40	52		57	40	56	45	59	43	43
SR		1.04	1.04	1.06	.95	.92	1.12	.90	1.00							
4	87	88	71	51	42	48	38	36		52	57	40	56	45	59	43
SR		1.08	1.00	.96	.90	.98	1.02	1.11	1.01							
5	93	94	88	68	46	41	49	42		36	53	58	40	57	45	58
SR		.91	.98	1.03	.79	1.04	1.17	1.00	.99							
6	87	85	92	91	54	48	48	49		42	36	52	57	40	56	45
SR		1.00	1.04	1.00	.75	1.06	1.02	1.02	.98							
7	110	87	88	92	68	57	49	49		48	41	35	51	56	39	55
SR		.95	1.00	.99	1.00	1.04	1.11	.98	1.01							
8	113	105	87	87	92	71	63	48		49	48	41	35	52	57	39
Total	715	649	606	555	460	418	416	407		405	413	410	411	421	411	395
K-5	405	372	339	285	246	242	256	261		266	288	282	268	273	259	256
6-8	310	277	267	270	214	176	160	146		139	125	128	143	148	152	139

Notes:
Enrollments shown are for September 30 of the year indicated.
1. SR = Survival Ratio
2. Births shown are for the calendar year five years earlier.

School Year	Change	Migration
1980	-66	+11
1981	-43	+14
1982	-51	+ 7
1983	-95	-43
1984	-42	+10
1985	- 2	+37
1986	- 9	+11
Projections		
1987	- 2	+11
1988	+ 8	+11
1989	- 3	+11
1990	+ 1	+ 6
1991	+10	+11
1992	-10	+ 8
1993	-16	+ 7

5. Based on application of the historic survival ratios, total school enrollment will level off through the early 1990's at which point a slight decline is projected. Throughout the state and nation, a second decline in births and corresponding declines in school enrollments is projected around the mid-1990's. However, because the population profile of the borough is quite different from that of the region, it cannot be projected that the general decline will be felt to any great extent locally.

6. A review of the total enrollments by grade groups shows that grades K-5 were at the root of the decline in the early 1980's while in the middle part of the decade the declines were more strongly felt in grades 6-8. A general leveling of enrollments is forecast in grades K-5 while grades 6-8 continue to show a slight decline, but rise again to a level situation by the early 1990's. In the absence of major unforeseen changes in the economy or in regional demographics, it is reasonable to assume that total public school enrollments will continue to fluctuate around the 400 level for many years.

Recreation

Recreation in the borough includes active playgrounds, passive park areas, and a community pool. The dominant aspects of the overall development patterns within Mountainside are the extensive parklands which are owned by the County as well as the greenbelt along Route 22 lying west of New Providence Road.

County parkland totals 955 acres, most of which are found in the Watchung Reservation in the northerly part of the borough. This amounts to about 36 percent of the total land area of the borough. Some 847 acres are in the Watchung Reservation while Echo Lake Park accounts for the remaining 108 acres.

There are several State holdings along Route 22 which serve to act as a greenbelt. They should be considered as a total part of the passive recreation and open space inventory in the borough. They total about 28 acres, most of which are located west of New Providence Road although some are found in the vicinity of the Mountain Road intersection with Route 22.

Lands owned by the borough or the Board of Education comprise the active recreation sites. The Deerfield School has 2 tennis courts and pre-school playground equipment as

volumes per capita, or 70,000 circulation whereas the borough is experiencing a circulation of about 60,000. Published standards for floor area call for a range of .7 to .8 square feet per capita while the borough has about 1.0 square feet per capita in the public areas.

While Mountainside compares favorably with national standards in terms of supply of books and gross floor area, many communities desire a higher standard in order to satisfy the needs of their residents. The capital and staffing needs estimated by the Library Trustees call for expanding the building by 1,250 square feet providing sufficient shelf space for about 10,000 volumes against an existing design capacity of 45,000 volumes. The physical plant was built in 1968 and the Trustees anticipate that the central heating and air conditioning systems will need replacement at some time over the next six years. The staffing needs would appear to center around adding some full-time personnel to reduce the amount of part-time assistance required.

Police

The Police Department is located in the municipal building on Route 22. It has a total of almost 3,200 square feet of space with an office for the Chief, a record room, interrogation room, identification room, locker room, 2 lavatories, a shower, a photograph developing room and 3 detention cells.

The department has five patrol cars and three unmarked cars, all of which are radio-equipped. These vehicles are replaced only after they have logged at least 80,000 miles. The mutual aid system involves Union County and the Statewide Police Emergency Network. Emergency alarm boxes are found in 14 locations throughout the borough.

Staffing standards call for providing 1.5 to 2 officers per 1,000 population, and based on that standard the borough should have about 11 to 15 officers. However, in those communities with sizable industrial and commercial centers as well as those with major highways, these figures can be increased to handle the needs associated with those facilities. Certainly, Mountainside fits the pattern which would call for a higher ratio of officers because of Route 22 and the extensive office and industrial area lying in the Route 22 corridor. Communities which have a small population base, as is the case in Mountainside, also have to alter their staffing requirements to provide adequate personnel to handle the various shifts. At the present time, the department has a total of 19 officers. There are also three school crossing guards.

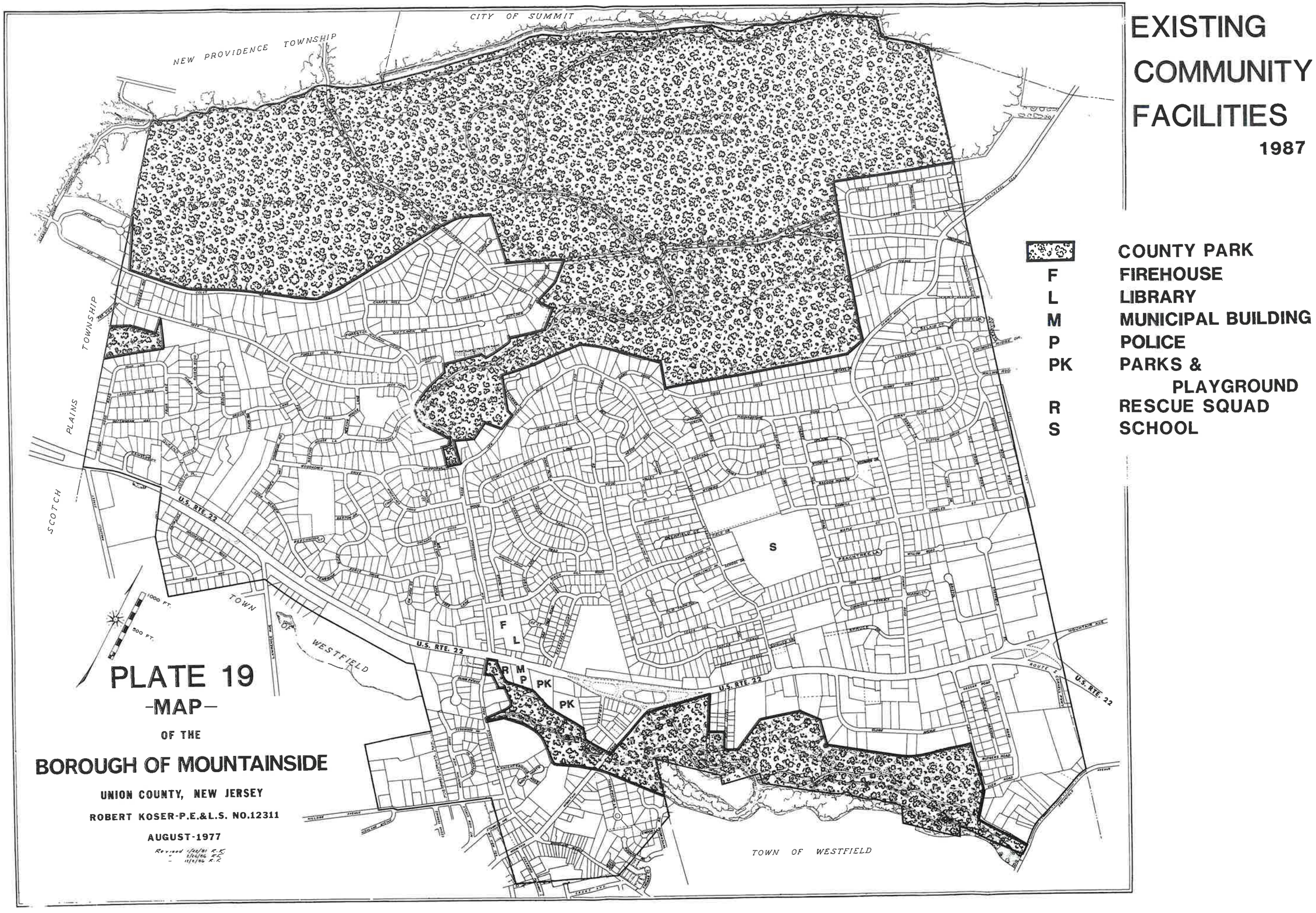
The capital needs cited by the department call for the expansion of building space totaling 636 square feet. The department also sees the need for one additional full-time police officer.

Fire

The firehouse is located near the library off New Providence Road near the functional center of the borough. Effective access is available to all parts of the borough from this one location and no additional fire station locations are needed. A regular replacement program for the major equipment is desirable in order to assure continuing effective fire protection.

First Aid

The first aid building is located on Route 22 next to the municipal building. A new facility is being constructed on the northerly side of Route 22 in the vicinity of the firehouse and the library. This should accommodate the first aid needs of the borough adequately. The location is effective and it is generally a sound concept to locate fire and first aid services near each other.


CITY OF SUMMIT
NEW PROVIDENCE TOWNSHIP
SCOTCH PLAINS TOWNSHIP
TOWN OF WESTFIELD
U.S. RTE. 22
1000 FT.
500 FT.
F
L
R
M
P
PK
PK
S
TOWN OF WESTFIELD
EXISTING COMMUNITY FACILITIES
1987
COUNTY PARK
F FIREHOUSE
L LIBRARY
M MUNICIPAL BUILDING
P POLICE
PK PARKS & PLAYGROUND
R RESCUE SQUAD
S SCHOOL
PLATE 19
-MAP-
OF THE
BOROUGH OF MOUNTAINSIDE
UNION COUNTY, NEW JERSEY
ROBERT KOSER-P.E.&L.S. NO.12311
AUGUST-1977

use of the property. Where such conflicts arise, then consideration should either be given to public acquisition or dropping the site from consideration as an historic site.

In order for property to be identified as historic in the Master Plan, it need not be eligible for recognition as an historic site at the State or Federal level. In some cases, sites are of historic significance locally and may be recognized as such, again with adequate documentation set forth precisely in the Master Plan.

The accompanying Plate 20 shows the location of the sites in Mountainside which have been identified as worthy of consideration for inclusion in the Master Plan through information gathered by the Historic Committee of the borough. Detailed information on each of the sites is available through the Historic Committee.

Because of the continuing balancing of private property rights and the public interest, it is important to retain some perspective in regulating historic buildings to make certain that there is sufficient effective use of the property to assure that there will be appropriate maintenance and upkeep of the buildings.

MASTER PLAN ELEMENTS

Borough of Mountainside
Union County, New Jersey

Adopted by the Mountainside Planning Board on January 11, 1989
Housing Element Adopted June 23, 1988

The Master Plan is comprised of a statement of goals and objectives and a series of plan elements, the most important of which at adequate off-street parking tion of the Master Plan update provides the elements of the plan, including the comparison with existing zoning and the compatibility of planning decisions with planning and zoning in the adjoining municipalities.

STATEMENT OF GOALS AND OBJECTIVES

The following goals and objectives have been established for many years not only in the 1978 Master Plan but in the 1965 Plan as well. They continue to serve as a valid foundation for planning in the borough today.

1. Maintain the established single-family residential character of the borough.

2. Encourage certain non-residential uses such as business, industry and offices in appropriate sections of the borough in such a way as to be compatible with adjacent residential neighborhoods.

3. Classify all streets according to function and establish realistic standards for new streets or the widening of existing streets that are relaistic and attainable without destroying abutting property values.

4. Provide for future community facilities and services located to serve all sections of the borough at a minimum cost to the borough resident.

5. Prevent the development of unsightly and unsafe "strip commercial" along Route 22 by maintaining and expanding a buffer park along much of the highway and developing the balance pursuant to an overall Master Plan including logical land use patterns and limited access to the highway.

6. Use all borough school facilities as neighborhood park centers after school hours and during the summer months.

7. Establish a sound program for infrastructure including potable water supply and storm and sanitary sewers.

In addition to the above long-standing goals and objectives for the borough, this Master Plan incorporates by reference the general intent and purpose of the Municipal Land Use Law as set forth in N.J.S.A.40:55D-2. The following additional goals and objectives are established:

1. Protect the character of established neighborhoods.

2. Encourage the conservation of areas inappropriate for development, such as flood plains, areas with steep slopes, and other environmentally sensitive areas.

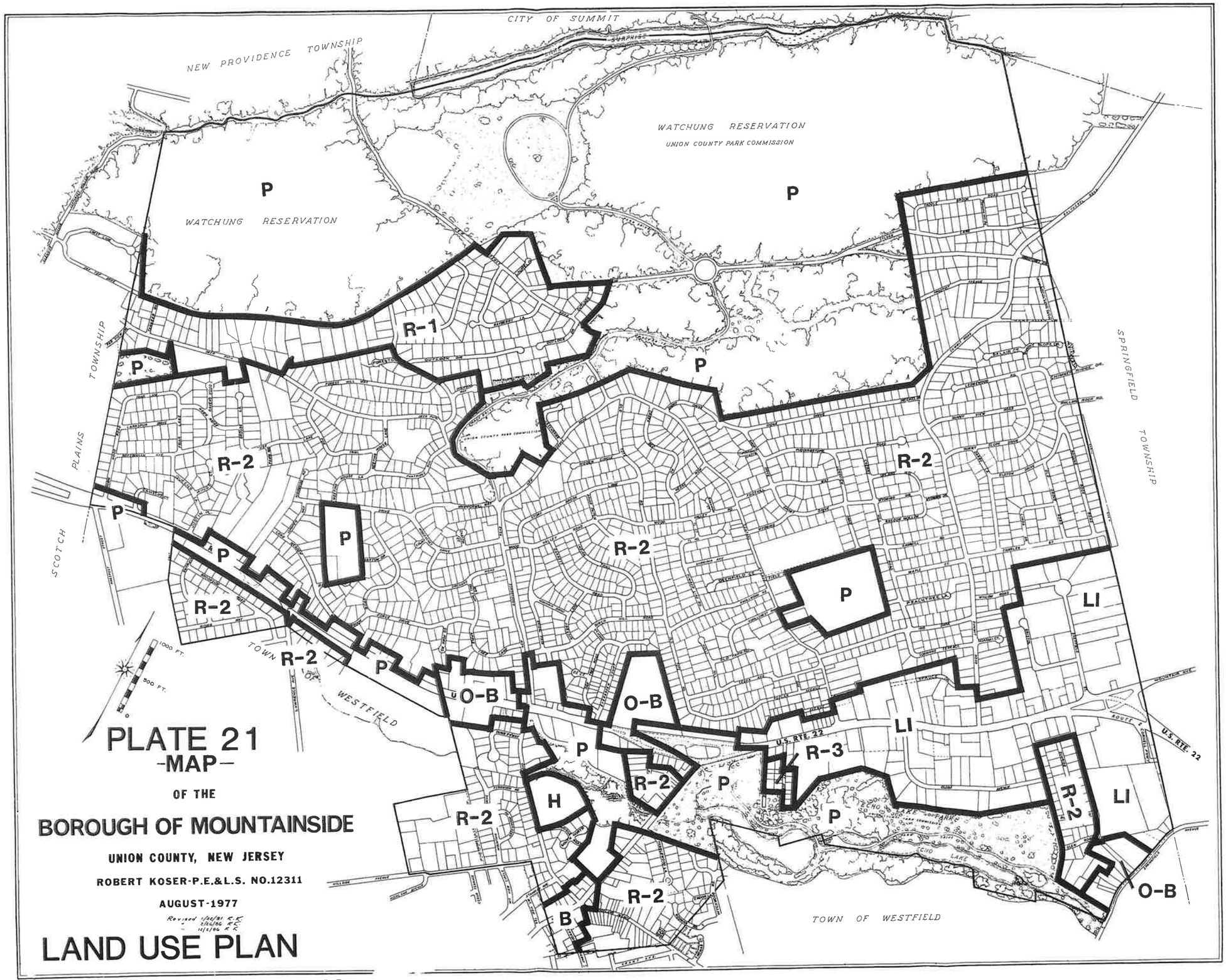


PLATE 21
-MAP-
OF THE

BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E.&L.S. NO.12311

AUGUST-1977

Revised 1/20/81 R.K.
" 2/16/86 R.K.
" 11/5/86 R.K.

LAND USE PLAN

conditions, but the result should be a more sensitive development response to the natural limitations imposed by site conditions.

Buffers

Some residential areas of the borough adjoin land which is proposed for nonresidential development. The zoning ordinance should include clear design standards for the provision of dense landscaped buffers in order to provide year-round visual screening as a means of separating these uses. In these transition areas, site lighting should be shielded and adequately fenced and, where possible, noise barriers should be included in the plan. In landscaping for the nonresidential use, particular attention should be given to its appearance from residential properties and to the practical aspects of long-term maintenance.

R-1 Single Family Residential

This is the district with the largest lot area and bulk requirements for single family development. The existing zoning ordinance calls for a 20,000 square foot lot area minimum in this district and that lot size is continued.

No changes are recommended in the extent of R-1 lands from that shown on the existing zoning map.

R-2 Single Family Residential

The R-2 district is the most extensive of the single family districts in the borough. It provides for 15,000 square foot lotdistrict would continue with ittinues to support the concept of limiting this district to single family housing because it reflects the established character of the borough. Within this district there are some older areas which have lot sizes which are somewhat smaller than 15,000 square feet and it is recommended that they be recognized through the establishment of grandfathering provisions in the zoning ordinance. The following changes in R-2 are recommended:

1. In the vicinity of Spruce Drive extending westerly from Summit Road there is an area which lies along the northerly side of a proposed right-of-way extension which would have connected the easterly and westerly sections of Spruce Drive, eventually providing a direct link between Summit Road and Central Avenue. That link can no longer be realized because of the construction of a nursing home. Within that immediate area lying north of the proposed right-of-way the land has been zoned R-2. It is recommended that the R-2 line be located as shown on the Land Use Plan. The primary effect of this relocation of the R-2 line involves the two tax lots which are accessible from the cul-de-sac portion of the easterly part of Spruce Drive. These two lots are in common ownership with the other nonresidential properties which front on Spruce Drive, but they pose significant development problems because of their orientation to the rear yards of adjoining single family homes. These lots are quite small and may not lend themselves to any kind of significant development, but if development should occur it is recommended that portions of these lots be buffered to protect the adjoining single family homes from any adverse effects. Since these two lots only have access to Spruce Drive and since Spruce Drive only serves nonresidential uses, it would be inappropriate to consider residential development for these parcels.

2. The other R-2 district change involves the site of Children's Specialized Hospital where it is recommended that specific zoning be provided to reflect the use of the site as a hospital.

Problems were noted in the background studies related to the over-utilization of some properties as evidenced by overflow parking onto public streets. This problem can arise when a building is utilized for offices which may have been designed for manufacturing or warehouse use. Efforts should be made to assure that adequate off-street parking can be provided for new users by being particularly careful about granting relief from the parking requirements of the ordinance.

Office Building

The OB district would continue with its existing zoning concept of permitting only business and executive offices and research labs. The basic development concept for this district should be continued, but in the review of the zoning ordinance restrictions for OB development, attention to scale of development permitted is encouraged to make certain that new construction will not adversely impact nearby established residential areas.

REGIONAL CONSIDERATIONS

The land use planning provided in the preceding section of this Master Plan provides virtually no changes in the border areas of the borough. In that regard, the comments offered in the Regional Analysis section of the background studies of this Master Plan review the adjoining land use relationships and are included herein by reference.

The plans of the borough continue to be consistent in all respects with county and state plans, including the Preliminary Draft of the State Development and Redevelopment Plan.

HOUSING ELEMENT AND FAIR SHARE PLAN

This document is prepared in compliance with the requirements of the Municipal Land Use Law and the Fair Housing Act as well as the regulations of the Council on Affordable Housing (COAH).

In summary, it is the intent of this plan to identify any obligations for the provision of low and moderate income housing and, where such obligations exist, to outline a program for addressing the need. As a fully developed community, Mountainside Borough is constrained from being able to address its fair share obligations due to a lack of available vacant and developable land. Full documentation on the characteristics of development within the borough is covered in detail in this housing element.

In the process of updating the Master Plan, and as a part of that update, information was gathered on the extent of development within the borough, the characteristics of the remaining vacant parcels of land, and the amount of land which the borough is entitled to reserve against a reasonable setaside standard for active recreation. The conclusion reached in this housing element and fair share plan is that, based on the application of the COAH standards to the borough, the borough is fully developed and is not in a position to provide for the new construction of low or moderate income housing.

The indigenous need identified for Mountainside is 8 units and the reallocated present and prospective need numbers call for providing an additional 190 low and moderate income units. The indigenous need is reduced by 7 units due to an anticipated spontaneous rehabilitation of 7 units, leaving a net indigenous need of one unit. That unit has been rehabilitated through the use of Community Development funds since April 1, 1980.

Inventory of the Housing Stock

Age: Of the total housing units reflected in the 1980 Census, most of it was built during the 1950's and 1960's. Construction dropped off during the 1970's, and the first half of the 1980's sees an even further decline in the rate of construction. Due to the lack of vacant and developable land in the borough, building activity is confined to infill development.

Plate 22

HOUSING CONDITIONS

Mountainside Borough
1980

Year Structure Built	Number	%
1939 or Earlier	257	10.7
1940 - 1949	241	10.1
1950 - 1959	1,237	51.6
1960 - 1969	513	21.4
1970 - thru 3/80	147	6.1
Subtotal 4/1/80	2,395	99.9
New Units Authorized by Building Permits less Demolitions Auth.		
1980	6	
1981	4	
1982	2	
1983	8	
1984	10	
1985	9	
1986 Estimated Units	2,434	
Year-Round Housing Units by Plumbing Facilities		
Complete Plumbing for Exclusive Use	2,391	99.8
Lacking Complete Plumbing for Exclusive Use	4	.2
Sewage Disposal:		
Public Sewers	2,345	97.9
Septic, Cesspool, Other	50	2.1
Source of Water:		
Public System	2,383	99.5
Well, Other	12	.5
Year-Round Housing Units by Kitchen Facilities		
Complete Kitchen	2,383	99.5
Lacking Complete Kitchen	12	.5
Year-Round Housing Units by Heating Facilities		
Steam or Hot Water	1,144	47.8
Central Warm Air	1,217	50.8
Electric Heat Pump	0	-
Other Built-in Electric	34	1.4
Floor, Wall, Pipeless Furnace	0	-
Room Heaters w/Flue	0	-
Room Heaters, No Flue	0	-
Fireplace, Stove, Portable Room	0	-
None	0	-
Units Lacking Central Heating:		
1939 or earlier:		
Less than 1.1 persons	0	-
1.1 or more persons	0	-
1940 - 1980:		
Less than 1.1 persons	0	-
1.1 or more persons	0	-

Sources: 1980 Census
Post 1980 Data from N.J. Dept of Labor

Plate 23

HOUSING VALUES

Mountainside Borough

Owner-Occupied Non-Condominium Units	Number	%
Less than $10,000	0	-
$ 10,000 - $ 14,999	4	.2
$ 15,000 - $ 19,999	1	*
$ 20,000 - $ 24,999	4	.2
$ 25,000 - $ 29,999	0	-
$ 30,000 - $ 34,999	3	.1
$ 35,000 - $ 39,999	5	.2
$ 40,000 - $ 49,999	31	1.5
$ 50,000 - $ 79,999	320	15.1
$ 80,000 - $ 99,999	458	21.6
$100,000 - $149,999	928	43.7
$150,000 - $199,999	277	13.0
$200,000 or more	92	4.3
Total	2,123	99.9
Median Value	$112,700	

Contract Rent Renter Occupied Units		
Less than $50	0	-
$ 50 - $ 99	0	-
$100 - $119	2	2.8
$120 - $139	4	5.6
$140 - $149	1	1.4
$150 - $159	1	1.4
$160 - $169	0	-
$170 - $199	1	1.4
$200 - $249	6	8.3
$250 - $299	9	12.5
$300 - $399	17	23.6
$400 - $499	9	12.5
$500 or more	22	30.6
Total	72	100.1
Median Contract Rent	$371	

Source: 1980 Census
* Less than .1%

Plate 25

WEIGHTED MEDIAN HOUSEHOLD INCOME

Essex/Morris/Sussex/Union Region

	# Households*	Median Household Income*	Aggregate Household Income* (000)
Essex County	77,577	$ 24,178	$ 1,875,626
Morris County	126,976	$ 26,245	$ 3,332,537
Sussex County	6,075	$ 33,785	$ 205,245
Union County	116,642	$ 24,155	$ 2,817,482
Regional Totals	327,270	$ 25,150 (weighted)	$ 8,230,890

* After deducting Urban Aid and Non-Growth municipalities.

Source: 1980 Census

Plate 26

AGE AND HOUSEHOLD SIZE CHARACTERISTICS

Mountainside Borough

AGE	1960		1970		1980	
	Number	%	Number	%	Number	%
Under 5	641	10.1	391	5.2	253	3.6
5 - 14	1,446	22.9	1,579	21.0	954	13.4
15 - 24	475	7.5	1,054	14.0	1,069	15.0
25 - 34	653	10.3	550	7.3	666	9.4
35 - 44	1,261	19.9	1,071	14.2	869	12.2
45 - 54	895	14.2	1,387	18.4	1,222	17.2
55 - 64	586	9.3	862	11.5	1,222	17.2
65 and over	368	5.8	626	8.3	863	12.1
Total	6,325	100.0	7,520	99.9	7,118	100.1
Median Age	-		37.0		42.1	
Under 18	(est) 2,338	37.0	2,527	33.6	1,610	22.6
Over 65	368	5.8	626	8.3	863	12.1

1980

PERSONS/UNIT	# People	1	2	3	4	5	6+
Median = 2.65	# units	213	895	499	424	205	126
	% of Units	9.0	37.9	21.1	18.0	8.7	5.3

1980

PERSONS/ROOM	# People	1.00 or less	1.01 - 1.50	1.51 or more
	# Units	2,354	7	1

Source: 1960, 1970 and 1980 Census
Totals may not add due to rounding.

Within the borough, approximately 237 households fell in the moderate income category of $12,575 to $20,120. This represented about 10% of the total households in the borough. Low income households, those falling below $12,575 in annual income in 1980, accounted for a total of 197 households, or about 8% of the households in the borough. The combined total of 18% was much lower than the regional levels and reflects the fact that the borough has developed in the region as a community of quality single family detached dwellings.

Age: Plate 26 shows the age group distribution within the borough for the last three Census counts. It indicates a decline in the percentage of the population under 18 years of age, which reflects regional and statewide trends. Over one-third of the population is in the 45-64 age group, and when this is combined with those who are 65 and over, they account for almost half the population of the borough.

The median age in the borough increased dramatically from 1970 to 1980, rising from 37.0 to 42.1 over that period. Census figures reveal that most of the in-migration affecting the composition of the borough population is taking place in the 35-54 age groups, and correspondingly in the under 15 age group. This is reflective of the nature of the housing stock in the borough since migration analysis also reveals that there is a net out-migration in the 65 & over age group.

Employment

Plate 28 shows trends in covered employment within the borough, and the published characteristics of the resident labor force within the borough. The labor force characteristics are taken from the 1980 Census and reflect a profile of the residents of the borough while the covered employment information simply shows the number of jobs which are located within the boundaries of the borough regardless of where the employees reside.

Trends in covered employment from 1977 to 1984 indicate that the number of jobs has increased at an average rate of 65 jobs per year based on a linear regression analysis. Following a period of general decline from 1978 through 1983, 1984 showed a substantial gain. Recently published 1985 data indicates that the covered employment level in the borough was 6,098, a slight decline from the 1984 job total but nevertheless high enough when compared to the preceding years' employment levels to increase the average annual job growth figure to 77 jobs per year.

If it is assumed that job growth will occur at somewhere between the rate of 65 and 77 jobs per year, a job projection in 1990 would show 6,231 to 6,367 jobs by that date. It is expected that the labor force profile in the borough in future years would be similar to that which is shown in the 1980 Census.

Fair Share Determination and Capacity Analysis

According to the published fair share figures by COAH, Mountainside has a net indigenous need of one unit and a reallocated present and prospective need of an additional 197 units.

The borough is entitled to credit for one indigenous need unit since it has undertaken the rehabilitation of one housing unit since 1980 which was substandard and occupied by a lower income household. Community Development funds were used for this purpose. No other credits against the fair share number can be claimed, based on COAH guidelines. However, an ajustment in fair share is in order since there is an insufficient quantity of vacant land available to provide for any additional housing. Part of the adjustment is related to a setaside of land to provide for the potential of 3 percent of the land area in active

recreation, and the remaining part of the adjustment is to reflect a lack of available vacant and developable land.

The existing land use information used to determine the amount of vacant and developable land is based on the field survey conducted in early 1987 as a part of the update of the Master Plan.

The first component of the adjustment is the calculation to determine an appropriate quantity of vacant land to reserve as potential sites for meeting the 3 percent standard for active recreation. Out of the total land area in the borough of 2,636 acres, County parkland accounts for 955 acres, and that is to be deducted from the borough land area. Also to be deducted from the gross land area for purposes of the 3 percent calculation are any vacant sites which are environmentally constrained by steep slopes, flooding, wetlands, etc, but constrained lands are not a major feature of the vacant sites. Deducting the County parkland from the municipal land area leaves a total of 1,681 acres, 3 percent of which is 50.4 acres. All the remaining land in the borough is either developed, or if vacant, the lot sizes are less than two acres and they are found in scattered locations.

At the present time, the borough has only two sites which are in active recreation, and it has no sites under municipal control which are in passive recreation. The two active recreation sites adjoin each other and each is 3.0 acres in size. One contains playfields and the other is the municipal swimming pool.

The accompanying map of the borough identifies not only the two active recreation parcels, but the four vacant parcels which are two acres or larger in size. The parcel numbers on the map refer to the parcels as described below:

1. Municipal pool site of 3.0 acres.

2. Echo Brook Recreation area, which is 3.0 acres in size and contains playfields.

3. A 5.5 acre parcel owned by the borough. For the most part, this parcel is not environmentally constrained although a small portion has slopes which exceed 15 percent.

4. A 2.4 acre parcel accessible only from Route 22, much of which is limited in its development potential by a storm drainage easement running through the lot.

5. A 12.5 acre parcel across from the municipal complex on Route 22, accessible only from Route 22. A small portion of this site is constrained by steep slopes.

6. A 6.2 acre site on Route 22, unconstrained but strongly influenced by nonresidential development in the area.

The total land area of all the sites listed above is 26.6 acres, well below the allowance of 50.4 acres derived from the 3 percent setaside formula of COAH.

In summary, Mountainside has insufficient capacity to accommodate any units toward its fair share pre-credited need due to a lack of available and developable vacant land. The indigenous need is virtually offset entirely by spontaneous rehabilitation, with the one unit requiring rehabilitation updated since April 1, 1980 through the use of Community Development funds. The few remaining vacant land sites, when considered along with the 3% percent allowance for active recreation, do not provide any excess land on which to develop low and moderate income housing.

County Arterials

Plate 29 shows the two categories of county arterials. The important planning distinction to be drawn between the major and minor arterials is that the major arterials are expected to carry significantly higher volumes of traffic and interruptions to that traffic by direct driveway or local road access should be kept to a minimum. On both the major and minor arterials, the county will establish the right-of-way and pavement width standards and development plans, including those for single family homes, should continue to be reviewed with an eye toward allowing these roads to function effectively as sub-regional or intermunicipal roadways. Homes located along the arterials, but particularly along the major arterials, should be required to have on-lot driveway turnarounds to avoid problems associated with residential vehicles backing into traffic.

The streets shown as County Major Arterials include Summit Road, New Providence Road, Mountain Avenue and Springfield Avenue.

The County Minor Arterial system includes those county roads which are located in the northerly part of the borough and either pass through the Watchung Reservation of serve as a part of the street system for the homes located in the vicinity of the Reservation. This Master Plan continues to recommend continued county jurisdiction and maintenance on those streets shown as both Major and Minor Arterials.

There are no proposals for new county roads or realignments shown on the Plan. It is to be anticipated, however, that the county will become involved in the review of any modifications to the Route 22 and New Providence Road intersection to assure that intermunicipal traffic flows of importance to the county are not compromised.

Borough Collectors

The remaining category on the Traffic Circulation Plan is that of Borough Collectors. These are streets which play an important role in distributing traffic from local streets to the regional system.

The significance of designating streets as Borough Collectors is that they would receive priority attention in road clearing and, as necessary, certain controls can be established along these streets to assure smooth flows of traffic, keeping in mind that there are abutting homes which need freedom from as much unrelated traffic as possible.

On the south side of Route 22, collectors include Woodland Avenue, Hillside Avenue and Lawrence Avenue, all of which extend into Westfield. The fourth collector shown on the southerly side is Mill Lane. No major road improvement proposals are suggested for the collector system in this southerly part of the borough.

In the westerly section of the borough it was pointed out in the background study on traffic circulation that the internal road system should be supplemented with the eventual extension of Woodacres Drive to Justin Place. This retains the same basic concept which was set forth in the 1978 Master Plan, which also recognized the relative isolation of some of the westerly parts of the borough which are limited in their ability to reach the municipal complex, library, etc. without using Route 22. This ultimate connection would also help in the provision of emergency services.

East of New Providence Road the collector system lying north of Route 22 is made up of Wood Valley Road, Central Avenue/New Providence Road, Wyoming Drive, Iris Drive and Charles Street. No new road proposals are suggested for this area and, in fact, the

TRAFFIC CIRCULATION PLAN

- REGIONAL ARTERIAL
- COUNTY MAJOR ARTERIAL
- COUNTY MINOR ARTERIAL
- BOROUGH COLLECTOR
- PROPOSED COLLECTOR

CITY OF SUMMIT

NEW PROVIDENCE TOWNSHIP

WATCHUNG RESERVATION

UNION COUNTY PARK COMMISSION

WATCHUNG RESERVATION

SPRINGFIELD TOWNSHIP

SCOTCH PLAINS TOWNSHIP

TOWN OF WESTFIELD

U.S. RTE. 22

ECHO LAKE

ECHO LAKE

TOWN OF WESTFIELD

1000 FT.

500 FT.

PLATE 29

-MAP-

OF THE

BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E.&L.S. NO.12311

AUGUST-1977

Revised 1/20/81 R.K.
" 2/16/86 R.K.
" 10/8/86 R.K.

The remaining site shown on the Plan is owned by the borough. It consists of about five acres and has been determined to be an appropriate site for senior citizen housing in the event such housing is located within the borough. This location is reasonably convenient to existing commercial facilities and there would be a reasonable range of services offered to residents of this complex within walking distance of the site. If the parcel is not used for senior citizen housing, it is recommended that it remain in the borough land inventory to provide the governing body with an asset it can hold in reserve against any future needs which may require attention.

UTILITY SERVICES PLAN

The entire borough is served by public water and sanitary sewers. The borough should continue to participate in regional systems to the extent feasible.

RECYCLING PLAN ELEMENT

This Master Plan encourages the recycling of waste products and supports the efforts of the Borough Council in attempting to address its mandates for recycling as set forth by the legislature.

It is unlikely that there will be any large-scale developments occurring within the borough in the foreseeable future. However, to the extent that any development proposals call for at least 50 units of single family dwellings, 25 units of multifamily dwellings, or involve at least 1,000 square feet of nonresidential land, the development application shall address recycling and solid waste disposal in accordance with the guidelines and objectives established by the Borough Council.

* * *