

# **Existing Land Use**

### SECTION 3 - EXISTING LAND USE

The analysis of land use is one of the fundamental steps in formulating a plan for the future development of a community. The analysis of existing land use identifies the amount, the location and the relationship of various land uses to one another. Once this data is identified, analysis of physical and environmental constraints affecting the municipality can be prepared to determine the amount and location of developable land in Cedar Grove. This information can then serve as a basis for forecasting future land use, the intensity of use and for the formulation of the land use plan element.

A digital lot-line base map was prepared for the land-use survey. The categories of land use include residential, commercial and office, industrial and three public-use categories as well as separate categories for semi-public uses, streets and roads, and railroads.

### LAND USE IN CEDAR GROVE

The Township of Cedar Grove has grown from a small rural community of 2,139 people in 1900 to a Township of 12,411 people in 2010. The first half of the twentieth century witnessed a large population increase. A substantial period of growth occurred from 1930 to 1970 as the population more than tripled. The population peaked in 1970 at 15,582 people and decreased to 12,411 people in 2010. Approximately 3.66 percent of Cedar Grove is considered undeveloped.

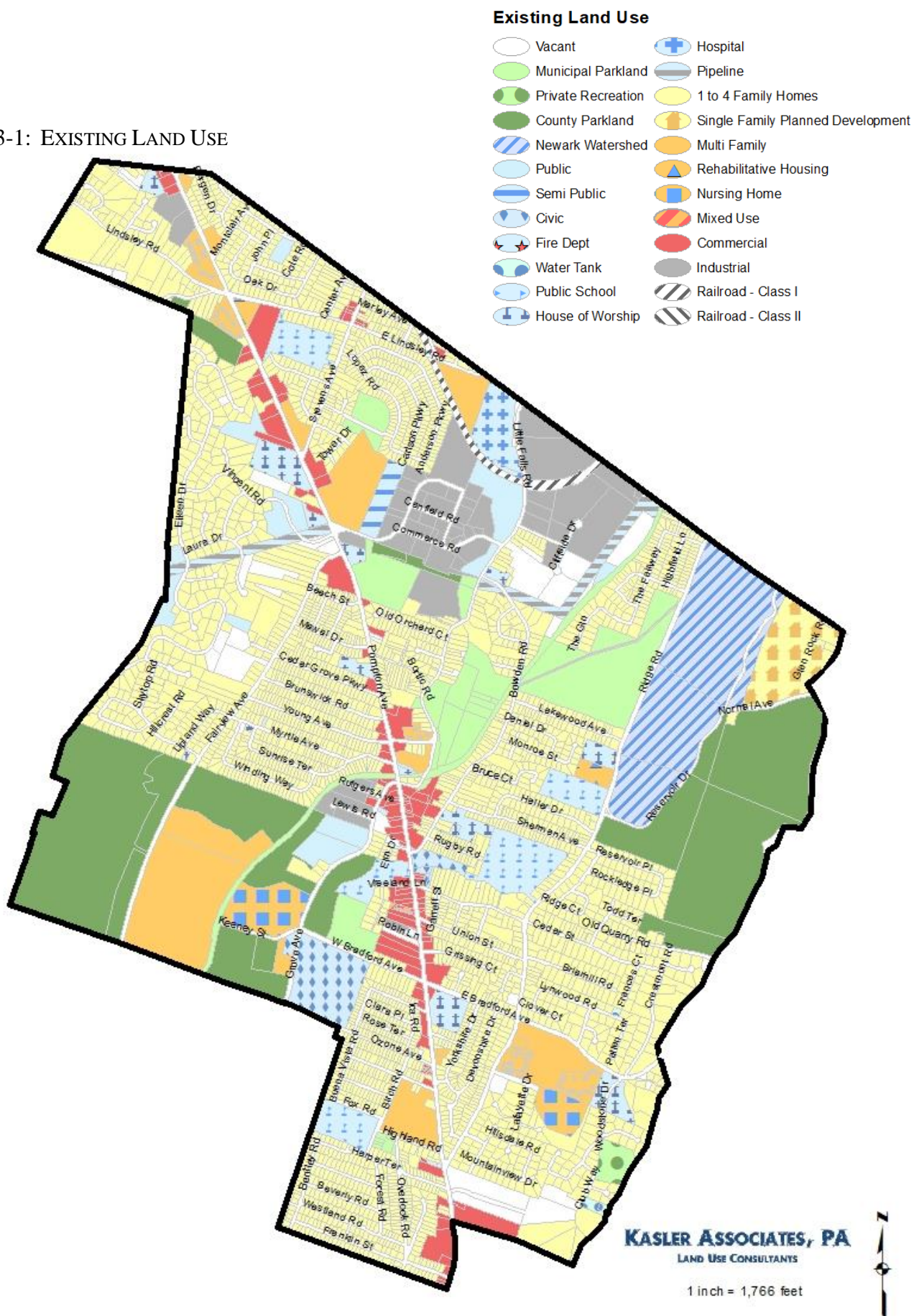
The development pattern represents a broad array of land uses. Single family development accounts for 1,132.59 acres of land and is the largest land use in the Township. Residential development accounts for approximately 45.19 percent of the land area of Cedar Grove. Parks and open-space uses are the second largest land use in the Township totaling 885 acres of land, or 10.86 percent of the community. Roadways account for the third largest use of land. Public right-of-ways account for 291.86 acres of land or approximately 10.4 percent of the Township. Commercial and office uses total 83.04 acres, or 3.31 percent of the Township. A comprehensive analysis of the land use within the municipality can be found on the following pages.

Table 3 – 1 :  
Existing Land Use  
Township of Cedar Grove

<i>Land Use</i>	<i>Parcels</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Civic	6	0.15%	32.49	1.30%
Commercial	125	3.04%	88.79	3.56%
County Parkland	18	0.44%	358.81	14.37%
Fire Dept	1	0.02%	0.42	0.02%
Hospital	2	0.05%	15.87	0.64%
House of Worship	16	0.39%	41.97	1.68%
Industrial	53	1.29%	135.90	5.44%
Mixed Use	18	0.44%	0.75	0.03%
Multi Family	269	6.55%	164.12	6.57%
Municipal Parkland	32	0.78%	140.59	5.63%
Newark Watershed	4	0.10%	116.23	4.66%
Nursing Home	2	0.05%	27.84	1.12%
Pipeline	6	0.15%	21.48	0.86%
Private Recreation	1	0.02%	7.015	0.28%
Public	21	0.51%	50.18	2.01%
Public School	5	0.12%	62.84	2.52%
Railroad - Class I	3	0.07%	10.88	0.44%
Rehabilitative Housing	2	0.05%	6.25	0.25%
Semi Public	1	0.02%	7.81	0.31%
Single Family (1 to 4 Family Homes)	3457	84.13%	1087.09	43.54%
Single Family PD	4	0.10%	35.13	1.41%
Vacant	60	1.46%	82.11	3.29%
Water Tank	3	0.07%	1.892	0.08%

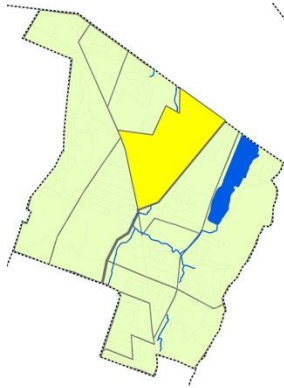
Source: Township of Cedar Grove Tax Records, 2019-2020

MAP 3-1: EXISTING LAND USE



## Existing Land Use by Census Block Groups

### Census Tract 213 - Block Group 1



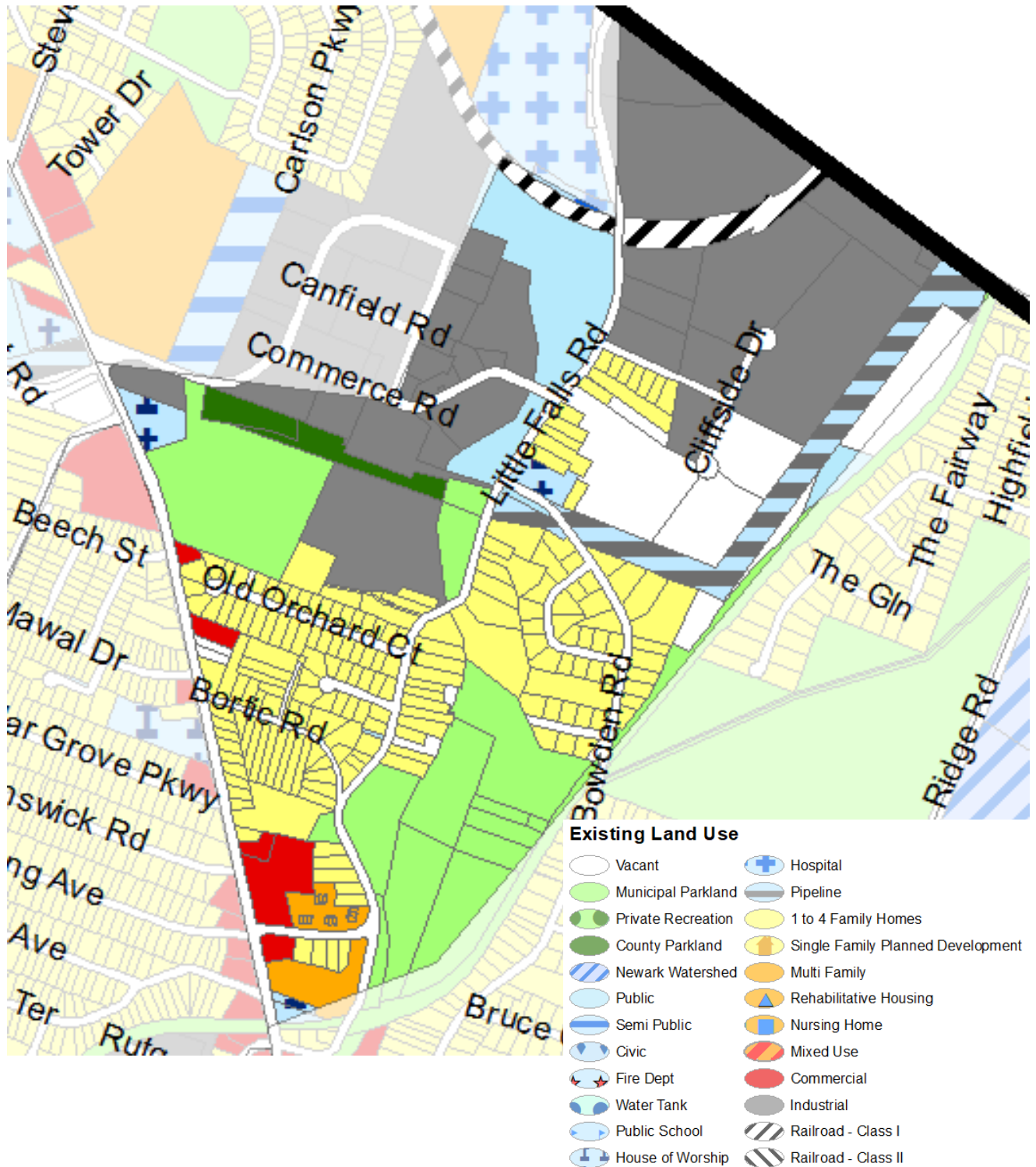
Block group 1 in census tract 213 contains approximately 262 tax lots, contains 305.92 acres and represents 10.92 percent of the municipality. Block group 1 is bounded the municipal boundary to the north, to the east along the railroad right of way south to its intersection with Pompton Avenue, to the west along Pompton Avenue to Commerce Road, then north along Village Park, then west to Little Falls Road and then north to municipal boundary. The existing land use for this block group is as follows:

Table 3 – 2:  
Existing Land Use  
Census Tract 213 Block Group 1

<i>Land Use</i>	<i>Parcels</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Commercial	5	1.82%	5.21	1.86%
County Parkland	2	0.73%	4.27	1.53%
House of Worship	4	1.46%	3.91	1.39%
Industrial	29	10.58%	90.04	32.13%
Multi Family	14	5.11%	5.01	1.79%
Municipal Parkland	14	5.11%	48.08	17.15%
Pipeline	2	0.73%	13.02	4.64%
Public	5	1.82%	15.80	5.64%
Railroad	1	0.36%	4.07	1.45%
Single Family (1 to 4 Family)	187	68.25%	66.12	23.59%
Vacant	11	4.01%	24.73	8.82%

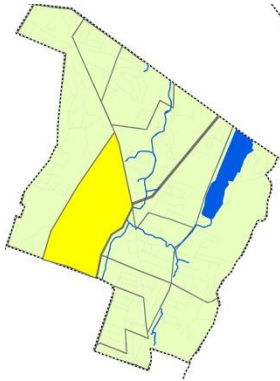
Source: Municipal tax records  
Calculations: Kasler Associates

Map 3 – 2 : Existing Land Use: Tract 213 Block Group 1  
Township of Cedar Grove





## Census Tract 213 - Block Group 2



Block group 2 in census tract 213 contains approximately 539 tax lots, is 333.44 acres in size and represents 11.90 percent of the municipality. Block group 2 is bounded by Block Group 1 to the north, the municipal boundary with Verona to the south, Grove Avenue to the east and Fairview Avenue to the west. The existing land uses in this block group are as follows:

Table 3 – 3:  
Existing Land Use  
Census Tract 213 Block Group 2

<i>Land Use</i>	<i>Parcels</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Civic	1	0.19%	1.38	0.73%
Commercial	11	2.06%	8.72	4.60%
County Parkland	4	0.75%	63.09	33.29%
House of Worship	2	0.38%	2.78	1.47%
Industrial	6	1.13%	9.22	4.86%
Multi Family	3	0.56%	73.08	38.56%
Nursing Home	1	0.19%	18.59	9.81%
Public	4	0.75%	12.63	6.67%
Single Family (1 to 4 Family)	499	93.62%	108.02	57.00%
Vacant	2	0.38%		

Source: Municipal tax records  
Calculations: Kasler Associates

# Map 3 – 3 : Existing Land Use: Tract 213 Block Group 2 Township of Cedar Grove

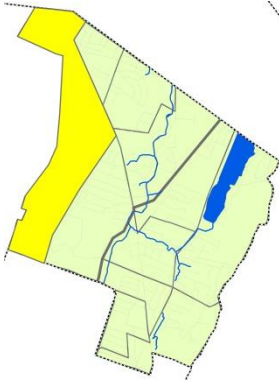
## Existing Land Use

- |                    |                                   |
|--------------------|-----------------------------------|
| Vacant             | Hospital                          |
| Municipal Parkland | Pipeline                          |
| Private Recreation | 1 to 4 Family Homes               |
| County Parkland    | Single Family Planned Development |
| Newark Watershed   | Multi Family                      |
| Public             | Rehabilitative Housing            |
| Semi Public        | Nursing Home                      |
| Civic              | Mixed Use                         |
| Fire Dept          | Commercial                        |
| Water Tank         | Industrial                        |
| Public School      | Railroad - Class I                |
| House of Worship   | Railroad - Class II               |





### Census Tract 213 - Block Group 3



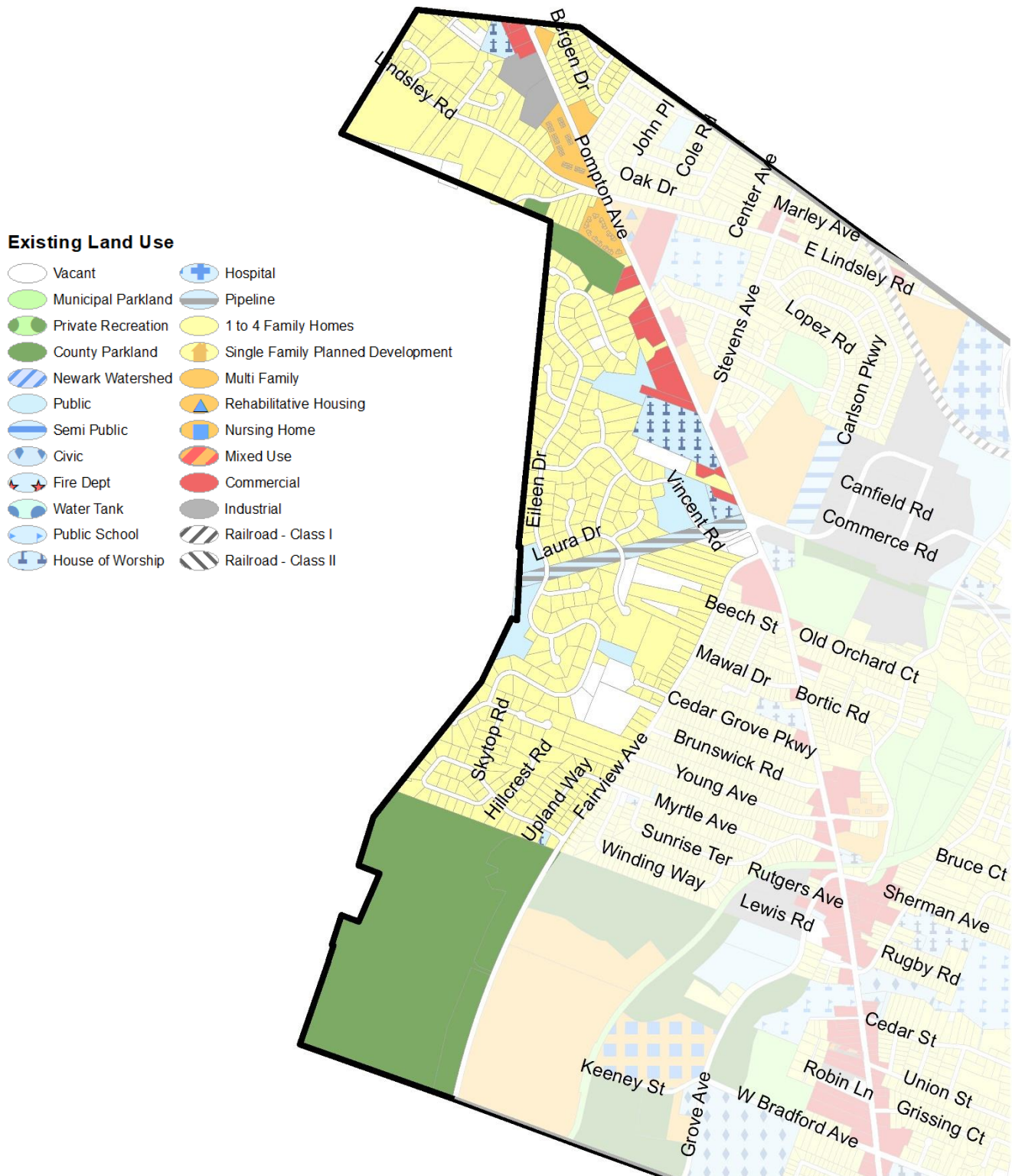
Block group 3 in census tract 213 contains approximately 551 tax lots, is 545.28 acres in size and represents 19.47 percent of the municipality. Block group 3 is bounded by the municipal boundary with North Caldwell west, Verona to the south, Little Brook to the north, and Fairview Avenue from the south to its intersection with Pompton Avenue to Montclair Avenue north to the municipal boundary. The existing land uses in this block group are as follows:

Table 3 – 4:  
Existing Land Use  
Census Tract 213 Block Group 3

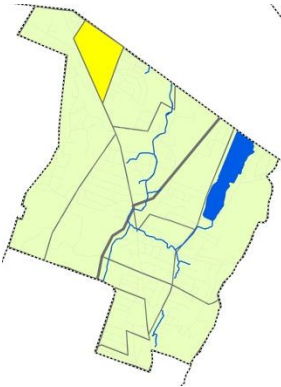
<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Commercial	15	2.60%	12.30	2.54%
County Parkland	5	0.87%	128.34	26.51%
House of Worship	4	0.69%	13.67	2.82%
Industrial	2	0.35%	6.99	1.45%
Multi Family	86	14.88%	12.71	2.63%
Pipeline	4	0.69%	8.47	1.75%
Public	8	1.38%	19.33	3.99%
Single Family (1 to 4 Family)	435	75.26%	258.04	53.31%
Vacant	19	3.29%	24.18	5.00%

Source: Municipal tax records  
Calculations: Kasler Associates

Map 3 - 4: Existing Land Use: Tract 213 Block Group 3  
Township of Cedar Grove



### Census Tract 213 - Block Group 4



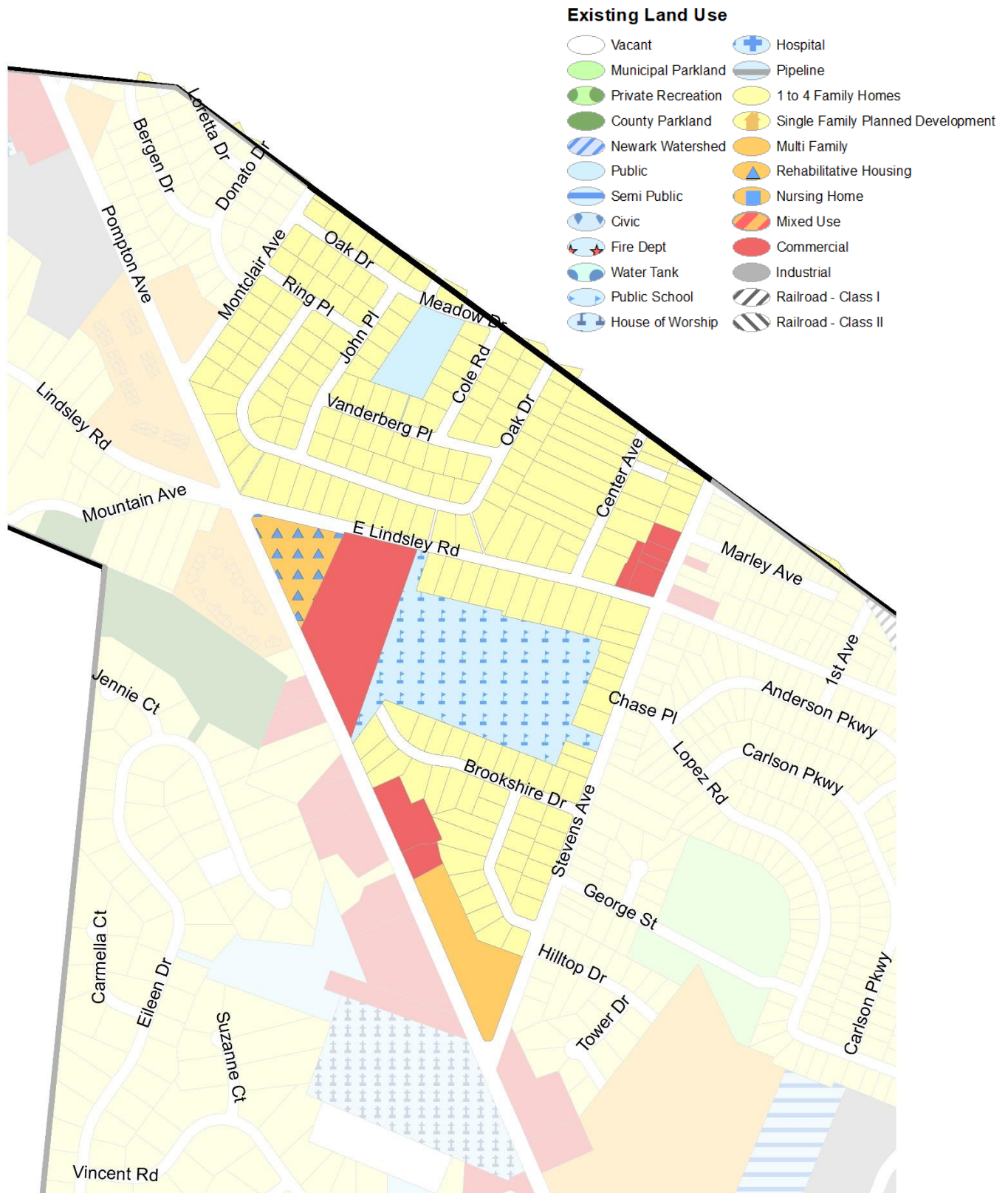
Block group 4 in census tract 213 contains approximately 197 tax lots, is 103.04 acres in size and represents 3.67 percent of the municipality. Block group 4 is bounded by the municipal boundary with Little Falls to the north, block group 3 to the south and west and Stevens Road to the east. The existing land uses in this block group are as follows:

Table 3 – 5:  
Existing Land Use  
Census Tract 213 Block Group 4

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Commercial	8	3.83%	8.48	10.02%
Multi Family	1	0.48%	3.21	3.79%
Public	1	0.48%	2.06	2.44%
Public School	1	0.48%	12.32	14.56%
Rehabilitative Housing	1	0.48%	2.29	2.71%
Single Family (1 to 4 Family)	195	93.30%	56.06	66.26%
Vacant	2	0.96%	0.18	0.22%

Source: Municipal tax records  
Calculations: Kasler Associates

Map 3 - 5: Existing Land Use: Tract 213 Block Group 4  
Township of Cedar Grove





## Census Tract 213 - Block Group 5



Block group 5 in census tract 213 contains approximately 361 tax lots, is 190.08 acres in size and represents 6.78 percent of the municipality. Block group 5 abuts block group 4 to the west, the municipal boundary with Little Falls to the north, and block group 1 to the west. The existing land uses in this block group are as follows:

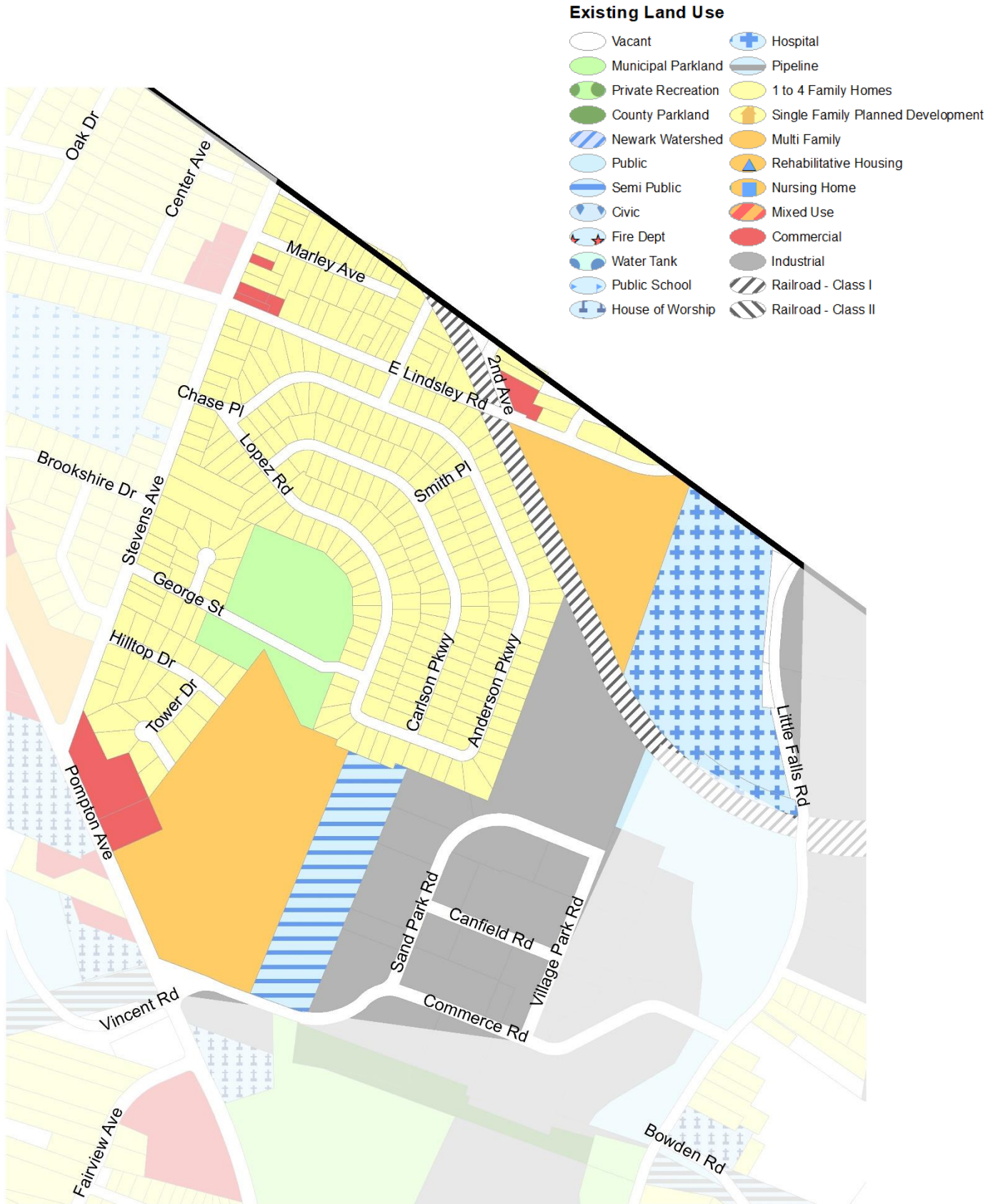
Table 3 – 6:  
Existing Land Use  
Census Tract 213 Block Group 5

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Commercial	7	2.02%	3.95	2.39%
Hospital	2	0.58%	15.88	9.60%
Industrial	15	4.32%	28.49	17.23%
Multi Family	2	0.58%	29.87	18.06%
Municipal Parkland	2	0.58%	7.882	4.77%
Railroad	2	0.58%	6.81	4.12%
Semi Public	1	0.29%	7.81	4.73%
Single Family (1 to 4 Family)	311	89.63%	63.49	38.39%
Vacant	5	1.44%	1.18	0.71%

Source: Municipal tax records  
Calculations: Kasler Associates



Map 3 - 6: Existing Land Use: Tract 213 Block Group 5  
Township of Cedar Grove



## Census Tract 214 - Block Group 1



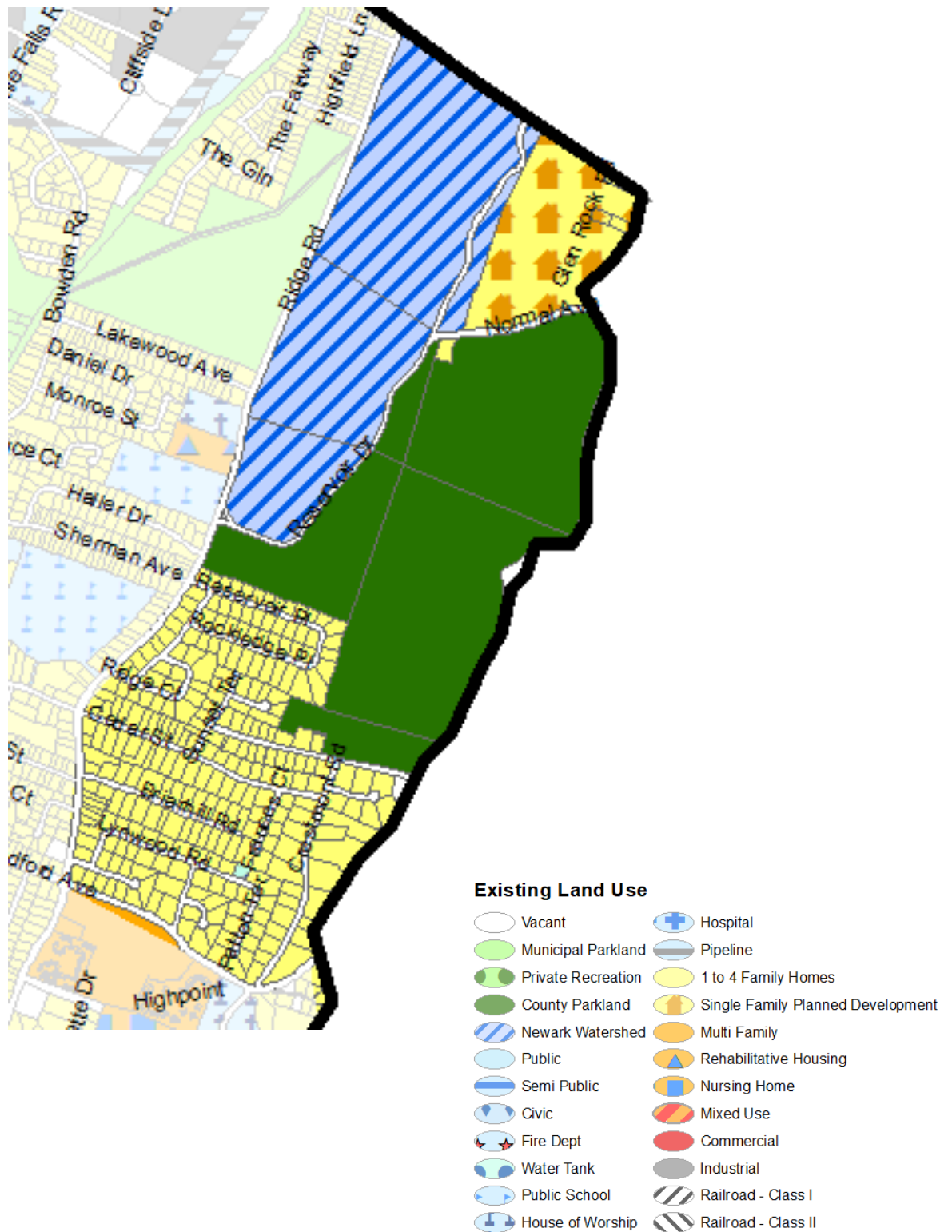
Block group 1 in census tract 214 contains approximately 291 tax lots, is 481 acres in size and represents 17.17 percent of the municipality. Block group 3 is bounded by the municipal boundary with Montclair to the east, East Bradford Avenue to the south, Ridge Road to the west and the municipal boundary with Little Falls to the north. The existing land uses in this block group are as follows:

Table 3 – 7:  
Existing Land Use  
Census Tract 214 Block Group 1

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
County Parkland	6	2.05%	151.40	35.16%
Newark Watershed	4	1.37%	116.23	26.99%
Single Family (1 to 4 Family)	273	93.49%	126.79	29.44%
Single Family Planned Development	4	1.37%	35.13	8.16%
Vacant	4	1.37%	0.73	0.17%
Water Tank	1	0.34%	0.35	0.08%

Source: Municipal tax records  
Calculations: Kasler Associates

Map 3 – 7 : Existing Land Use: Tract 214 Block Group 1  
Township of Cedar Grove



## Census Tract 214 - Block Group 2



Block Group 2 in census tract 214 contains approximately 507 tax lots, is 224 acres in size and represents 8.0 percent of the municipality. Block group 2 is bounded Bradford Road to the north, the municipal boundary with Montclair to the West, the municipal boundary with Verona to the South, and Ridge Road (from Bradford to Pompton) the west along Harper, south along Forest, west along Westland then south to the municipal boundary with Verona. The existing land use in this block group are as follows:

Table 3 – 8:  
Existing Land Use  
Census Tract 214 Block Group 2

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Commercial	11	2.16%	14.15	6.83%
Hospital	2	0.39%	6.27	3.02%
Multi Family	160	31.43%	25.75	12.42%
Nursing Home	1	0.20%	9.25	4.46%
Pipeline	1	0.20%	7.016	3.38%
Single Family (1 to 4 Family)	325	63.85%	119.51	57.65%
Vacant	7	1.38%	23.80	11.48%
Water Tank	2	0.39%	1.54	0.75%

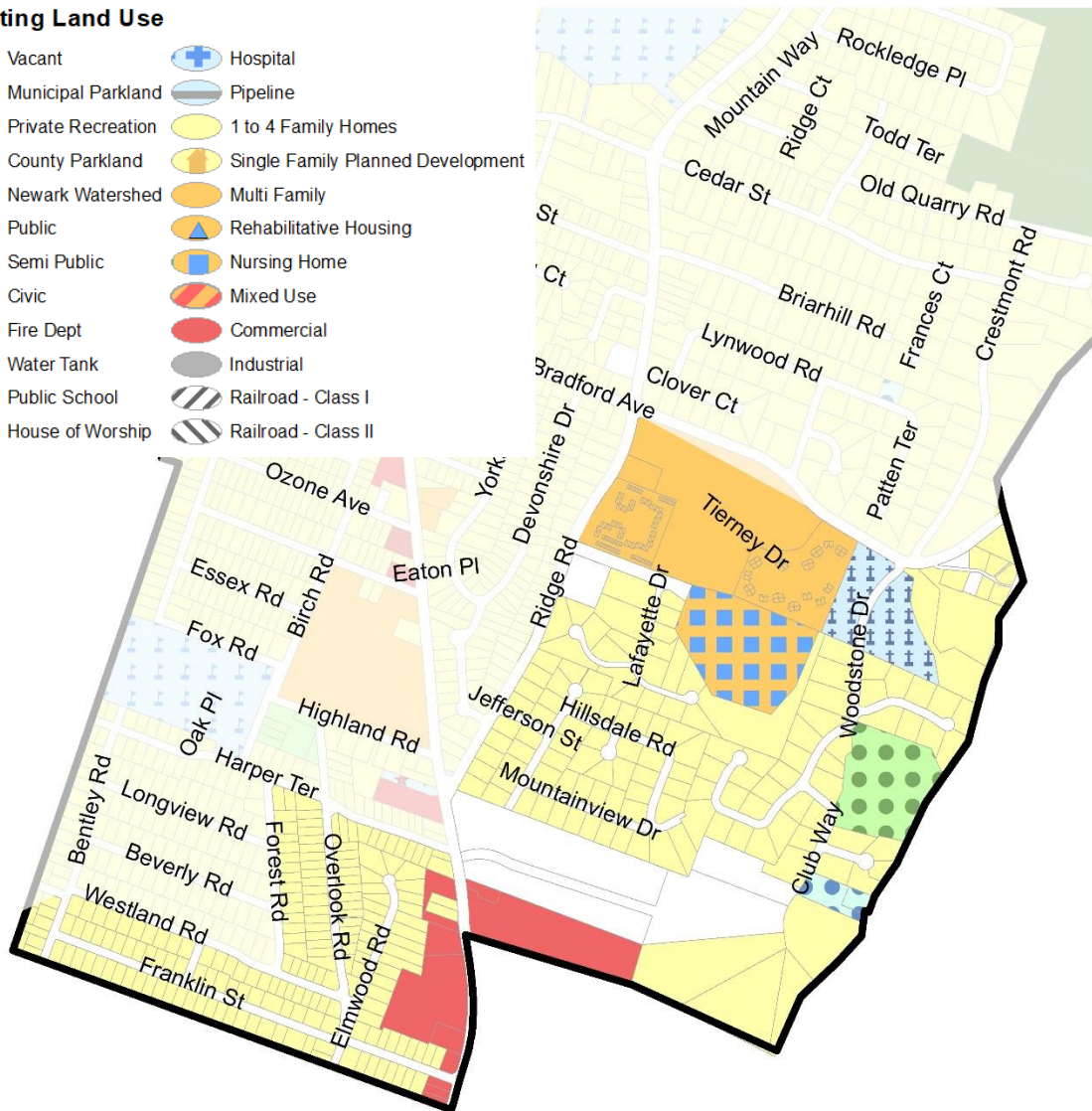
Source: Municipal tax records  
Calculations: Kasler Associates



Map 3 – 8 : Existing Land Use: Tract 214 Block Group 2  
Township of Cedar Grove

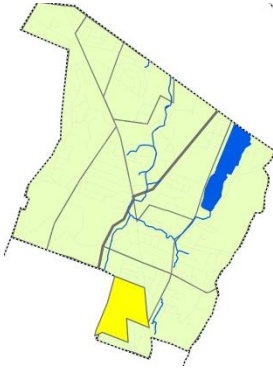
**Existing Land Use**

- |                    |                                   |
|--------------------|-----------------------------------|
| Vacant             | Hospital                          |
| Municipal Parkland | Pipeline                          |
| Private Recreation | 1 to 4 Family Homes               |
| County Parkland    | Single Family Planned Development |
| Newark Watershed   | Multi Family                      |
| Public             | Rehabilitative Housing            |
| Semi Public        | Nursing Home                      |
| Civic              | Mixed Use                         |
| Fire Dept          | Commercial                        |
| Water Tank         | Industrial                        |
| Public School      | Railroad - Class I                |
| House of Worship   | Railroad - Class II               |





### Census Tract 214 - Block Group 3



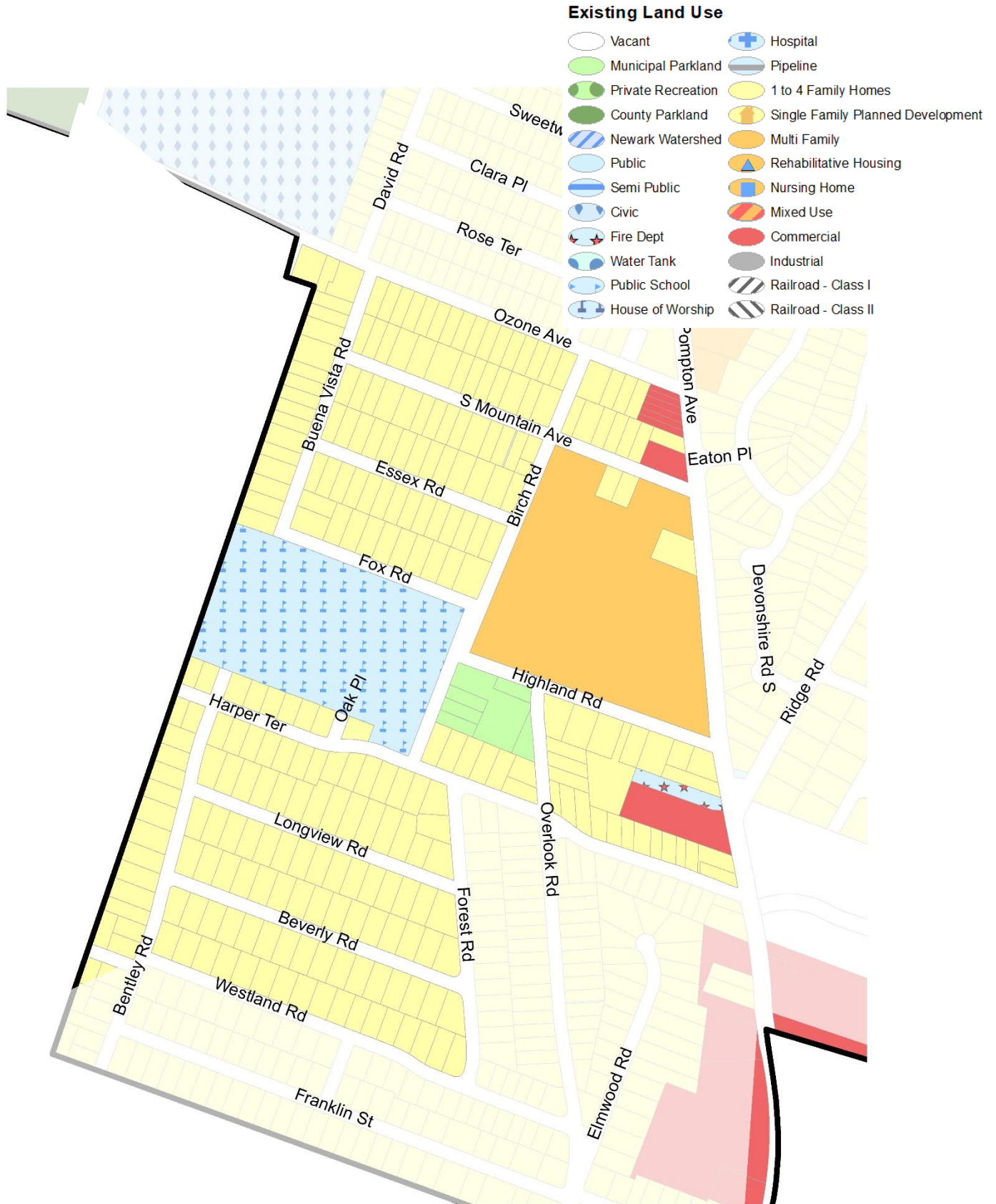
Block group 3 in census tract 214 contains approximately 291 tax lots, is 110.08 acres in size and represents 3.93 percent of the municipality. Block group 3 is bounded by block group 2 to the west and south, Verona to the west, and Ozone Avenue to the north. The existing land use in this block group are as follows:

Table 3 – 9:  
Existing Land Use  
Census Tract 214 Block Group 3

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Commercial	8	2.67%	2.19	2.52%
Fire Department	1	0.33%	0.42	0.49%
Multi Family	1	0.33%	13.59	15.68%
Municipal Parkland	6	2.00%	1.95	2.25%
Public School	1	0.33%	11.45	13.21%
Single Family (1 to 4 Family)	283	94.33%	57.09	65.86%

Source: Municipal tax records  
Calculations: Kasler Associates

Map 3 – 9 : Existing Land Use: Tract 214 Block Group 3  
Township of Cedar Grove



## Census Tract 214- Block Group 4



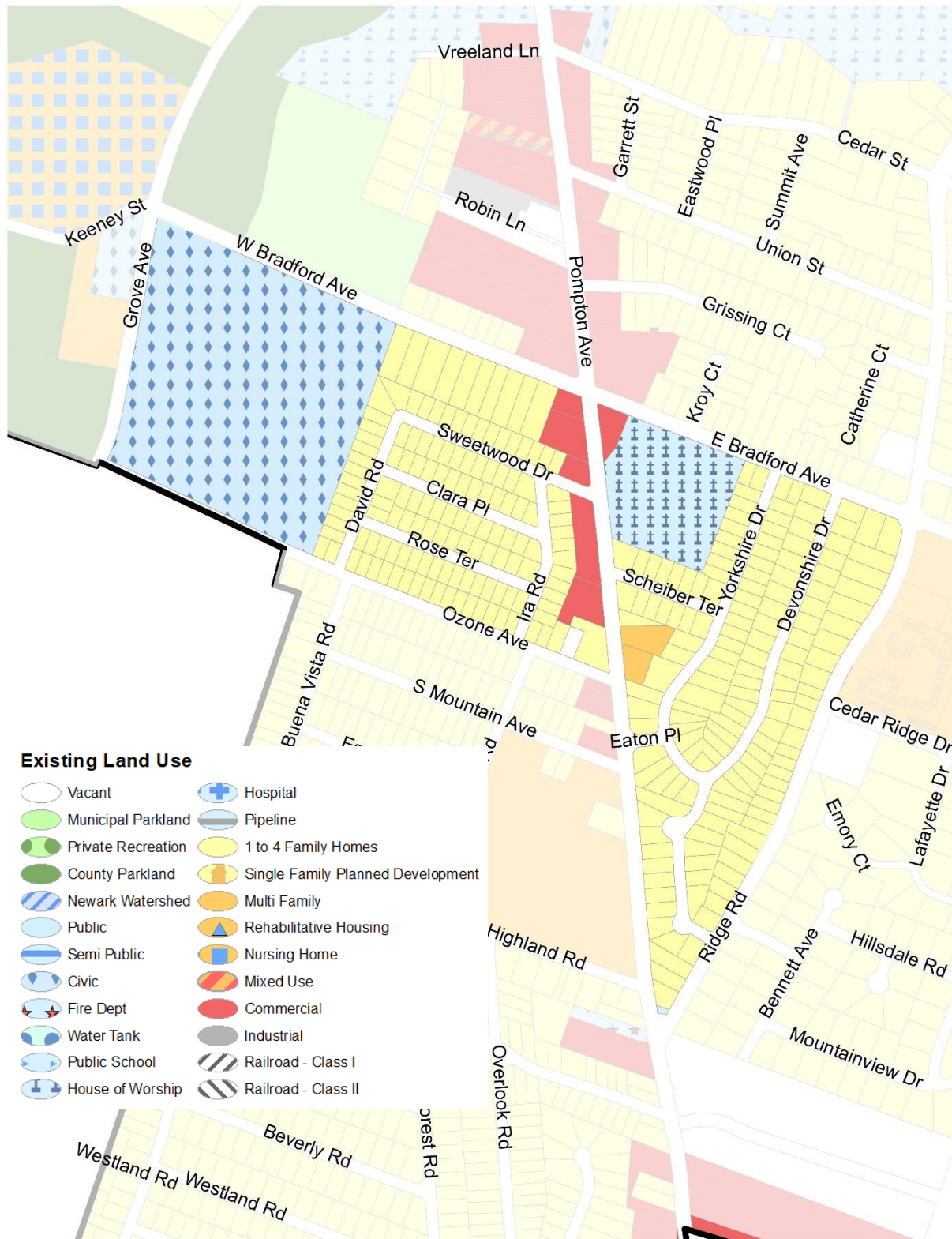
Block group 4 in census tract 214 contains approximately 315 tax lots, is 105.6 acres in size and represents 3.77 percent of the municipality. Block group 4 is bounded by block group 3 and Verona to the south, Grove Avenue to the west, Bradford to the north and Ridge Road to the east. The existing land use in this block group are as follows:

Table 3 – 10:  
Existing Land Use  
Census Tract 214 Block Group 4

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Civic	1	0.33%	26.06	29.81%
Commercial	6	1.97%	3.31	3.79%
House of Worship	1	0.33%	6.38	7.30%
Multi Family	2	0.66%	0.90	1.03%
Public	1	0.33%	0.03	0.04%
Single Family (1 to 4 Family)	293	96.07%	50.53	57.81%
Vacant	1	0.33%	0.19	0.22%

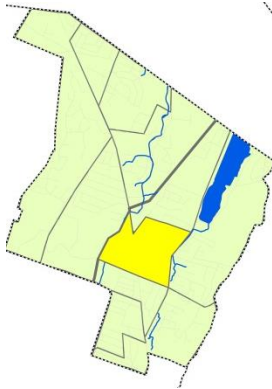
Source: Municipal tax records  
Calculations: Kasler Associates

Map 3 – 10 : Existing Land Use: Tract 214 Block Group 4  
Township of Cedar Grove





## Census Tract 214 - Block Group 5



Block group 5 in census tract 214 contains approximately 354 tax lots, is 178.56 acres in size and represents 6.38 percent of the municipality. Block group 5 is bounded by Grove Avenue to the west, Ridge Road to the east, East/West Bradford to the South, and to north by Sherman Road from Ridge to Bowden Road then south to Bowdens intersection with Pompton Avenue and then north to Grove Avenue. The land use in this block group are as follows:

Table 3 – 11:  
Existing Land Use  
Census Tract 214 Block Group 5

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Civic	4	1.11%	5.05	3.02%
Commercial	39	10.86%	22.46	13.44%
County Parkland	1	0.28%	11.71	7.01%
House of Worship	2	0.56%	5.36	3.21%
Industrial	1	0.28%	1.15	0.69%
Mixed Use	18	5.01%	0.75	0.45%
Municipal Parkland	1	0.28%	10.27	6.15%
Public	2	0.56%	0.31	0.19%
Public School	2	0.56%	29.27	17.51%
Single Family (1 to 4 Family)	283	78.83%	76.57	45.82%
Vacant	6	1.67%	4.21	2.52%

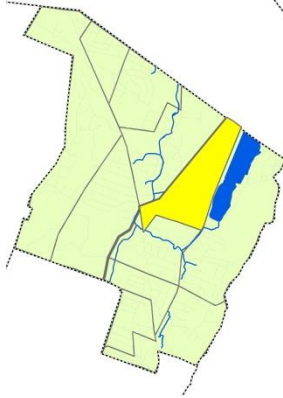
Source: Municipal tax records  
Calculations: Kasler Associates



Map 3 – 11 : Existing Land Use: Tract 214 Block Group 5  
Township of Cedar Grove



## Census Tract 214 - Block Group 6



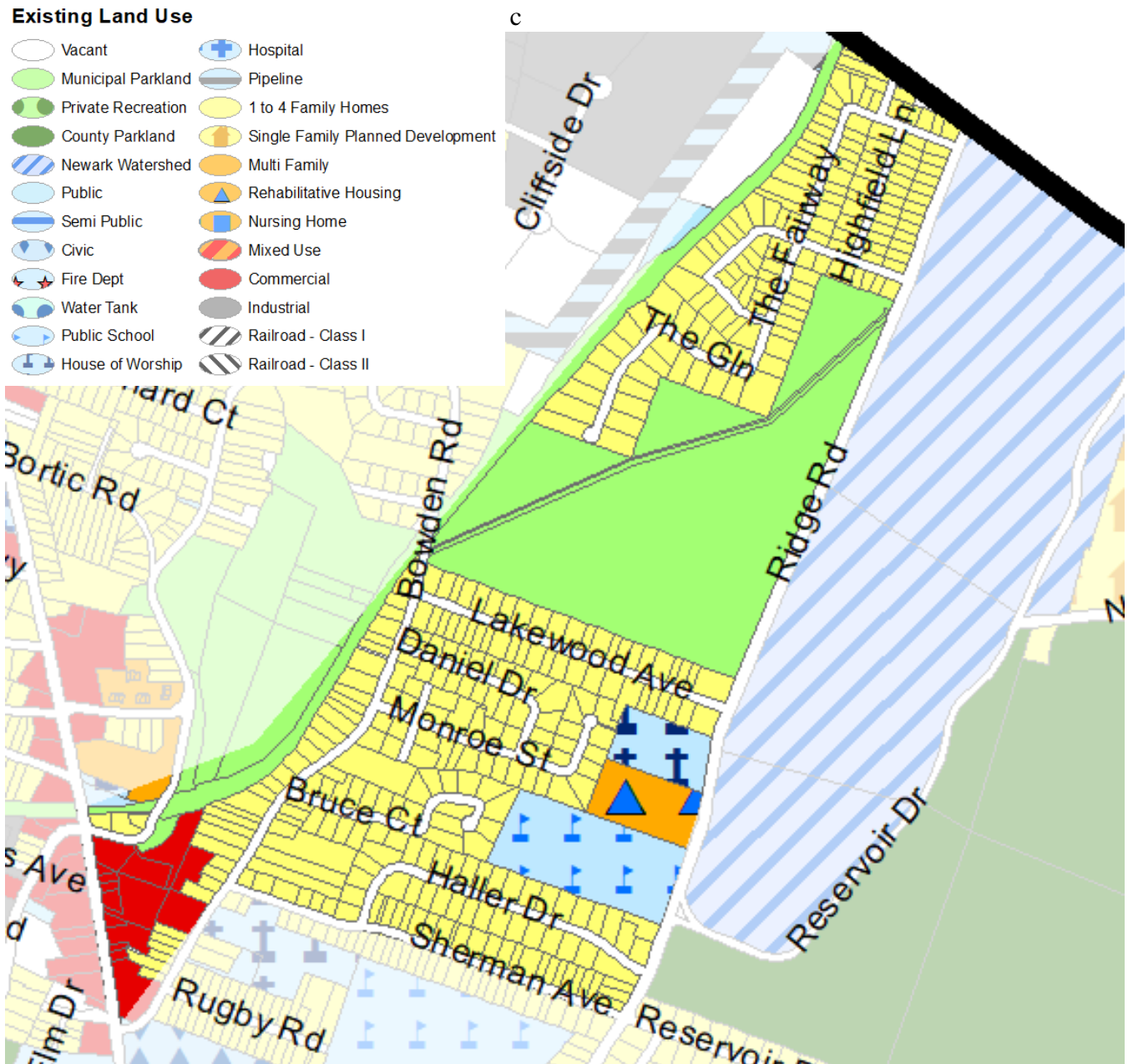
Block group 6 in census tract 214 contains approximately 417 tax lots, is 223.36 acres in size and represents 7.97 percent of the municipality. Block group 6 is bounded by municipal boundary with Little Falls to the north, Ridge Road to the east, the rail road right of way from the municipal boundary to Pompton Avenue to the west and block group 5 to the south. The existing land uses in this block group are as follows:

Table 3 – 12:  
Socio-economic Indicators  
Census Tract 214 Block Group 6

<i>Land Use</i>	<i>Lots</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Commercial	15	3.60%	8.03	4.23%
House of Worship	1	0.24%	3.61	1.90%
Municipal Parkland	8	1.92%	60.29	31.78%
Public School	1	0.24%	9.81	5.17%
Rehabilitative Housing	1	0.24%	3.96	2.09%
Single Family (1 to 4 Family)	389	93.29%	103.66	54.64%
Vacant	2	0.48%	0.36	0.19%

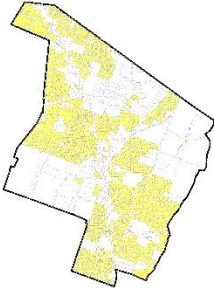
Source: Municipal tax records  
Calculations: Kasler Associate

Map 3 – 12 : Existing Land Use: Tract 214 Block Group 6  
Township of Cedar Grove



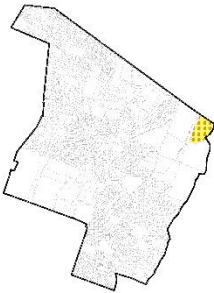
Existing Land Use by Classification  
Residential Land Use

Single Family



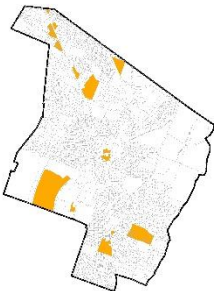
As noted in Table 3 – 1, residential development with one to four units per lot is the predominant land use in the community comprising 1,087.09 acres of land representing 43.58 percent of the entire municipality.

Single Family – Planned Development



As noted in Table 3 – 1, residential development in a single-family condominium development (Reservoir Ridge) comprising 35.13 acres of land representing 1.41 percent of the entire municipality.

Multi Family



As noted in Table 3 – 1, multi-family redevelopment comprising 164.12 acres of land representing 6.58 percent of the entire municipality.

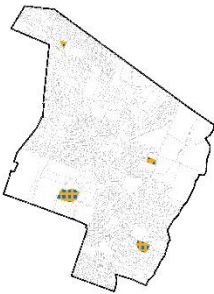


## Newark Watershed



As noted in Table 3 – 1, four lots comprising 116.23 acres of land representing 4.66 percent of the entire municipality is reserved for the Newark reservoir and watershed.

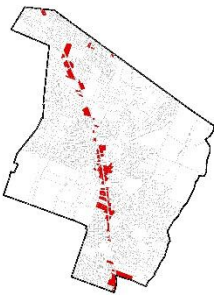
## Supportive Housing



As noted in Table 3 – 1, supportive housing (nursing homes, rehabilitative housing and senior housing) accounts for 34.11 acres of land or 1.37 percent of the town. These facilities include:

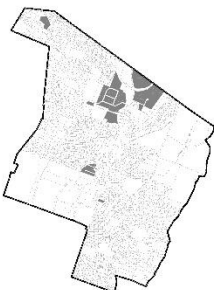
- 1) Arbor Glen Center
- 2) Waterview Center
- 3) Alaris Health at Cedar Grove
- 4) St. Vincent's Health Care and Rehab Center
- 5) Cedar Grove Senior Citizen apartments

## Commercial & Office Land Use



Commercial and office land uses are concentrated along Route 23 (Pompton Avenue). As noted in Table 3 – 1, commercial land uses account for 88.79 acres of land or 3.56 percent of the town.

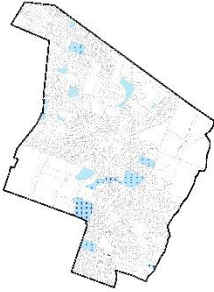
## Industrial Land Use



Industrial land uses are mainly found on in four different areas of the municipality. The first area, in the northern central portion of town can be found along Commerce Road, Village Park, Canfield, and Sand Park Roads. The second area is just north and east on Little Falls and Old Bridge Roads and Cliffside Drive. The two smaller areas can be found along Pompton Avenue and Rutgers Avenue and Lewis Road. As noted in Table 3 – 1, commercial land uses account for 135.90 acres of land or 5.45 percent of the town. .



## Public Land Uses

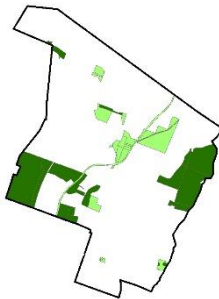


Lands that are publicly owned and committed to specific uses total more than 134 acres of land.

This category represents lands that are owned and utilized for municipal uses including detention basins, water tanks and the Department of Public Works and the Municipal complex. These lands

Public Schools	– 5 lots 62.85 Acres
Public land	– 21 lots 50.18 Acres
Police	– 1 lot 5.39 Acres
Fire Department	– 1 lot 0.42 Acres
Emergency Response	– 2 lots 0.74 Acres
Civic	– 6 lots 32.49 Acres
Water Tank	– 3 lots 1.89 Acres

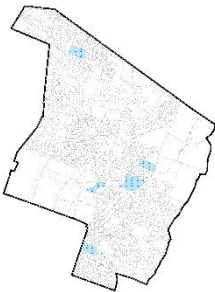
## Parkland



There are three different types of parkland represented in this category, 1) County Owned Parkland 2) Municipal Owned Parkland and 3) Private recreational land. This land use contains 885 acres of land representing 10.86 percent of the municipality.

1) County Owner Parkland	- 18 lots	358.82 Acres
2) Municipal Owner Parkland	- 32 lots	140.59 Acres
3) Private recreation land	- 1 lot	7.02 Acres

## Schools

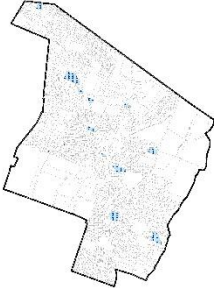


There are two public lower schools, one middle school and one high school. There are two private school facilities and a number of private pre-kindergarten facilities. The public schools occupying a total of 62.85 acres of land. The schools are:

- 1) South End Elementary School
- 2) North End Elementary School
- 3) Memorial Middle School
- 4) Cedar Grove High School

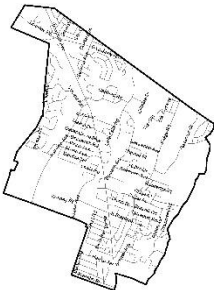
## Houses of Worship

There are seven Houses of Worship within the Township of Cedar Grove offering residents religious facilities of many faiths. These seven houses of worship occupies 41.98 acres of land and consist of the following:



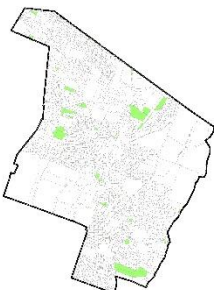
- 1) St. Mark Archdiocese
- 2) St. Catherine of Siena RC Church
- 3) Chapel on the Hill
- 4) Community Church of Cedar Grove
- 5) Temple Sholom of West Essex
- 6) United Presbyterian Church
- 7) Macedonian Orthodox Church

## Streets and Roads



There are a total of 291.86 acres of land that are devoted to streets and roads in the Township of Cedar Grove. This represents 10.4 percent of the area of the Township. Route 23 is under the jurisdiction of the New Jersey State Department of Transportation. Fairview, Grove, Bradford, and Stevens Avenues, Reservoir Drive, and Ridge, Little Falls, and Lindsley Roads are under the jurisdiction of Essex County. All other roadways are under the jurisdiction of the Township of Cedar Grove.

## Vacant Lands



There are a total of 60 vacant tax lots, 80.31 acres of vacant land in Cedar Grove representing 3.22 percent of the community.