

Land Use Plan Element



SECTION 9 – LAND USE PLAN ELEMENT

The planning board's previous land use plan was adopted in February of 1991. That land use plan recognized that ...

... the established character of development in Cedar Grove, and the general approach used throughout the Plan is to provide the means to preserve and protect existing development from any adverse consequences associated with redevelopment or new construction.

The 1991 land use plan contained five residential land use categories, three commercial land use categories, two industrial land use categories, two public land use categories and one buffer land use category. So as not to confuse land use classifications with zoning classifications this land use distribution utilizes a slightly different nomenclature; districts rather than zones. This land use plan divides Cedar Grove into twenty-three (23) different districts as set forth in Table 9-1 below.

Table 9 – 1 : Land Use Districts

Single-family Residential Districts

- Very Low Density
- Low Density
- Low/Medium Density
- Medium Density
- Medium / High Density
- High Density
- Very High Density

Multi-family Residential Districts

- Multi Family
- Multi-Family – Affordable Housing
- Supportive Housing

Commercial Districts

- Restricted Commercial
- Central Business District
- Office
- Office/Warehouse
- Office/Warehouse High Density

Institutional

- Civic
- Utility
- Transportation

Park and Open Space

- Park Land
- County Park Land
- Reservoir
- Private Recreation

Overlay Districts

- Multi-Family with Affordable Housing Overlay

Table 9 – 2 : Land Use Districts by Number of Lots and Acres

	Lots (or partial)	Acres	Percent
<u>OPEN SPACE</u>			
Reservoir	4	116.23	4.55%
Municipal Parks	32	124.37	4.87%
County Parks	19	361.26	12.94%
Private Recreation	1	7.02	0.25%
<u>SINGLE-FAMILY RESIDENTIAL</u>			
Very Low Density	48	94.49	3.39%
Low Density	44	61.25	2.19%
Low/Medium Density	230	147.24	5.28%
Medium Density	429	245.19	8.78%
Medium/High Density	474	192.59	6.90%
High Density	857	213.83	7.66%
Very High Density	1,411	263.45	9.44%
<u>MULTI-FAMILY RESIDENTIAL</u>			
Multi-Family Residential	262	68.54	2.46%
Multi-Family Residential w/ Affordable Housing	8	93.89	3.36%
Supportive Housing	13	87.40	3.13%
<u>COMMERCIAL</u>			
Restricted Commercial	78	71.52	2.56%
Central Business District	76	26.00	0.93%
Office	3	6.96	0.25%
Office/Warehouse-Higher density	30	39.66	1.42%
Office/Warehouse	14	85.00	3.05%
Utility	11	57.07	2.04%
Civic	32	170.13	6.10%
Streets		238.65	8.55%

Single-family Residential Districts

A great deal of effort, study and debate took place in the formulation of the master plan recommendations regarding the size and bulk standards for the single-family residential zones found within Cedar Grove. The Municipal Land Use Law (MLUL) requires that zoning ordinances be drawn with reasonable consideration to the character of the community. After a comprehensive analysis of the single-family residential zones, it was discovered that there was over one third (38.63 percent) of lots were non-conforming as compared to lot area zoning regulations.

The purpose for these proposed changes found in these land use classifications is not to produce additional development lots, but to make as many lots conforming, without creating a substantial amount of lots that would be able to be subdivided. Additional modification to the various portions of the zoning ordinance will ensure that as few as possible subdividable lots are created. This master plan specifically recommends modifications to the lot width and lot size requirement for corner lots. This analysis produced a land use plan that more closely reflects the existing development pattern but results in more fragmentation.

Single-family Residential District - Very Low Density

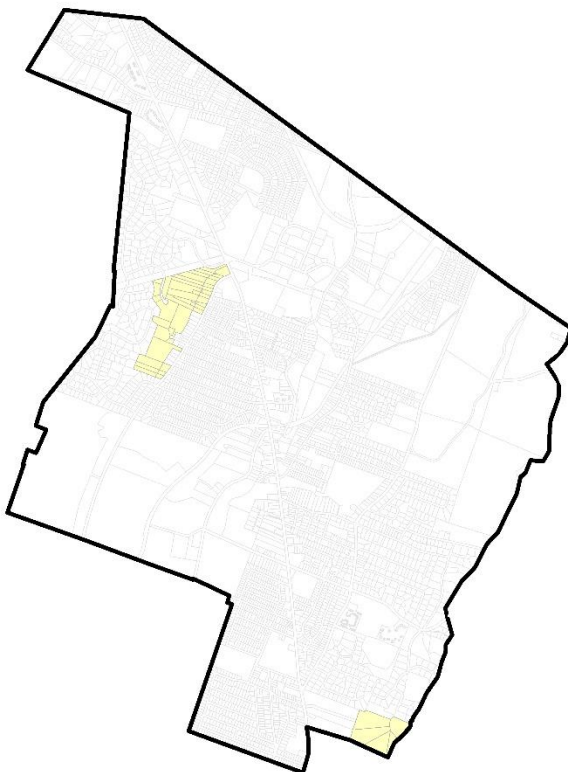


Photo 9-1: Example of Very Low Density Residential

This land use classification provides the foundation for the establishment and continuance of the R-40 zone in the Township zoning ordinance. There are two locations proposed on the land use map to be located within this very low-density residential development. One location is for the homes off Fairview Avenue that contains lots with larger area as it contains steeply sloping land. The other section is located at the terminus of Club Way with homes that abut Verona.

This land use classification contemplates development of single-family homes on a minimum lot size of 40,000 square feet with a minimum lot width of 175 feet. There are 48 lots located in the very low density residential land use classification comprising 94.49 acres of land.

**Map 9 – 1 : Land Use Plan –
Very Low Density Residential**



Single-family Residential District – Low Density

This land use classification provides the foundation for the establishment and continuance of the R-30 zone in the Township zoning ordinance. This land use classification is focused on the development along Eileen Drive between Woodmere Road and the utility easement for the high tension wires which traverse the Township.

This land use classification contemplates development of single-family homes on a minimum lot size of 30,000 square feet with a minimum lot width of 150 feet. There are 44 lots located in the low density residential land use classification comprising 61.25 acres of land.

Map 9 – 2 : Land Use Plan –
Low Density Residential

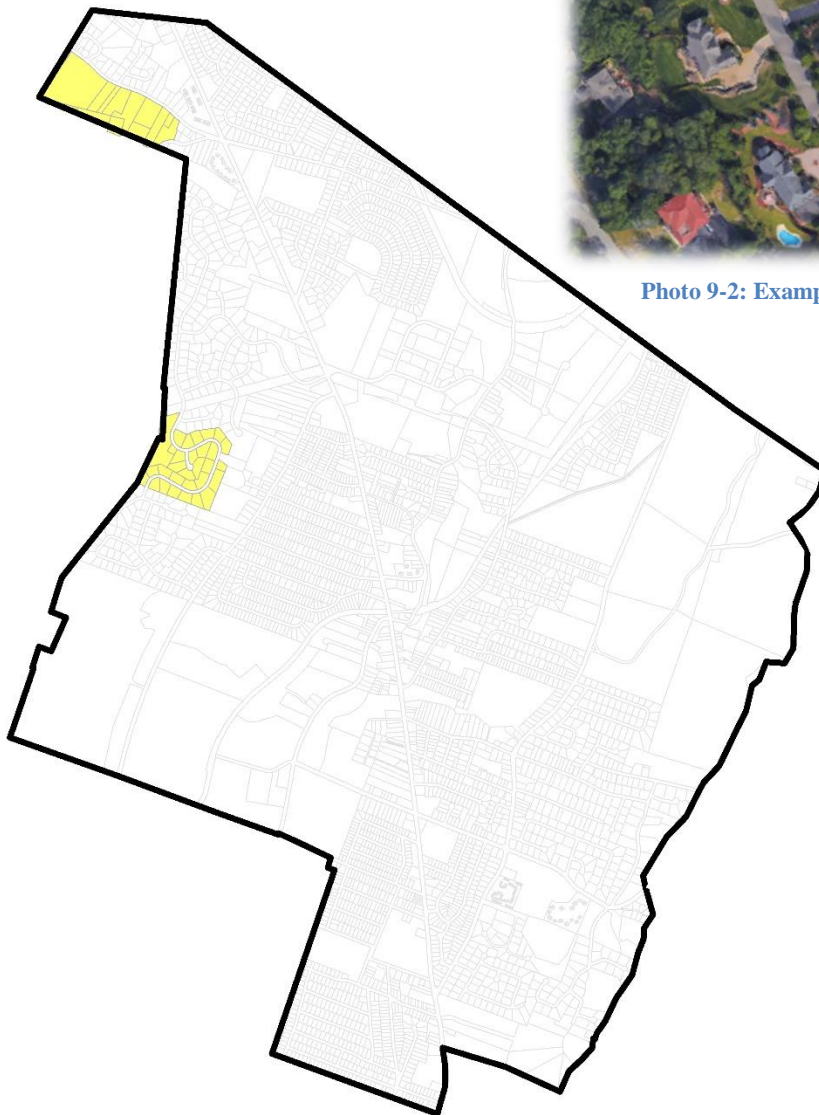


Photo 9-2: Example of Low Density Residential

Source: Municipal Tax Maps

Single-family Residential District – Low/Medium Density

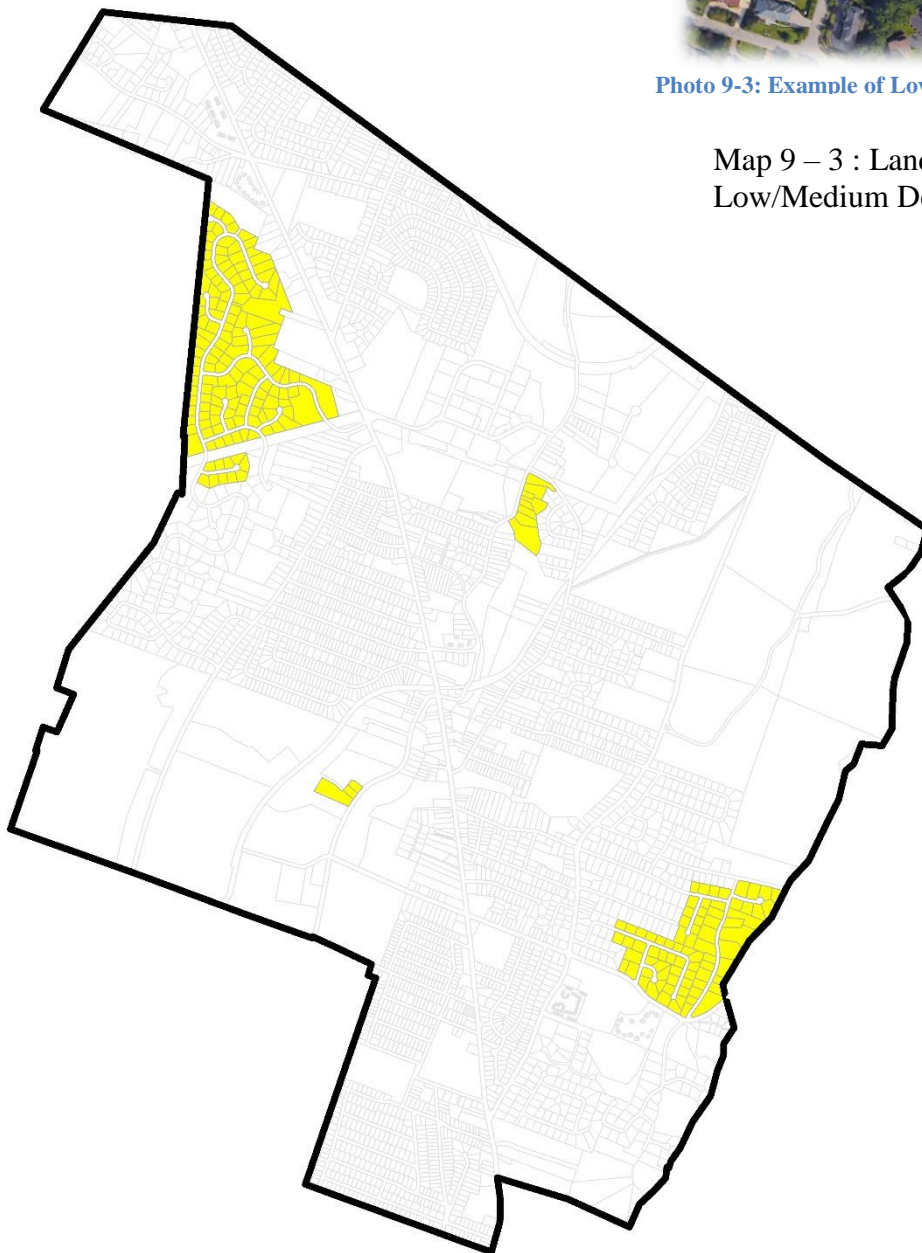
This land use classification provides the foundation for the establishment and continuance of the R-18 zone in the Township zoning ordinance. There are four main areas designated low/medium density district in the land use plan as shown on the map below.

This land use classification contemplates development of single-family homes on a minimum lot size of 18,000 square feet with a minimum lot width of 125 feet. There are 230 lots located in the low/medium density residential land use district comprising 147.24 acres of land.



Photo 9-3: Example of Low/Medium Density Residential

**Map 9 – 3 : Land Use Plan –
Low/Medium Density Residential**



Source: Municipal Tax Maps

Single-family Residential District – Medium Density

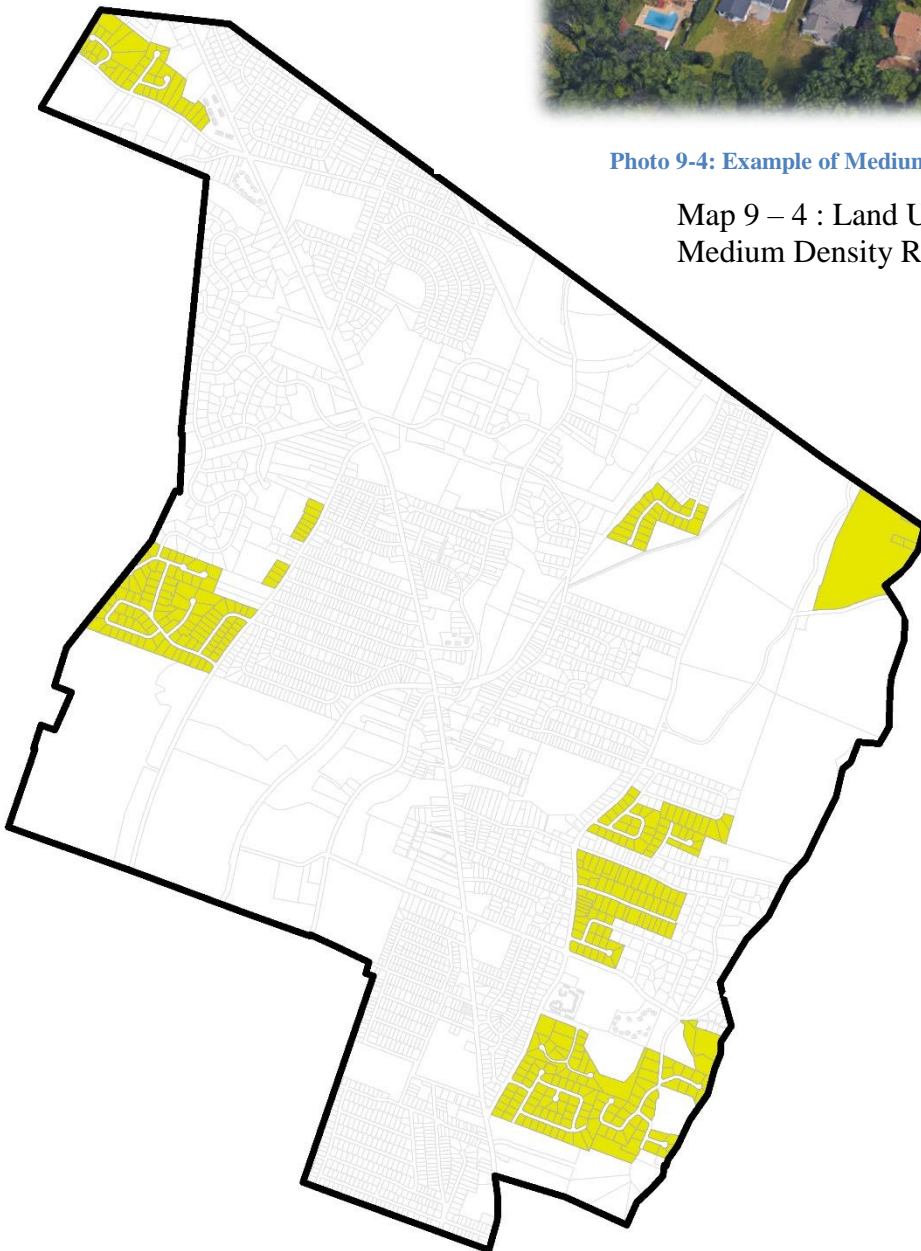
This land use classification provides the foundation for the establishment and continuance of the R-15 zone in the Township zoning ordinance. There are four major areas of this land use classification.

This land use district contemplates development of single-family homes on a minimum lot size of 15,000 square feet with a minimum lot width of 100 feet. There are 429 lots located in the medium density residential land use district comprising 245.19 acres of land.



Photo 9-4: Example of Medium Density Residential

**Map 9 – 4 : Land Use Plan –
Medium Density Residential**



Source: Municipal Tax Maps

Single-family Residential District – Medium/High Density

This land use classification provides the foundation for the establishment and continuance of the R-10 zone in the Township zoning ordinance. There are five major areas in the Township located within this land use classification.

This land use classification contemplates development of single-family homes on a minimum lot size of 10,000 square feet with a minimum lot width of 80 feet. There are 474 lots located in the high density residential land use classification comprising 192.59 acres of land.



Photo 9-5: Example of Medium/High Density Residential



Map 9 – 5 : Land Use Plan –
Medium/High Density Residential

Source: Municipal Tax Maps

Single-family Residential District – High Density

This land use classification provides the foundation for the establishment and continuance of the R-8 zone in the Township zoning ordinance. There are approximately six major areas of the Township in this land use classification.

This land use classification contemplates development of single-family homes on a minimum lot size of 8,000 square feet with a minimum lot width of 65 feet. There are 857 lots located in the high density residential land use classification comprising 213.83 acres of land.



Photo 9-6: Example of High Density Residential



Map 9 – 6 : Land Use Plan –
High Density Residential

Source: Municipal Tax Maps

Single-family Residential District – Very High Density

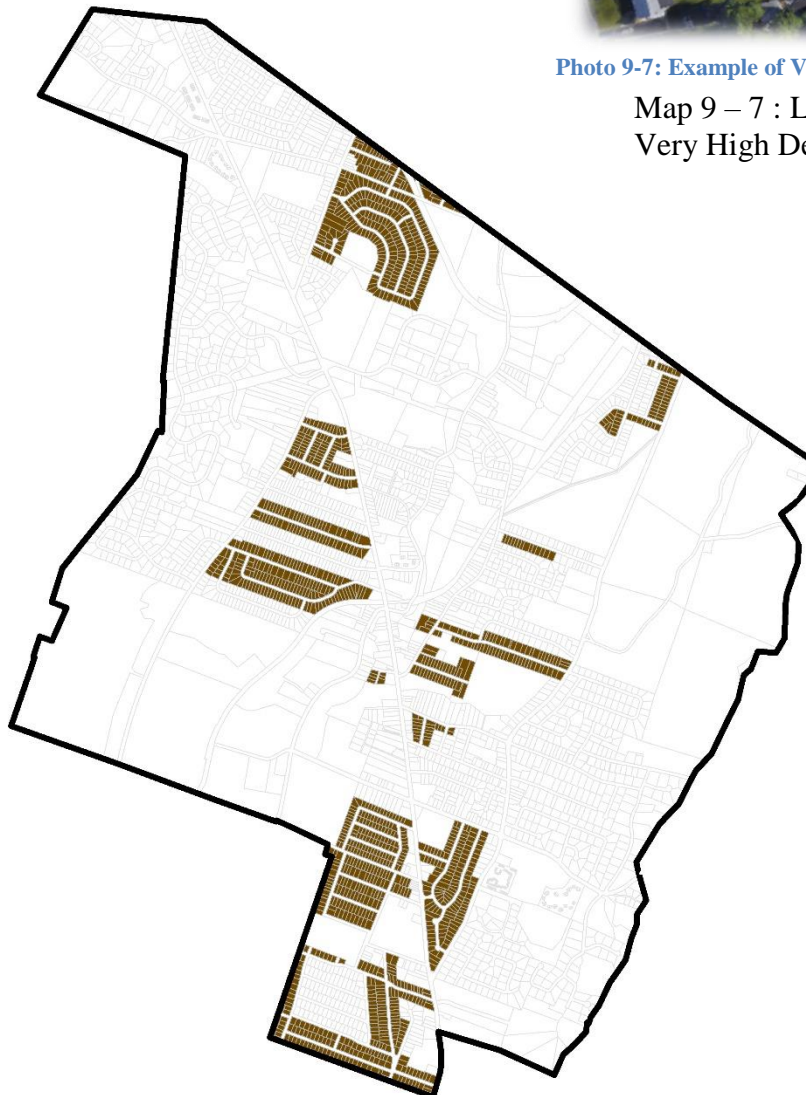
This land use classification provides the creation of an R-5 zone in the Township zoning ordinance. This would be a newly established zone representing the densest single-family homes in the Township. This designation is not proposed to create new small lot zones in the municipality, but instead has been created from the R-8 zone and reflects the existing lot dimensions as closely as possible without creating the ability to subdivide existing lots.

This land use classification contemplates development of single-family homes on a minimum lot size of 5,000 square feet with a minimum lot width of 50 feet. There are 1,411 lots located in the very high density residential land use classification comprising 263.45 acres of land.



Photo 9-7: Example of Very High Density Residential

Map 9 – 7 : Land Use Plan –
Very High Density Residential



Source: Municipal Tax Maps

Multi-Family Residential Districts

Multi-Family Residential District

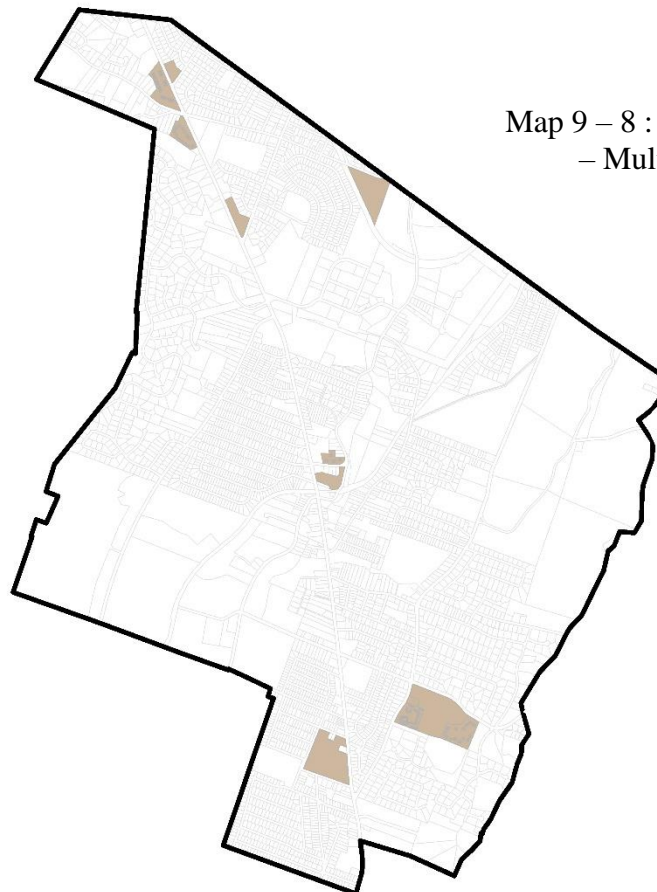
This land use classification provides the foundation for the establishment and continuance of the MF zone in the Township zoning ordinance. This land use classification accounts for eight developments within the municipal boundaries. They include:

- Highpoint at Cedar Grove
- Cedar Grove Garden Apartments
- Cedar Ridge
- Cedar Hill Condominiums
- Cedar Village Apartments
- Pompton Gardens
- The unnamed development on Mountain Ridge Drive



Photo 9-8: Example of Multi Family Developments

There are a total of 262 lots located in the apartment classification comprising 68.54 acres of land. As previously discussed, this land use classification includes condominiums, which by their nature, contain their own block and lot identification. Removing these condominium classifications from the calculation yields only thirteen lots in this land use district.



**Map 9 – 8 : Land Use Plan
– Multi-Family**

Source: Municipal Tax Maps

Multi-family Residential District with Affordable Housing Component

This land use classification provides the foundation for the establishment and continuance of the MF-AH zone in the Township zoning ordinance. This land use also includes portions of the Hilltop Redevelopment Zone as this development has provided affordable housing as well. This land use classification accounts for two developments within the municipal boundaries, both of which contribute to the Municipality's constitutional obligation to provide its fair share of affordable housing. They include:

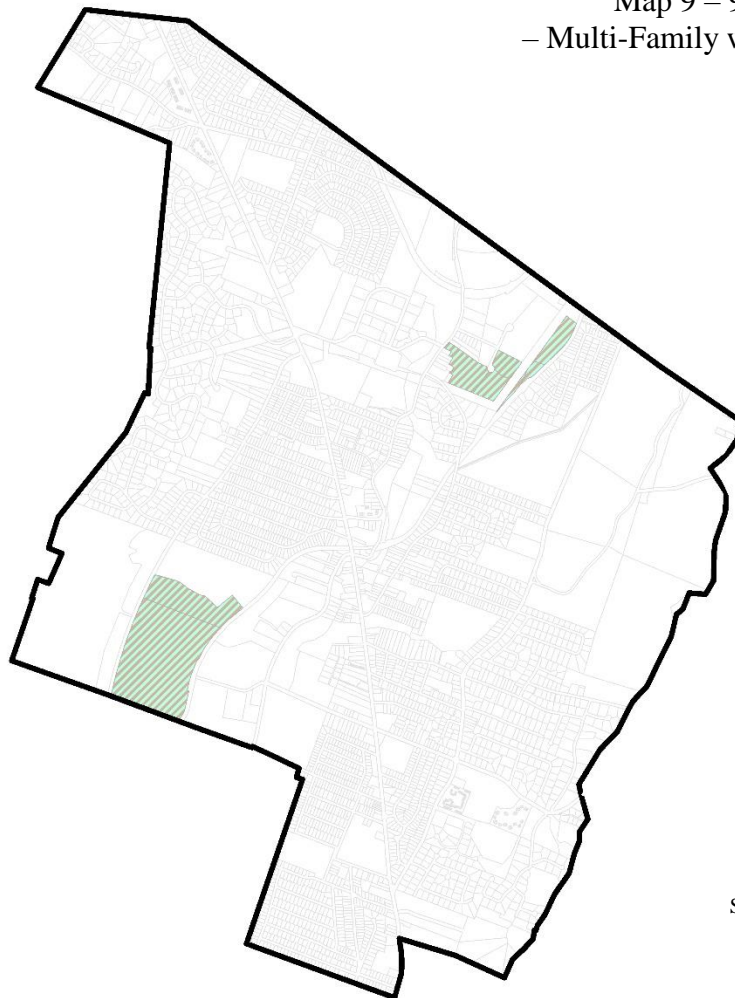
- Hilltop at Cedar Grove
- 36 Cliffside Road, LLC.

There are a total of eight (8) lots located in the apartment classification comprising 93.89 acres of land.



Photo 9-9: Example of Multi Family Development

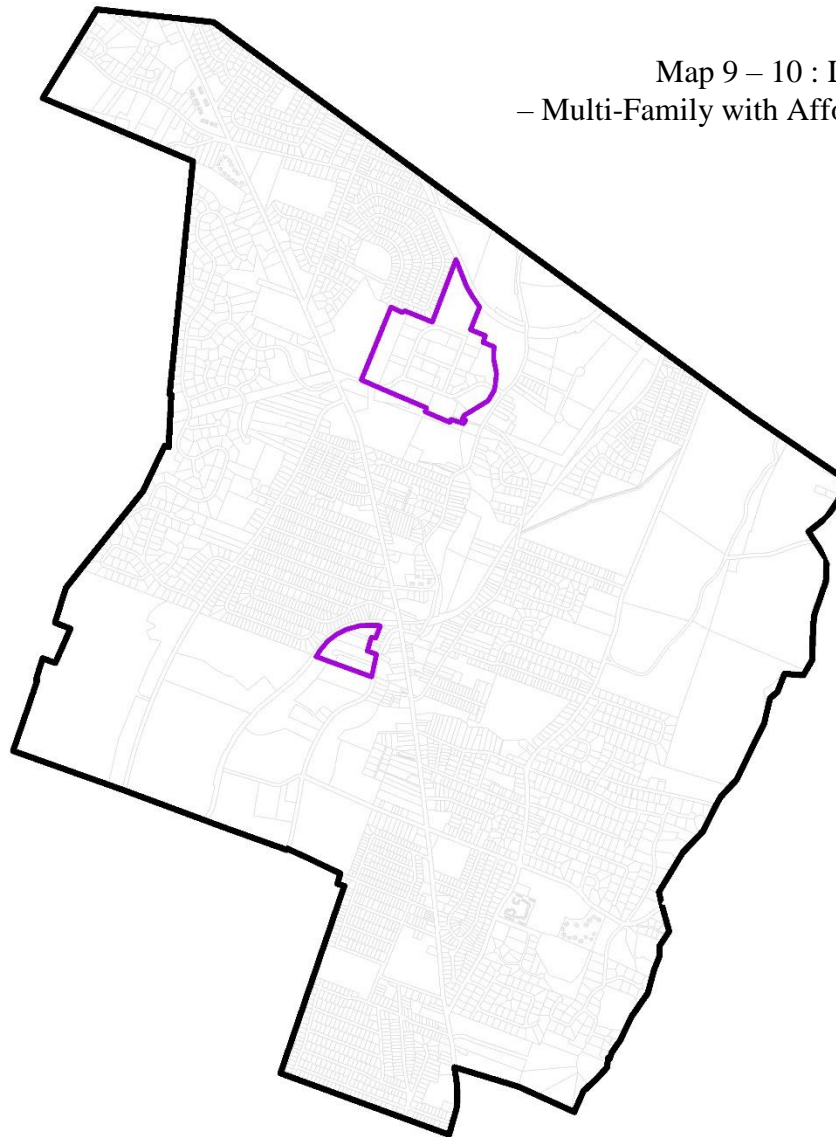
**Map 9 – 9 : Land Use Plan
– Multi-Family with Affordable Housing**



Source: Municipal Tax Maps

Multi-family Residential District with Affordable Housing Component - Overlay

This land use classification provides the foundation for the establishment and continuance of the MF-AHOI overlay zone in the Township zoning ordinance. This land use classification relates to meeting the Municipality's constitutional obligation to provide for affordable housing. This land use classification relates to an overlay zone, which provides additional options for redevelopment in the M-1 and M-2 zones. There are a total of thirty-seven (37) lots located in the Multi-Family Overlay classification comprising 66.91 acres of land.



Map 9 – 10 : Land Use Plan
– Multi-Family with Affordable Housing Overlay

Source: Municipal Tax Maps

Multi-family Residential District – Supportive Housing

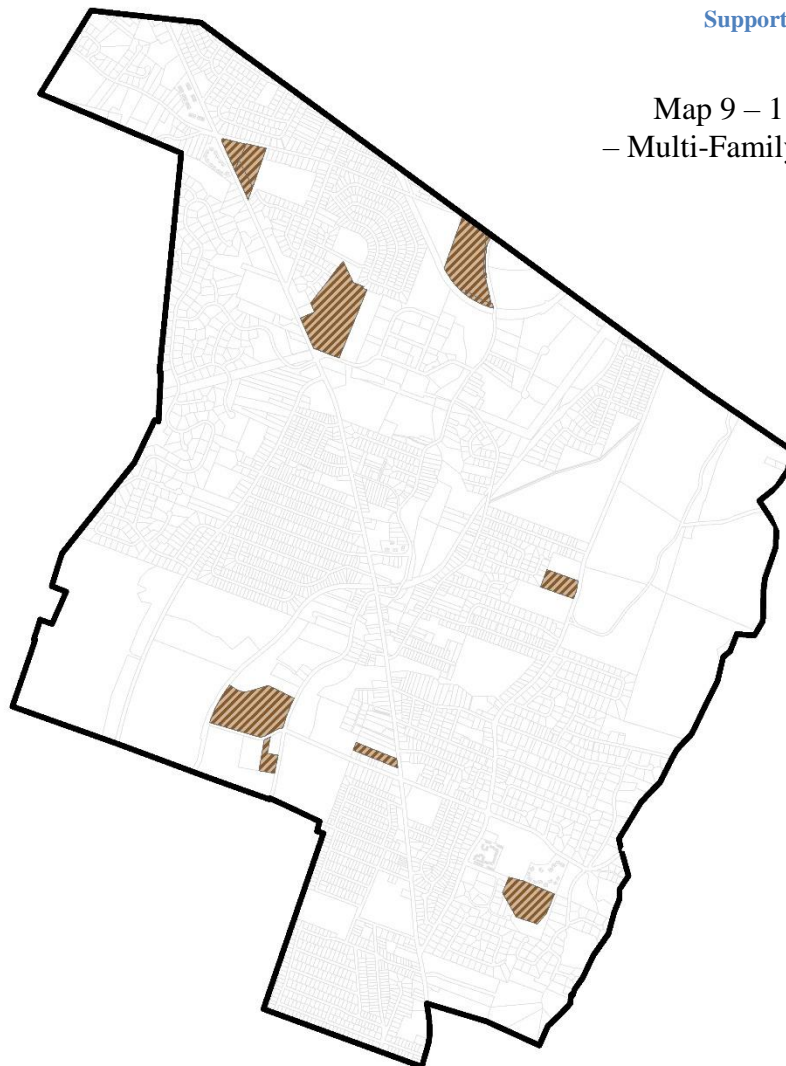
This land use classification provides the foundation for the establishment and continuance of the SLC (Senior Life/Care) zone in the Township zoning ordinance. This land use classification accounts for eight developments within the municipal boundaries. They include:

- High Point @ Cedar Grove
- Four Seasons @ Cedar Grove
- Alaris Health @ Cedar Grove
- Zephyr Ridge @ Cedar Grove
- Canterbury Care and Rehabilitation
- St. Joseph Health Care & Rehabilitation Center
- Arbor Glen Center
- Cedar Grove Senior Citizen



Photo 9-11: Example of Multi Family Supportive Housing

There are a total of 13 lots located in the multi-family residential district comprising 87.40 acres of land.



**Map 9 – 11 : Land Use Plan
– Multi-Family Supportive Housing**

Source: Municipal Tax Maps

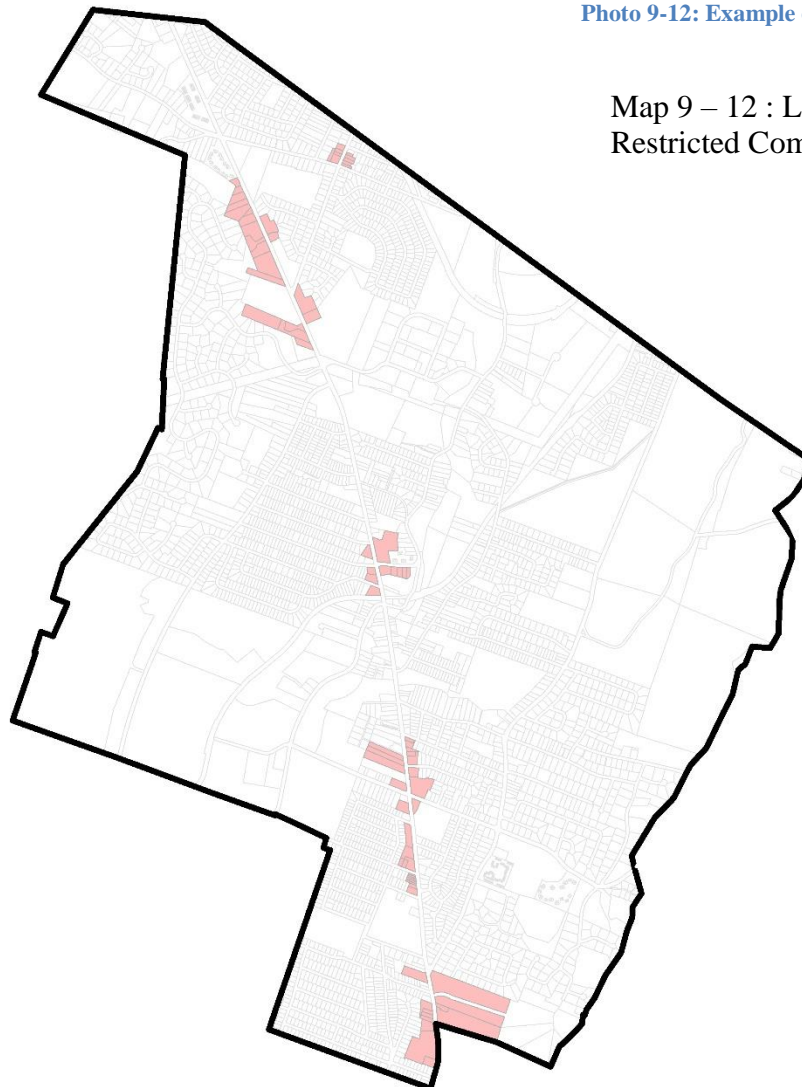
Commercial Districts

Restricted Commercial

This land use classification provides the foundation for the establishment and continuance of the Restricted Commercial (RC) zone in the Township zoning ordinance. This restricted commercial district allows for retail sales and service establishments. Business and professional offices are permitted on the second floor when located over a permitted use. There are 78 lots in this restricted commercial district comprising 71.52 acres of land.



Photo 9-12: Example of Restricted Commercial



**Map 9 – 12 : Land Use Plan –
Restricted Commercial**

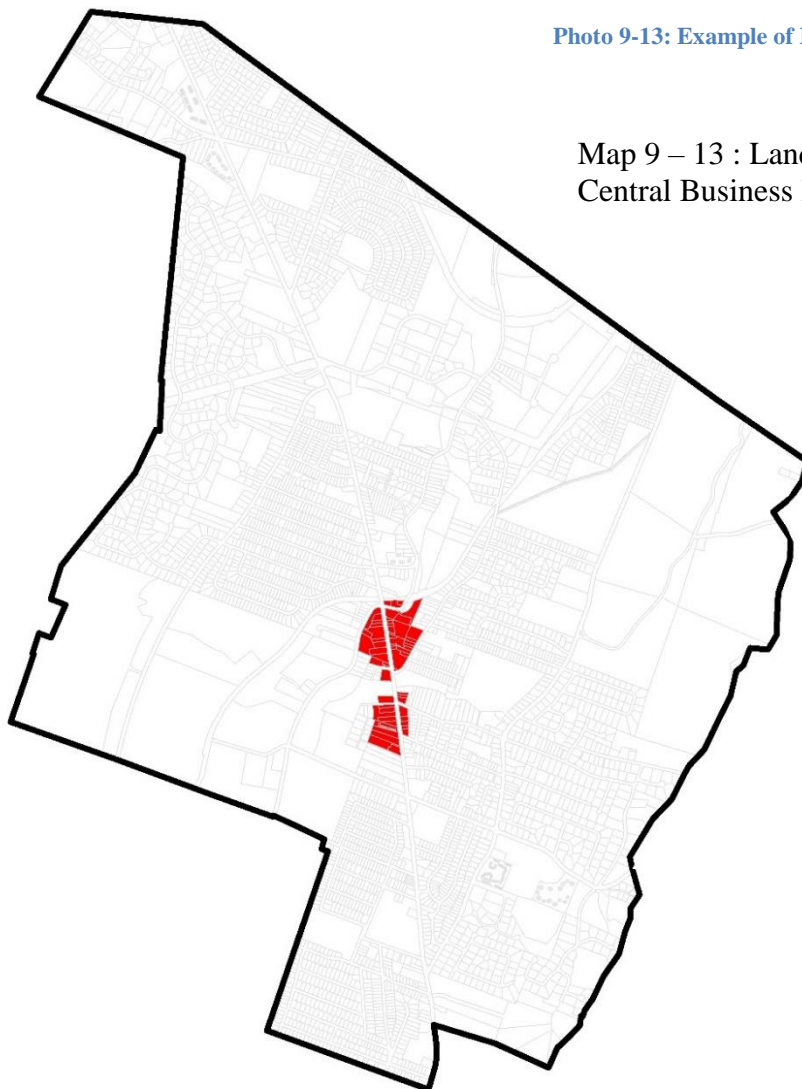
Source: Municipal Tax Maps

Central Business District

This land use classification provides the foundation for the establishment and continuance of the Business (B) zone in the Township zoning ordinance. This business district allows for retail sales and service establishments. Business and professional offices, as well as apartments, are permitted on the second floor when located over a permitted use. There are 76 lots in the Central Business District comprising 26 acres of land.



Photo 9-13: Example of Restricted Commercial



**Map 9 – 13 : Land Use Plan –
Central Business District**

Source: Municipal Tax Maps

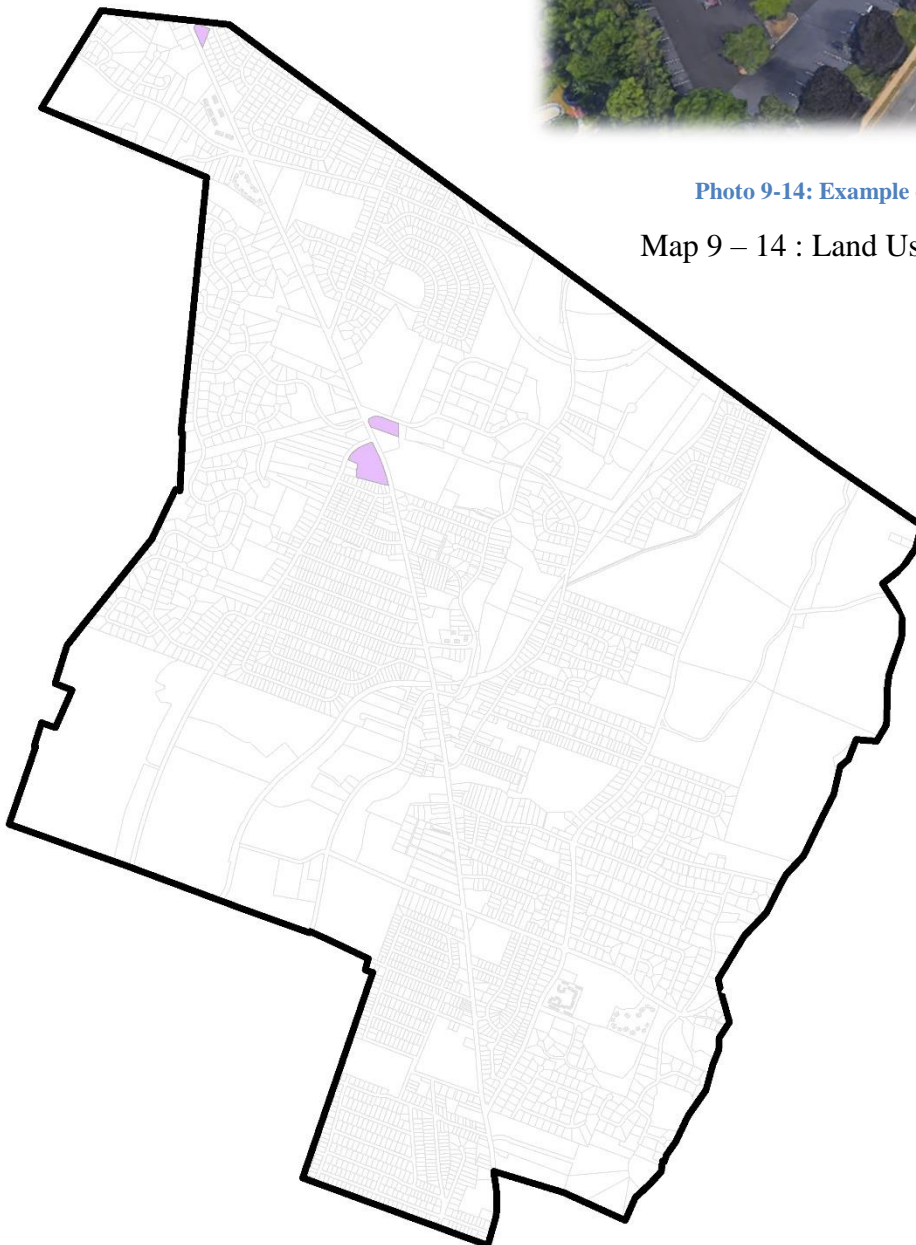
Office District

This land use classification provides the foundation for the establishment and continuance of the Office (O) zone in the Township zoning ordinance. This business district allows for business and professional offices, as well as office parks where there may be more than one building. There are three (3) lots in the office land use classification comprising 6.96 acres of land.



Photo 9-14: Example of Office

Map 9 – 14 : Land Use Plan – Office



Source: Municipal Tax Maps

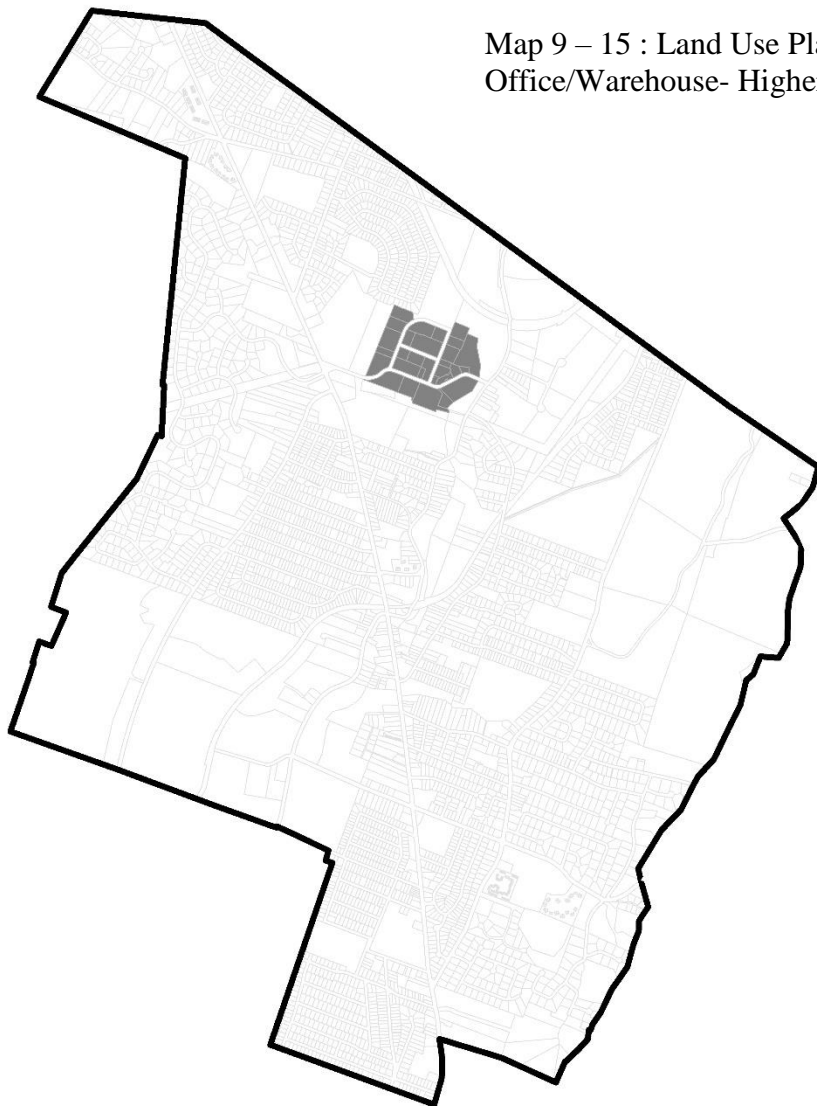
Office/Warehouse District-Higher Density

This land use classification provides the foundation for the establishment and continuance of the Office/Warehouse (M-1) zone in the Township zoning ordinance. This land use district allows for business and professional offices, as well as office parks where there may be more than one building. There are thirty (30) lots in the office land use classification comprising 39.66 acres of land. This district is found along Commerce and Canfield Roads.



Photo 9-14: Example of Office/Warehouse

**Map 9 – 15 : Land Use Plan –
Office/Warehouse- Higher Density**



Source: Municipal Tax Maps

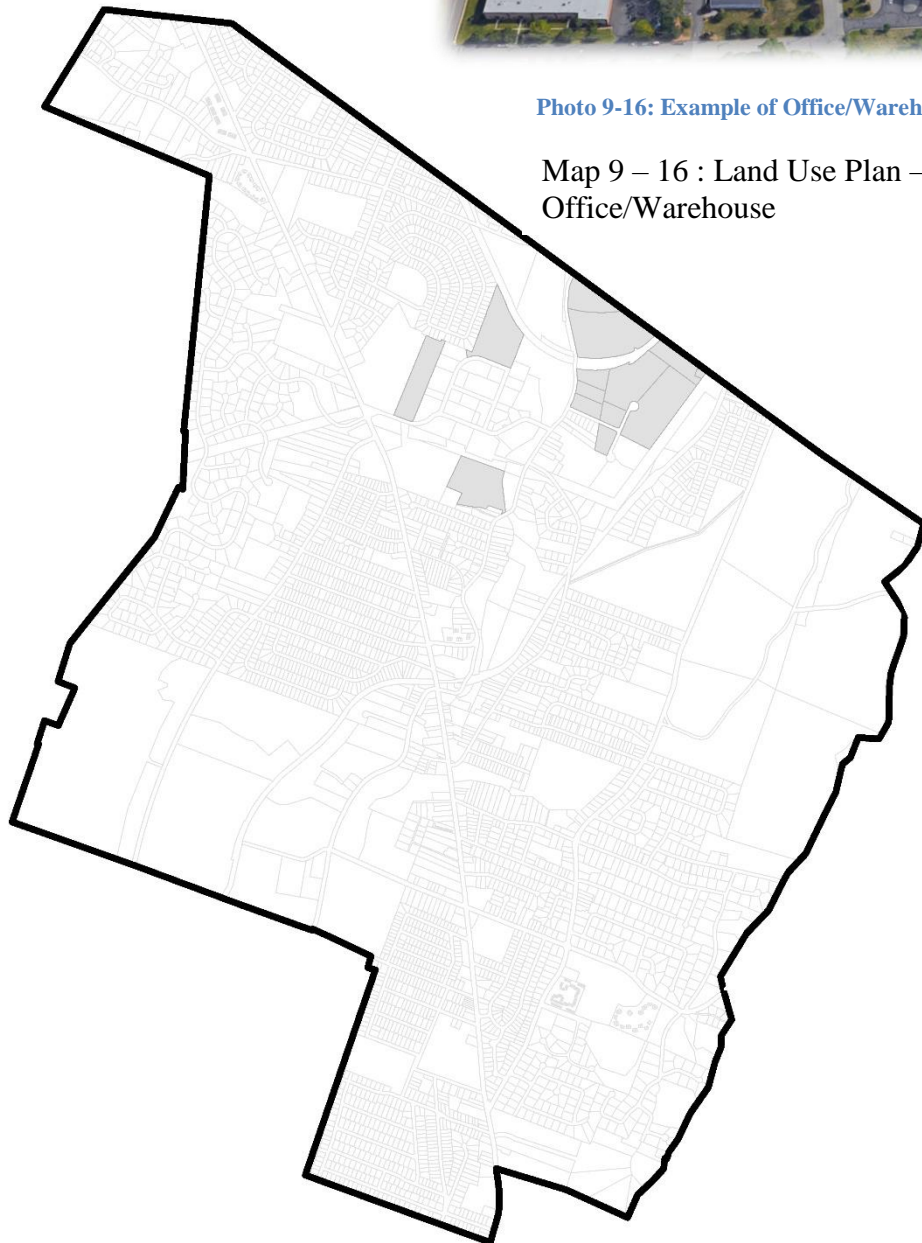
Office/Warehouse District

This land use classification provides the foundation for the establishment and continuance of the Office/Warehouse (M-2) zone in the Township zoning ordinance. This land use district allows for business and professional offices, as well as office parks where there may be more than one building. There are fourteen (14) lots in the office land use classification comprising 85 acres of land. This land use district is found on the north side of Cliffside Road as well as other surrounding roads.



Photo 9-16: Example of Office/Warehouse

**Map 9 – 16 : Land Use Plan –
Office/Warehouse**



Source: Municipal Tax Maps

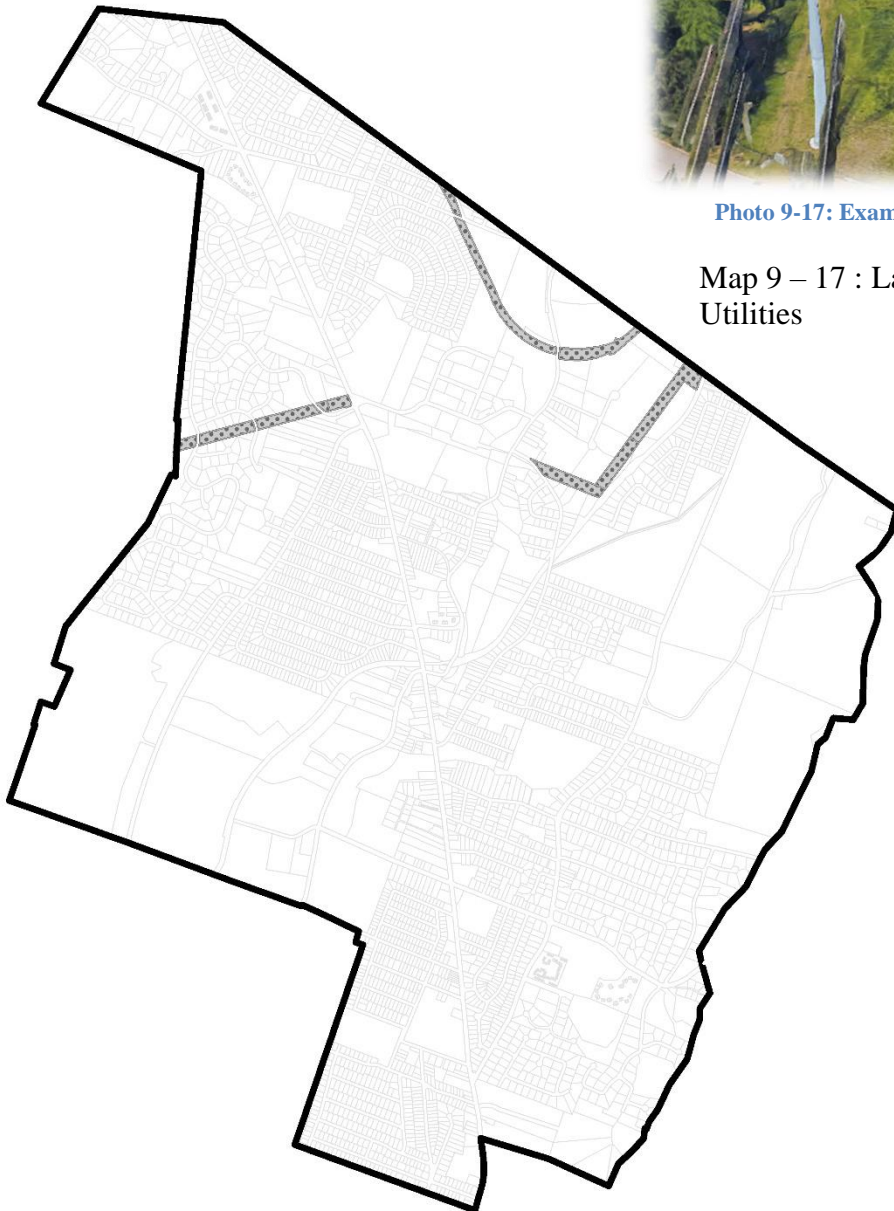
Utility District

This land use classification does not relate to a single zoning district. This land use classification indicates the location of the high tension power lines that run through the municipality as well as the railroad right of way.



Photo 9-17: Example of Utilities

Map 9 – 17 : Land Use Plan –
Utilities



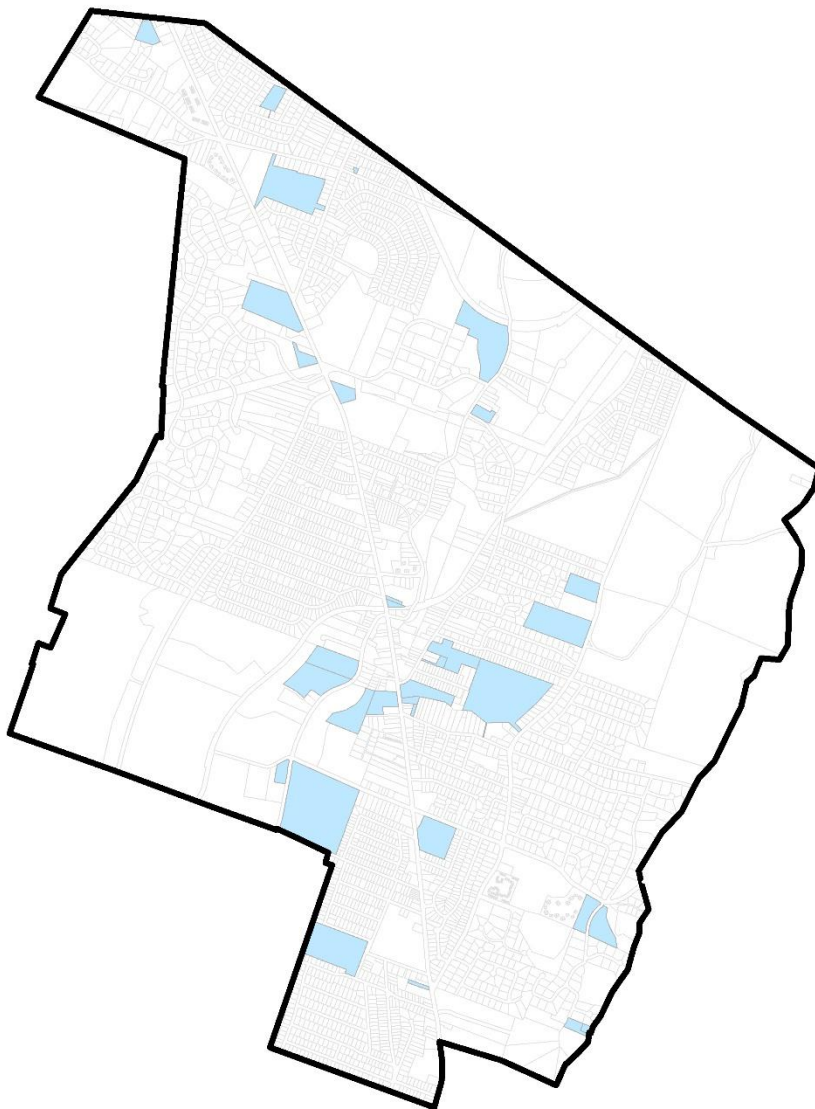
Source: Municipal Tax Maps

Public Districts

Civic

This land use classification contains both public and semi-public uses in the municipality. This land use classification does not give rise to, nor does not continue, any specific zoning classification. There are thirty-two (32) lots to be located in the proposed Civic District comprising 170.13 acres. These public and semi-public uses districts are found throughout the Township and include the following properties:

Map 9 – 18 : Land Use Plan – Civic District



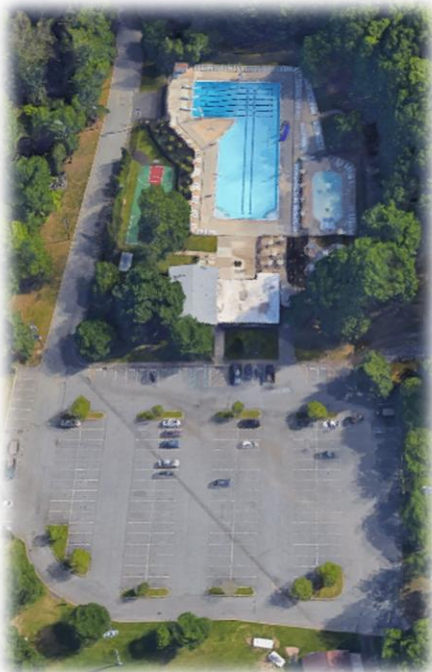
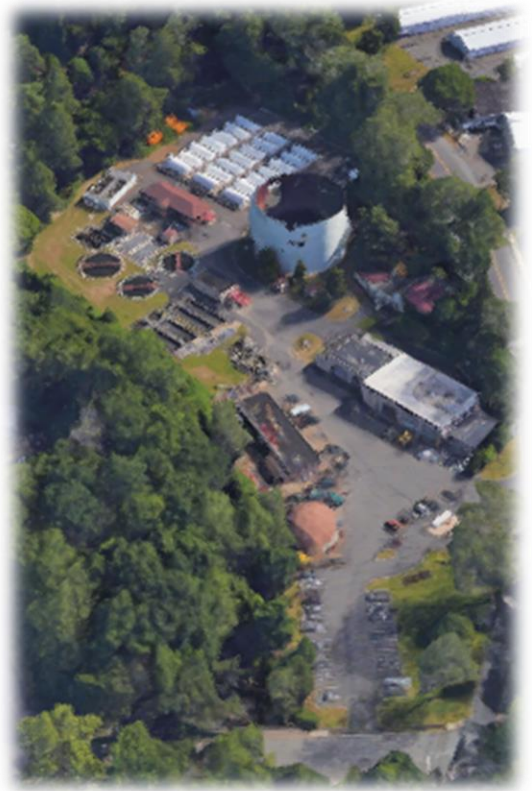
- North End Elementary School
- South End Elementary School
- Memorial Middle School
- Cedar Grove High School

- Department of Public Works
- Municipal Water Tank Sites
- Municipal Town Hall
- North End Fire Department
- Administrative Building
- Cedar Grove Historical Society

- St. Marks Coptic Church
- St. Catherine of Siena RC Church
- Community Church of Cedar Grove
- Chapel on the Hill
- Temple Shalom of West Essex
- Macedonic Orthodox Church

Source: Municipal Tax Maps

Photos 9-18: Examples of Civic Uses



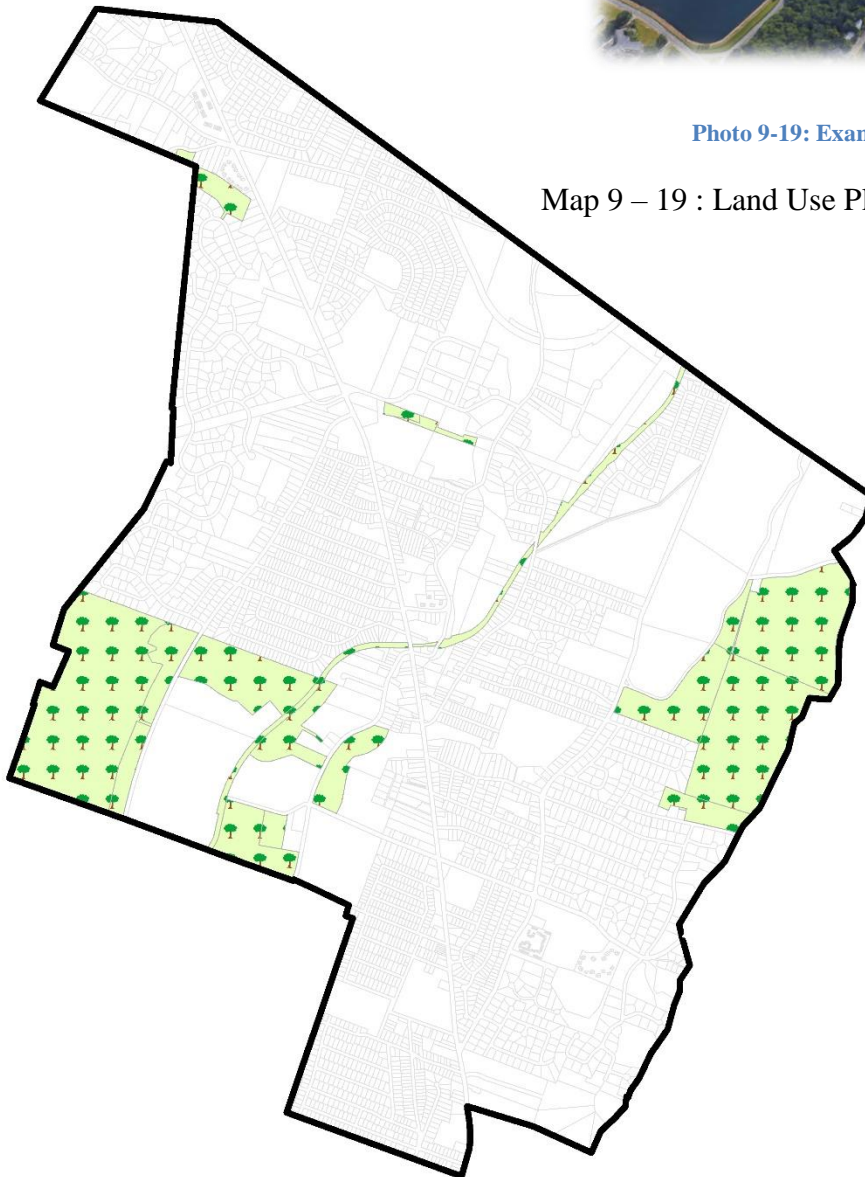
County Parkland

This is a new land use classification for the municipality. This land use classification represents property owned by the County of Essex and held as either active or passive open space. This land use classification does not provide for the foundation or establishment of a specific zone in the Township zoning ordinance. These properties are generally located in the RA-5 and Hilltop Redevelopment zones. There are nineteen (19) lots to be located in the proposed County Parkland land use classification comprising 361.26 acres.



Photo 9-19: Example of County Park Land

Map 9 – 19 : Land Use Plan – County Park Land District



Source: Municipal Tax Maps

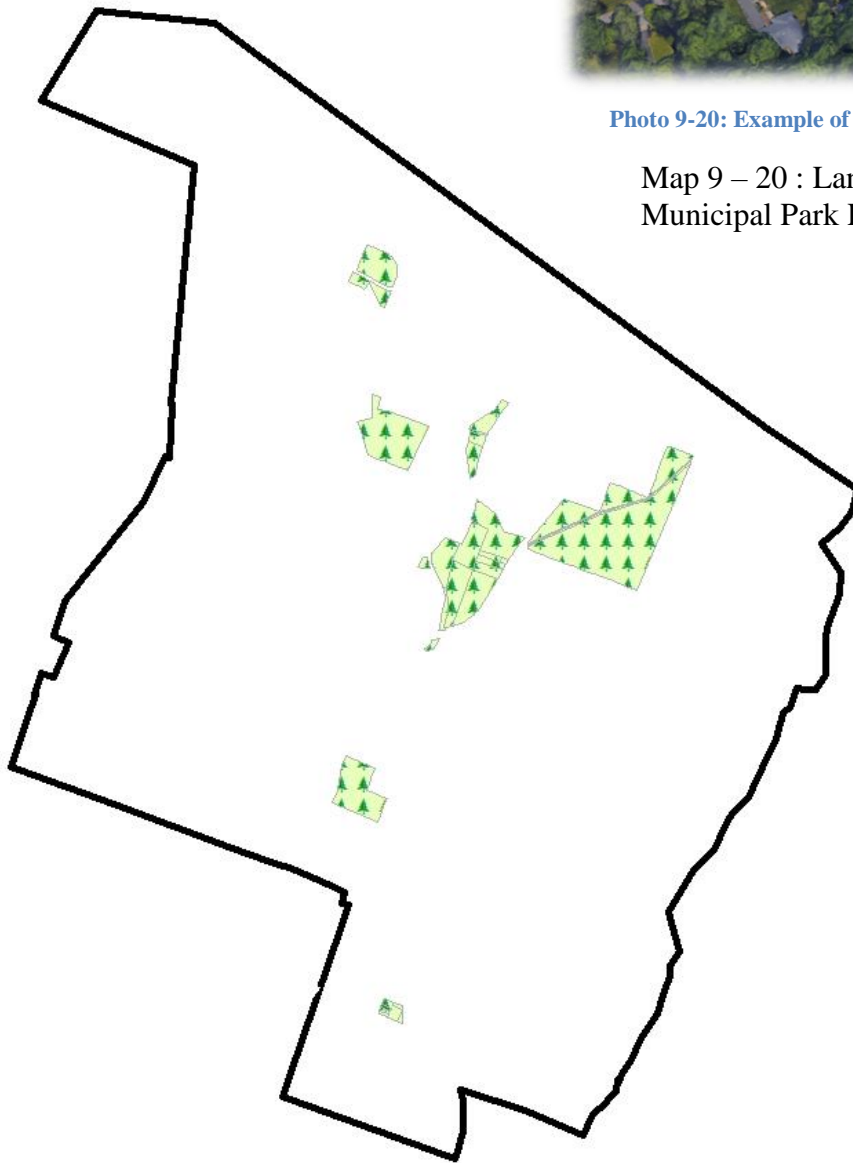
Municipal Parkland

This is a new land use classification for the municipality. This land use classification land uses that are owned by the municipality and contain either passive or active recreational facilities. This land use classification does not provide for the foundation or establishment of a specific zone in the Township zoning ordinance. There are twenty-eight (28) lots to be located in the proposed Municipal Parkland land use classification comprising 90.03 acres.



Photo 9-20: Example of Municipal Park Land

**Map 9 – 20 : Land Use Plan –
Municipal Park Land District**



Source: Municipal Tax Maps

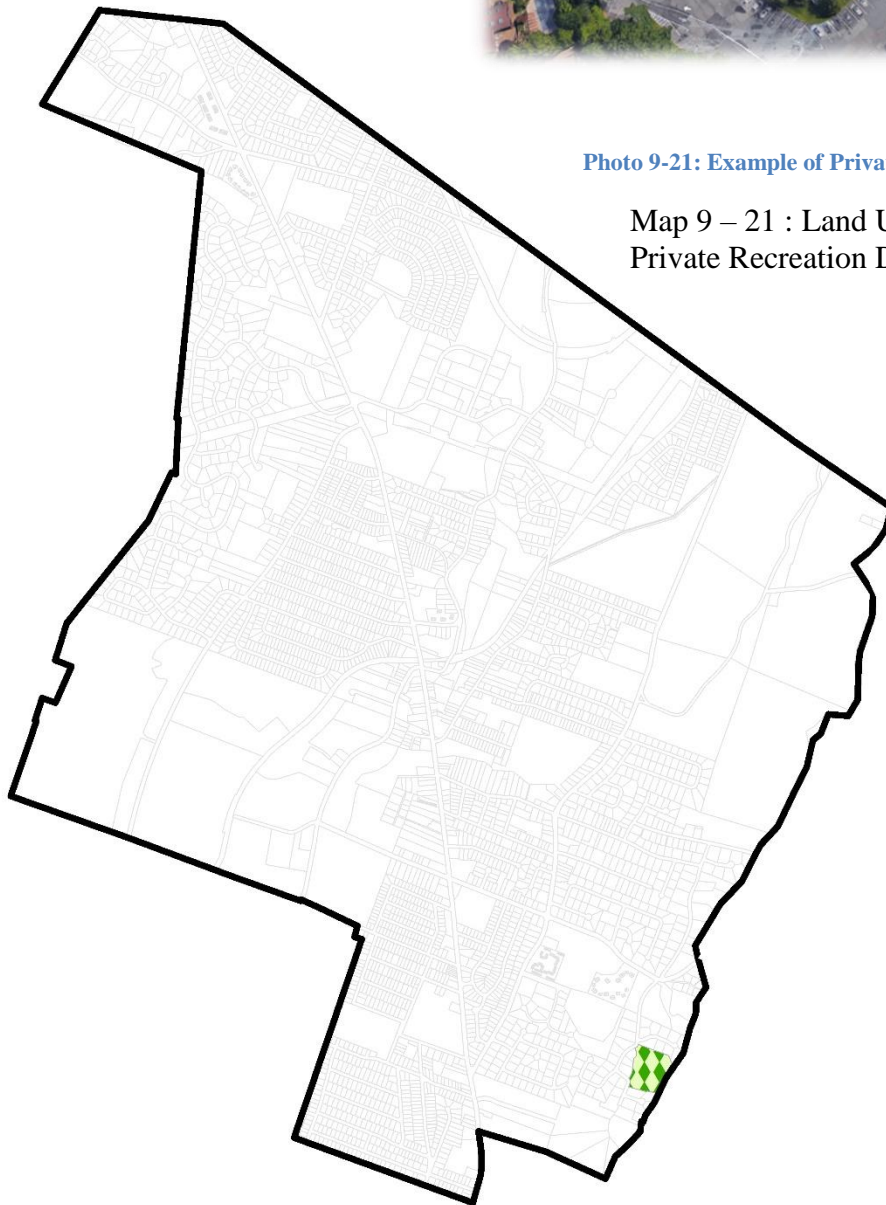
Private Recreation

This is a new land use classification for the municipality. This land use classification represents private recreation facilities. There is currently one located within the municipality; The Bradford Bath and Tennis Club. This land use classification does not provide for the foundation or establishment of a specific zone in the Township zoning ordinance. There is one (1) lot to be located in the proposed Private Recreation land use classification comprising 7.02 acres.



Photo 9-21: Example of Private Recreation Land

Map 9 – 21 : Land Use Plan –
Private Recreation District



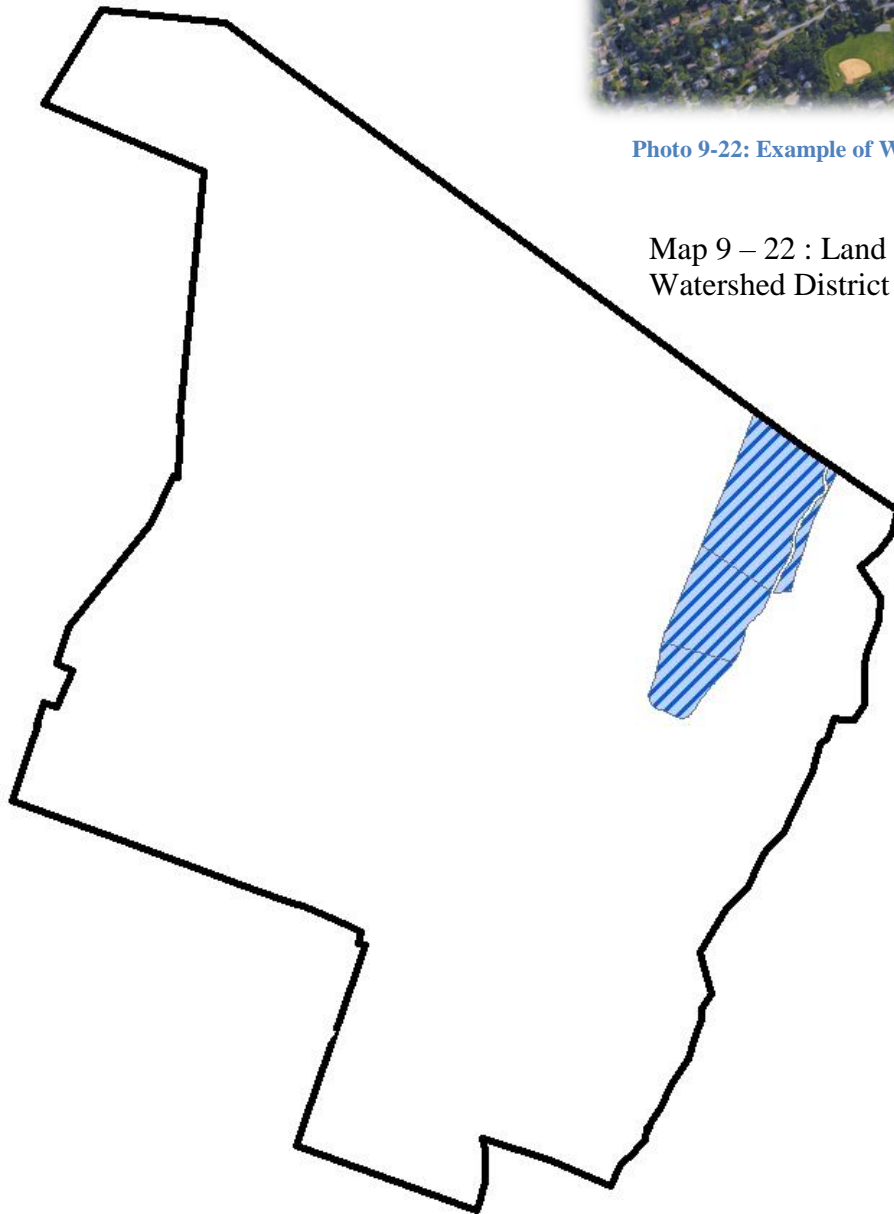
Source: Municipal Tax Maps

Reservoir

This is a new land use classification for the municipality. This land use classification contains the most land located in the R-5A zone classification. This land use classification represents lands which are owned and utilized for the Newark Reservoir and surrounding lands. There are four (4) lots to be located in the proposed reservoir land use classification comprising 116.23 acres.



Photo 9-22: Example of Watershed Property

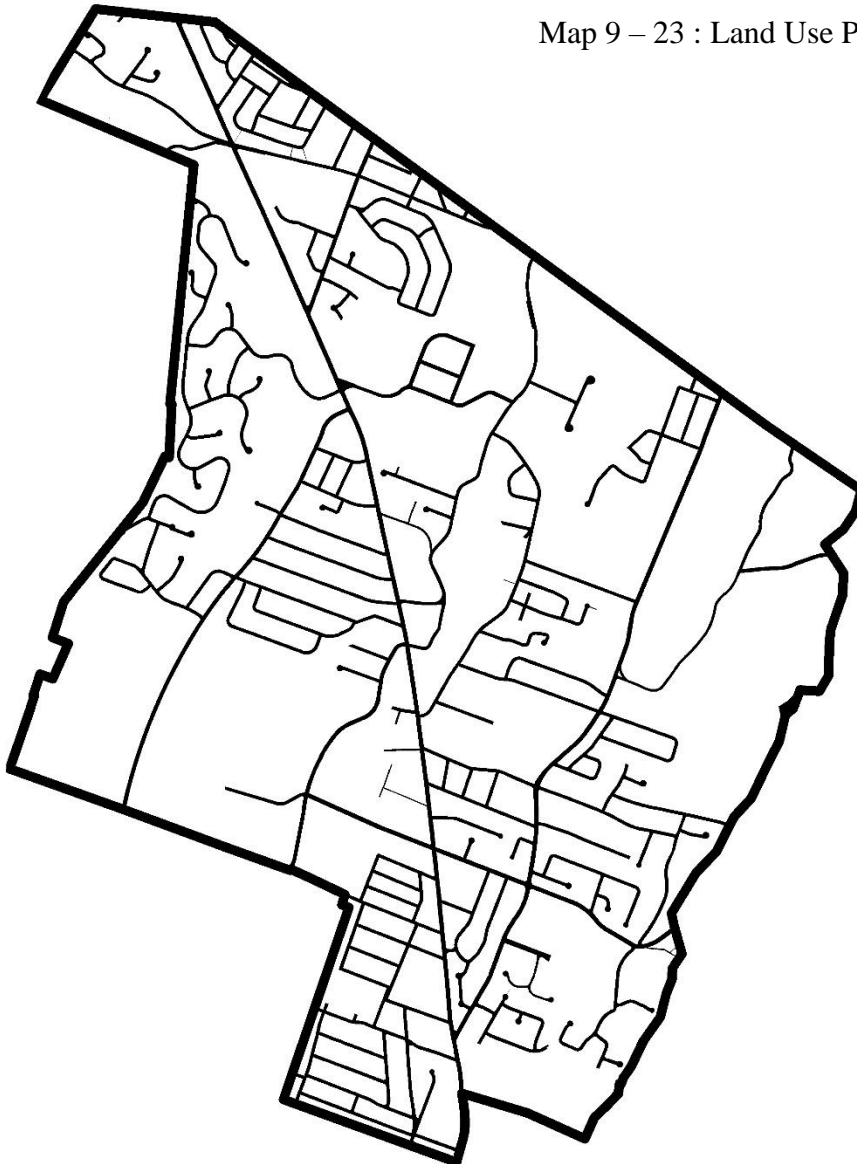


Map 9 – 22 : Land Use Plan –
Watershed District

Transportation

This is yet another new land use classification for the municipality. This land use classification represents property utilized for public transportation. There are a total of 238.64 acres of land that are devoted to public rights-of-way in the Township of Cedar Grove. Previous master plans and zoning ordinances had districts and zones follow lot lines, natural boundaries, or the middle of public rights-of-way. A lawsuit entitled *PC Air Rights vs. The City of Hackensack* indicated when streets and other public rights-of-way are utilized as zone boundaries, these rights-of-way may possess development potential that can be sold, purchased, or built over. This land use classification is intended to strip all potential development rights from these areas and to ensure they are not sellable, transferable or constructed upon. A new zoning district will, of necessity, be created to effectuate this new land use classification. This land use classification provides the foundation for the establishment and continuance of the Transportation (T) zone in the Township zoning ordinance.

Map 9 – 23 : Land Use Plan –Transportation



Source: Municipal Tax Maps

