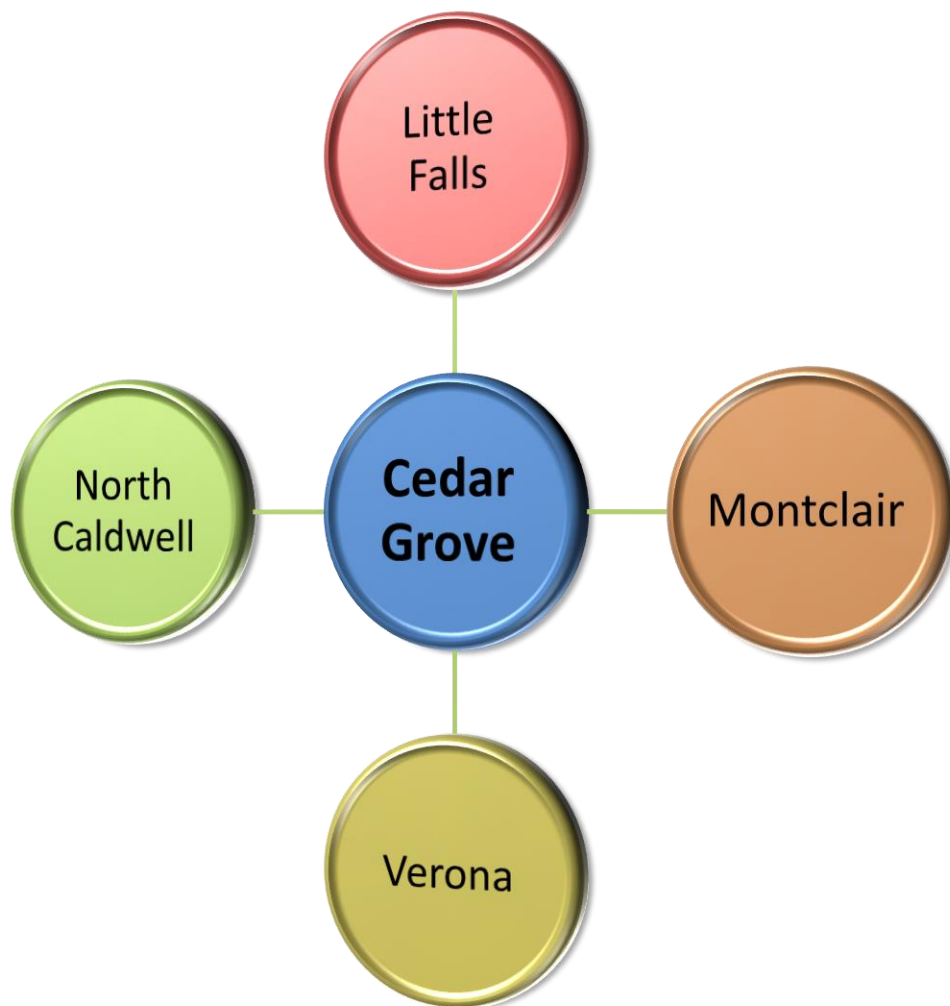


Relationship to Adjoining Communities



SECTION 14 - RELATIONSHIP TO ADJOINING COMMUNITY MASTER PLANS

The Municipal Land Use Law requires that community master plans consider the relationship to the master plans of adjoining municipalities, as well as to the County and State Development Plans.

N.J.S. 40:55D-28.d provides the following:

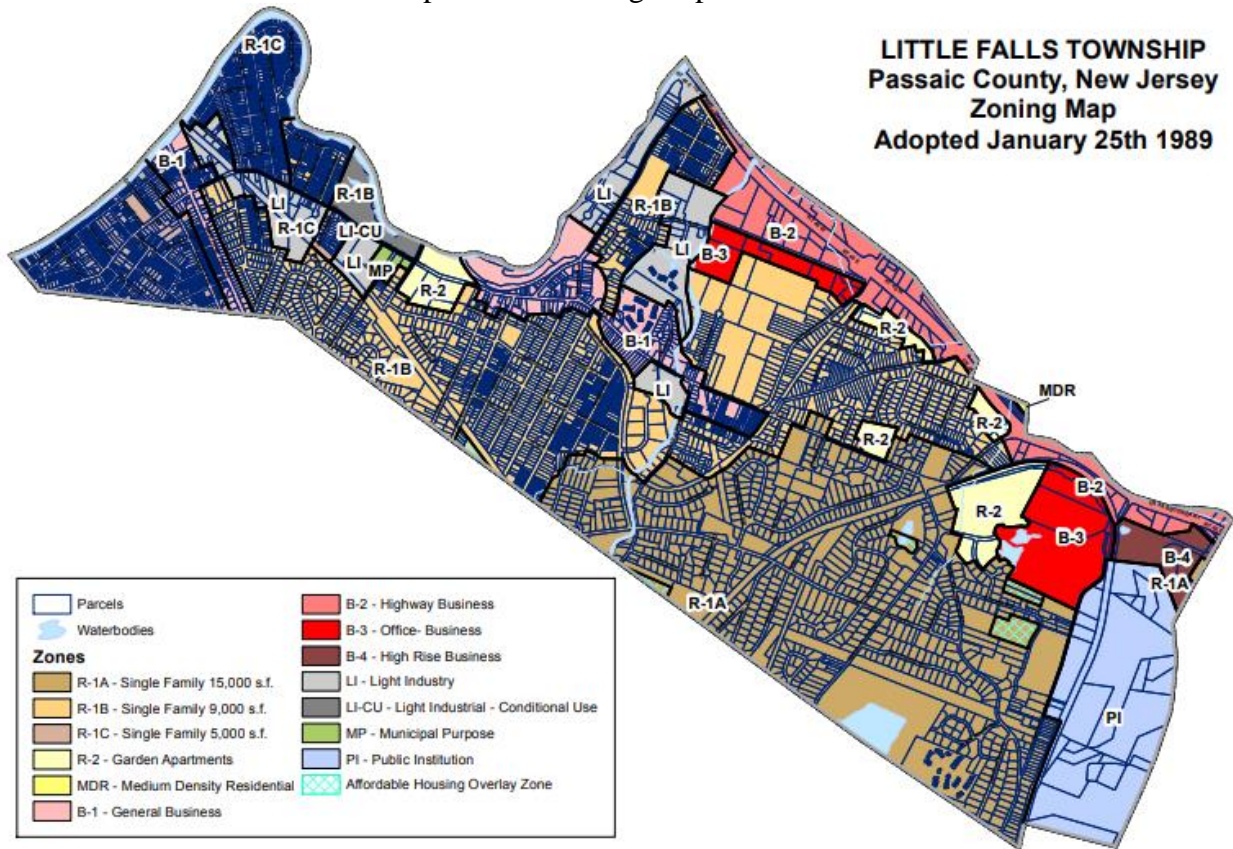
The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan, adopted pursuant to the "State Planning Act, " sections 1 through 12 of P.L. 1985, c. 398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act." P.L. 1970, c. 39 (C. 13:1E-1 et seq.) of the county in which the municipality is located.

There are six communities that adjoin the Township of Cedar Grove: the Township of Little Falls (Passaic County) to the north, the Borough of North Caldwell to the west, the Township of Montclair to the east, and the Township of Verona to the south.

Little Falls

The Township of Cedar Grove shares a common northern boundary line with the Township of Little Falls in Passaic County. The R-1A zone district within Little Falls Township extends along the entire Northern Boundary of the Township of Cedar Grove. The R-1A District permits one-family dwelling units on minimum 15,000 square foot lots. Other permitted uses include churches and other place of worship, public and parochial schools, and public parks and playgrounds. This R-1A classification is generally consistent with land uses permitted in neighboring Cedar Grove. There is a portion of Cedar Grove (the M-2 zone) which abuts residential lands in Little Falls which should be carefully scrutinized when uses intensify or are modified.

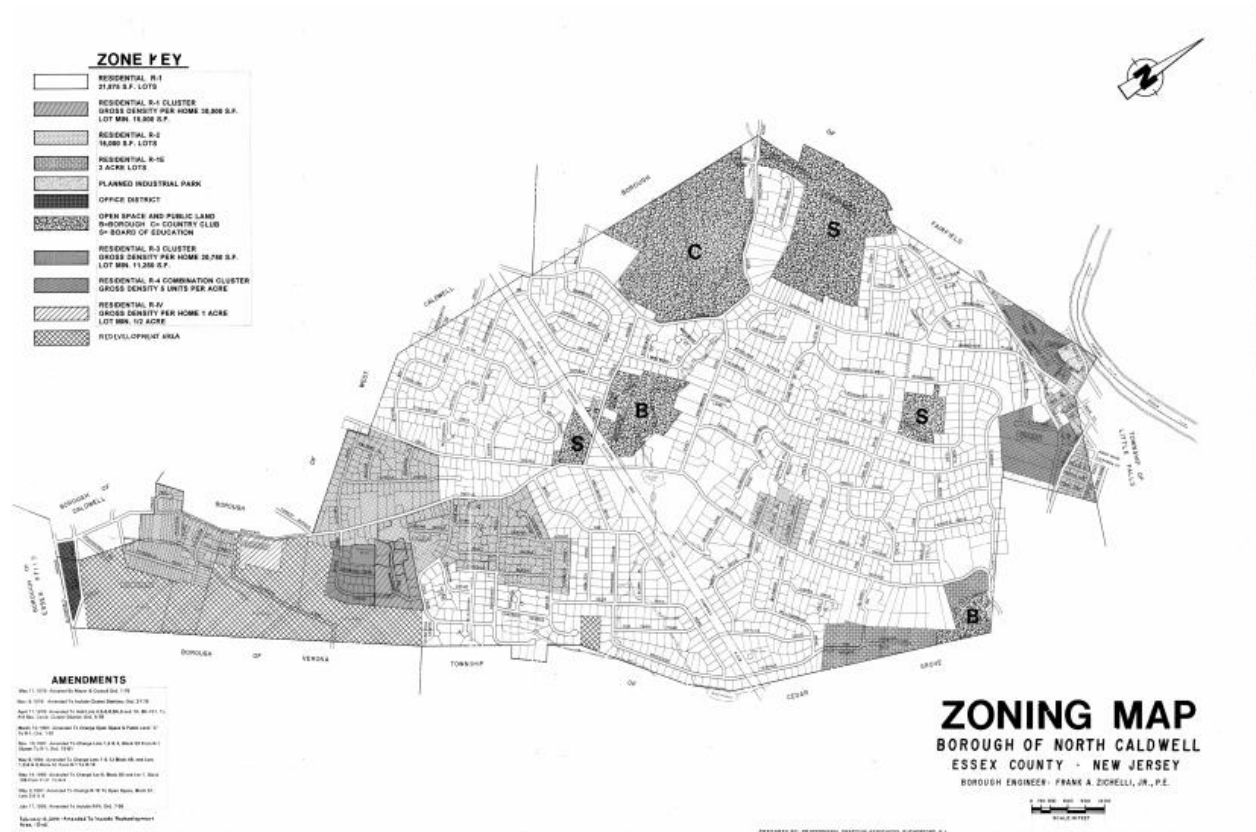
Map 14 – 1 : Zoning Map Little Falls



North Caldwell

The Township of Cedar Grove shares a common western boundary line with the Township of North Caldwell in Passaic County. Zone districts within North Caldwell, along this common boundary line, include the R-1 single family residential district, the R-2 single family residential district, the R-1E single family residential district, a Borough open space district, and a redevelopment area. The R-1E District permits one-family dwelling units on minimum two acre lots. The R-1 District permits one-family dwelling units on minimum 21,875 square foot lots. The R-2 District permits one-family dwelling units on minimum 15,000 square foot lots. Other permitted uses include churches and other place of worship, public and parochial schools, and public parks and playgrounds. These land use classifications are consistent with land uses permitted in neighboring Cedar Grove.

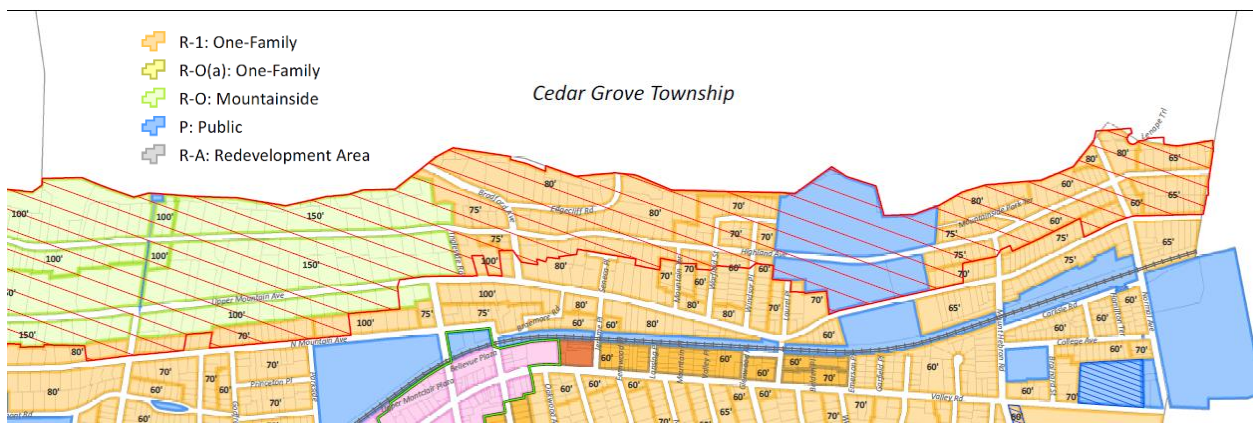
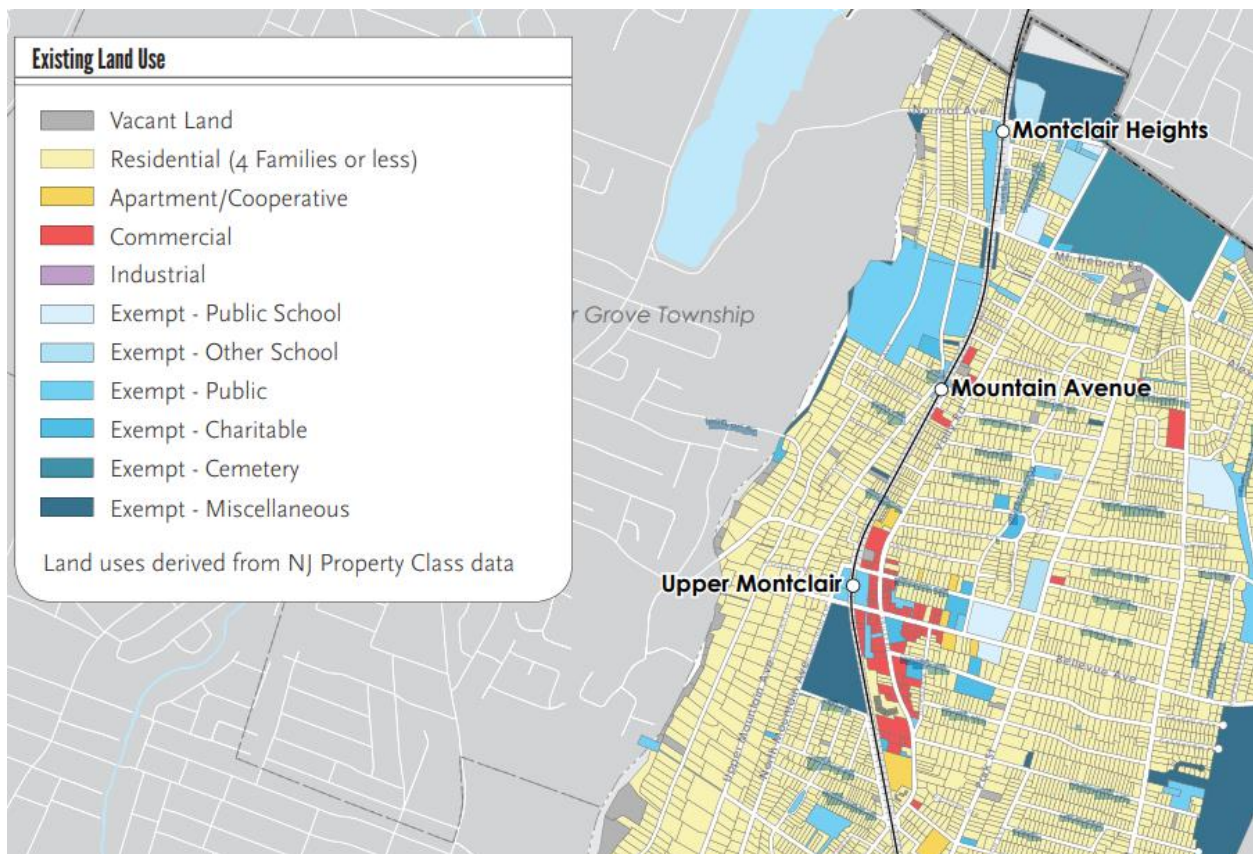
Map 14 – 2 : Zoning Map North Caldwell



Montclair

The Township of Montclair shares a common western boundary line with the Township of Cedar Grove. Zone districts within Montclair Township, along this common boundary line, include the P - Public Zone, the R1 - One Family Zone, and the RO - Mountainside Zone. The P - Public Zone is located directly opposite the cedar Grove “Public and Recreation Area”. The R1 Zone is also located directly opposite the Public and Recreation Area and an R-18 Residential District while the RO Zone is located opposite a small Restricted Commercial District and the R-18 Residential District. The R-18 District permits one-family dwelling units on minimum 18,000 square foot lots. Other permitted uses include churches and other place of worship, public and parochial schools, and public parks and playgrounds

Map 14 – 3 : Existing Land Use Map Montclair



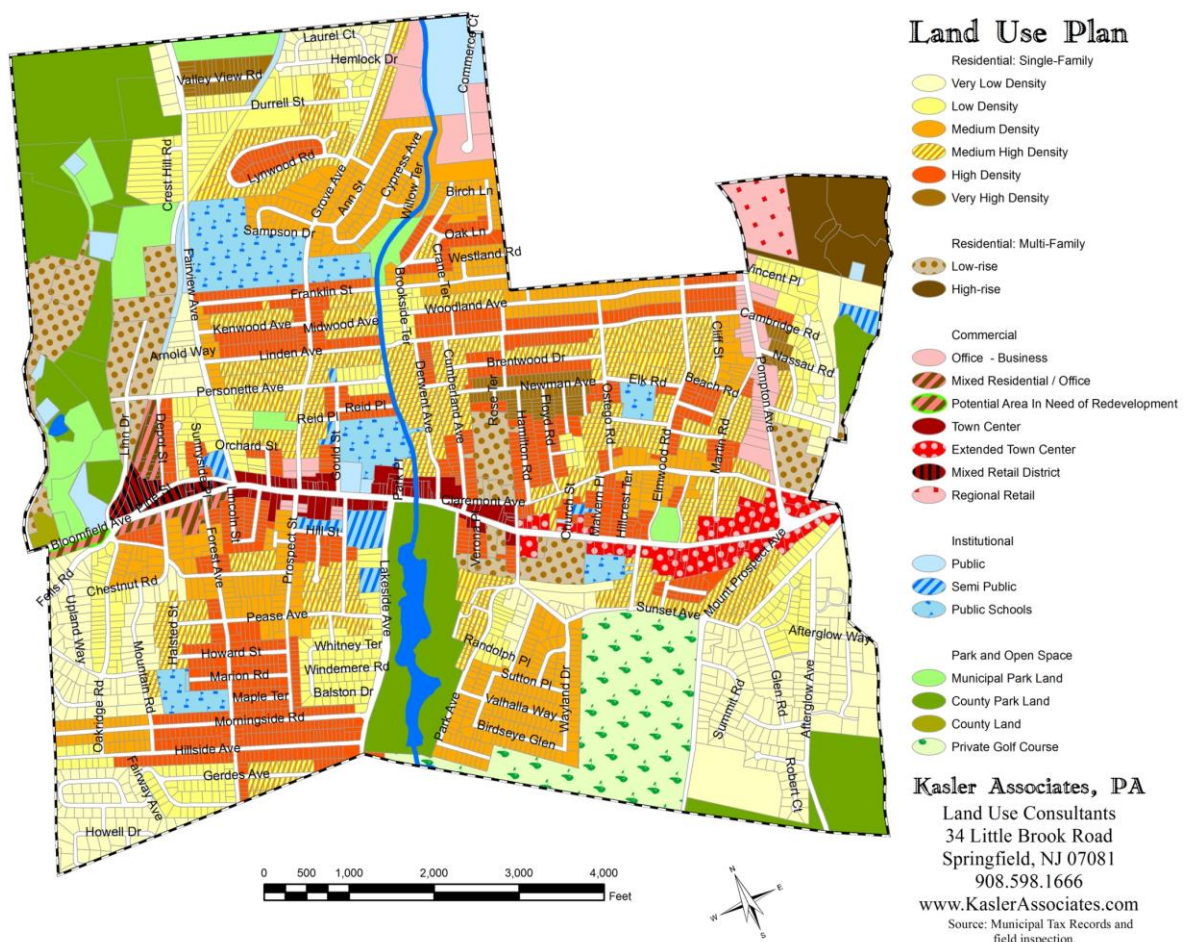
Verona

The Township of Verona shares a common southern boundary line with the Township of Cedar Grove. Zone districts within Montclair Township, along this common boundary line, include the Very Low, Medium, Medium High, and High Density single family districts, Office Business, Regional Retail, Public, County Parkland, and Municipal Parkland,

The very low density residential district contemplates development of single-family homes on a minimum lot size of 12,000. The medium density land use classification contemplates development of single-family homes on a minimum lot size of 7,200 square feet, The medium high density residential district contemplates development of single-family homes on a minimum lot size of 7,500 square feet. This high density residential district classification contemplates development of single-family homes on a minimum lot size of 5,000 square feet. The multi-family high rise district contains high-rise residential development served by Claridge Drive at the northeasterly corner of the Township adjoining Montclair and Cedar Grove. The professional office and business district allows for non-retail uses such as offices and certain financial institutions. The regional retail district classification proposes shopping centers as a permitted use.

The land uses of Cedar Grove is compatible with the land use classifications found in Verona.

Map 14 – 4 : Land Use Plan Verona

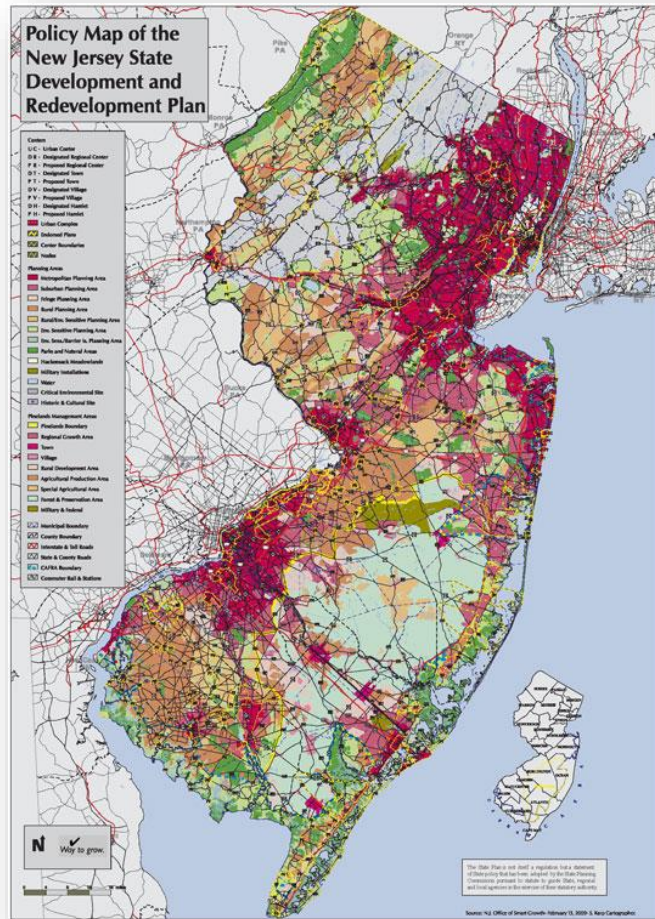


State Development Guide Plan (SDRP)

Map 14 – 5 : SDRP Map

The creation of the New Jersey State Development and Redevelopment Plan (SDRP) was required by the *State Planning Act of 1985* and establishes State level planning policy. The current Plan was adopted by the State Planning Commission in 2001 and is required to be updated on a three-year cycle. The SDRP is amended through a three-phase process and includes the preliminary plan, the interim plan and the final plan. The SDRP policies apply statewide with modification for the Hackensack Meadowlands district, the Highland Preservation Area, the Pinelands and CAFRA areas. The Plan is intended to be utilized as a general framework whereby municipalities, counties and state agencies and special districts guide major policy decisions.

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance.



Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.⁸

Cross-Acceptance is the process by which municipalities actively participate in the comparison of the content of their local planning efforts to the proposed SDRP (or its revisions) with negotiations concerning the proposed goals and policies. Several phases are involved in the cross acceptance process including the comparison phase (preliminary state plan compared to local plans), the negotiation phase (public hearings and several rounds of negotiating changes in the proposed policies, mediated by the counties), and the final review process (21 public hearings—one in each county—and acceptance of written comments on the Plan). Nothing became of this third round of cross acceptance .

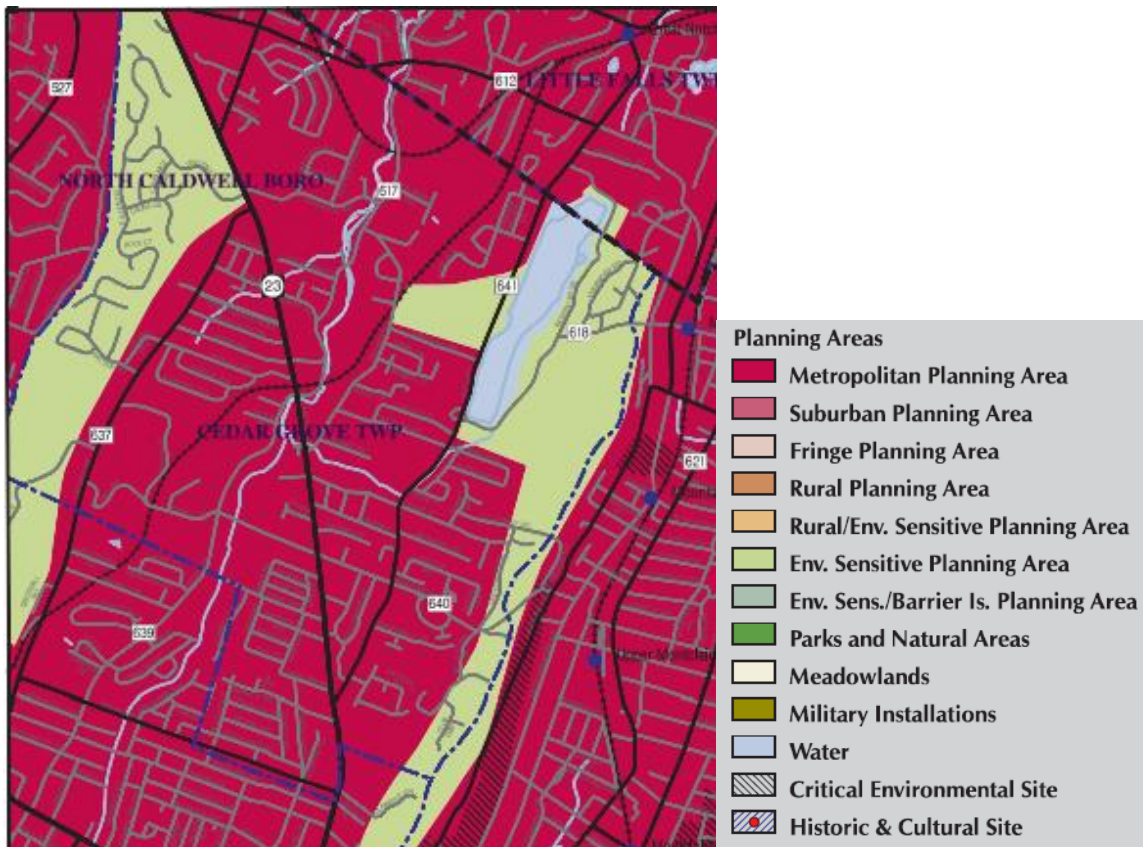
⁸ <http://www.nj.gov/dca/osg/plan/crossacceptance.shtml>

In 2012 the New Jersey State Planning Commission presented the State Strategic Plan. This Plan is the revision to the 2001 State Development & Redevelopment Plan and sets forth a vision for the future of our State along with strategies to achieve that vision. It is the culmination of several years of work by the State and its staff in collaboration with county and local stakeholders and members of the public.

This updated planning document is not a land-use regulatory tool, but a strategic framework to coordinate and channel public and private investments. The framework prioritizes key existing assets and industries, workforce development and retention, and infrastructure and quality of life factors, such as access to and benefits of protecting and preserving open space. Once again, this proposed planning document failed to be adopted.

Therefore, the State planning document that is effect is the 2001 State Development and Redevelopment Plan. The Township of Cedar Grove has been designated, in most parts, as a PA 1, metropolitan planning area 1. The metropolitan planning areas include postwar suburbs and urban centers that are fully or almost fully developed. The east and west municipal boundaries are located in an environmentally sensitive areas.

Map 14 – 6 : SDRP Map - Enlargement



Metropolitan Planning Area (PA1)

General Description

This Planning Area includes a variety of communities that range from large Urban Centers such as Newark, to 19th century towns shaped by commuter rail and post-war suburbs, such as Englewood and Cherry Hill. As the name implies, the

communities in this Planning Area often have strong ties to, or are influenced by, major metropolitan centers—the New York/Newark/Jersey City metropolitan region in the northeastern counties (roughly within the I-287 beltway); the Philadelphia/Camden/Trenton metropolitan region along the lower Delaware River (roughly within the I-295 beltway); and on a smaller scale, the Easton/Phillipsburg metropolitan region along I-78. This Planning Area can also be found among the older shore towns of Monmouth County, Atlantic County, along the Delaware River in Salem County, and in the Bridgeton and Vineland-Millville areas in Cumberland County.

Over the years, both the public and private sectors have made enormous investments in building and maintaining a wide range of facilities and services to support these communities. The massive public investment is reflected in thousands of miles of streets, trade schools and colleges, libraries, theaters, office buildings, parks and plazas, transit terminals and airports. Most of these communities are fully developed, or almost fully developed, with little vacant land available for new development. Much of the change in land uses, therefore, will take the form of redevelopment.

The communities in this Planning Area form a part of the metropolitan mass where municipal boundaries tend to blur. The nature of this settlement pattern can undermine efforts to address a host of functional problems on a municipal basis. It is increasingly impractical, for instance, to manage traffic congestion, solid waste disposal and air and water pollution locally. These and other concerns spill over from one municipality to the next, requiring a regional perspective on potential solutions.

These communities have many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; the recognition that redevelopment is, or will be in the not-too-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal constraints. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics over time.

The Metropolitan Planning Area includes many communities that could be categorized as cities, towns or villages in the classical sense. However, over time the Metropolitan Planning Area has evolved into a close-knit, compact settlement pattern where communities stand shoulder to shoulder. The most distinctive Center forms in the Metropolitan Planning Area are Urban and Regional Centers and Towns. Urban Centers are the larger cities that historically, and to some degree still, provide a focus for the region's economy, transportation system and governmental functions. The State Planning Commission designated the following municipalities as Urban Centers in 1992: Atlantic City, Camden, Elizabeth, Jersey City, New Brunswick, Newark, Paterson and Trenton. Many communities in this Planning Area contain a mixed-use Core that provides regional commercial, institutional, cultural and transportation opportunities. Examples include Westfield, Montclair, Haddonfield, Red Bank and Hackensack. The Metropolitan Planning Area also contains numerous distinctive neighborhoods, main streets and downtowns that supply a range of housing opportunities and everyday commercial needs.

Areas such as Routes 4 and 17 in Paramus, the Raritan Center in Edison, or the Cherry Hill Mall area along Route 38, constitute a very different development pattern than that found in Urban and Regional Centers and Towns, yet contain concentrations—or Nodes—of employment and economic activity. These

conglomerations of office and warehouse parks, manufacturing districts, regional malls and power centers, retail strips, and medical and institutional complexes are often economically successful, market-driven, dynamic and capable of evolving into new forms, as exemplified by current trends in "big box" retail and entertainment. They are often suburban in intensity, layout and automobile orientation; are located apart from the traditional town Cores and city downtowns; and tend to be located in larger municipalities such as Woodbridge, Wayne, Cherry Hill, Parsippany-Troy Hills and other Metropolitan Planning Area communities that have largely developed since World War II.

The Metropolitan Planning Area contains large tracts of open space, often in the form of county and state parks and preserves, significant natural areas, and extensive waterfronts. However, this Planning Area does not generally have Environs in the form of open land separating communities and protecting natural and agricultural resources. In most instances, the large tracts of contiguous farmland, forest and environmentally sensitive lands in Fringe, Rural and Environmentally Sensitive Planning Areas function as the Environs of the Metropolitan Planning Area, as do the Pinelands, the Highlands areas of New Jersey and New York, and other open space throughout the tri-state area.

Environmentally Sensitive Planning Area (PA5)

General Description

The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats particularly in the Delaware Bay and other estuary areas, the Highlands Region, and coastal area. The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. Some of these lands have remained somewhat undeveloped or rural in character. Other areas, particularly New Jersey's coastal barrier islands, have experienced advanced levels of development, but remain highly vulnerable to natural forces. Environmentally Sensitive Planning Areas are characterized by watersheds of pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered and threatened plant and animal species; coastal and freshwater wetlands; prime forested areas; scenic vistas; and other significant topographical, geological or ecological features, particularly coastal barrier spits and islands. These resources are critically important not only for the residents of these areas, but for all New Jersey citizens. Existing Centers within the Environmentally Sensitive Planning Area have been, and often remain, the focus of residential and commercial growth and public facilities and services for their region, as well as supporting the recreation and tourism industries. The wide diversity of natural and built systems has resulted in small rural Towns such as High Bridge, Ogdensburg and Hopatcong, and Villages such as Cape May Point, Far Hills, Bedminster, Mauricetown, Fortescue, Fairton, Leesburg, Stone Harbor, Seaside Heights and Surf City. Environmentally Sensitive Planning Areas also have Regional Centers including Newton in the northwest and Wildwood on a barrier island. These Centers generally are linked to each other by rural roads and separated from other development by open spaces or linked to the mainland by state highways crossing coastal wetlands and waterways. Centers on the barrier islands are almost all sewerred whereas Centers in other environmentally sensitive areas are often not sewerred. Thus, the state has a major investment in infrastructure on the barrier islands. Recreational facilities often have associated residential or commercial development. Mining, forestry and other resource-based industrial development also is found in these areas. In addition, over 60,000 acres of agricultural land is found in this area. A significant amount of this land is in farmland preservation and is where other major agricultural investments have been made.

The Environmentally Sensitive Planning Area is highly vulnerable to damage of many sorts from new development in the Environs, including fragmentation of landscapes, degradation of aquifers and potable water, habitat destruction, extinction of plant and animal species and destruction of other irreplaceable resources which are vital for the preservation of the ecological integrity of New Jersey's natural resources. Perhaps most important, because the Environs in Environmentally Sensitive Planning Areas (and Rural/Environmentally Sensitive Planning Areas) are by definition more sensitive to disturbance than the Environs in other Planning Areas, new development in these Environs has the potential to destroy the very characteristics that define the area.