

MM - Glen Ridge

6/7/78

Official master plan of borough of Glen Ridge

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OFFICIAL MASTER PLAN
OF
THE BOROUGH OF GLEN RIDGE
ADOPTED BY THE PLANNING BOARD
AFTER PUBLIC HEARING
JUNE 7, 1978

BOROUGH OF GLEN RIDGE, NEW JERSEY

1978

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Enlarged Maps in their original form are available in Borough Files

INTRODUCTION AND
HISTORY OF PLANNING IN GLEN RIDGE

In 1909, the Borough prepared a guide to the development of Glen Ridge with the assistance of John Nolen, a distinguished pioneer in the field of city planning. The general goals laid down in that report established the framework for development of the Borough as a residential community of primarily single family homes.

One of the first comprehensive zoning ordinances in New Jersey was adopted in Glen Ridge in 1921. In 1925, control over new streets was initiated with the passage of "An Ordinance Relating to the Laying Out, Opening and Improving of Streets to be Dedicated for Public Use." A comprehensive plan for the Borough of Glen Ridge was prepared by Scott Bagby in 1948 which reinforced the original premises set forth in the Nolen Report.

In 1969 Boorman and Dorram Inc., Planning Consultants, prepared a report entitled "Zoning For Ten Sites in Glen Ridge" which made recommendations for zoning changes and development in selected areas, but which again restated the validity of the concepts stated in the earlier reports.

On January 1, 1977 in accordance with the New Jersey Municipal Land Use Law, a nine member Planning Board was appointed which replaced the Development Committee, which since 1967 had made recommendations to the Mayor and Council relative to Zoning, Planning and the introduction of new ratables to the Borough.

Since its inception, the Borough has been aware of the value of planning. The result of this awareness is a community whose growth has been guided to create a desirable environment for the benefit of Borough residents.

This Master Plan and other planning documents being prepared by the Borough follow the requirements of the New Jersey Municipal Land Use Law enacted in 1976.

Regional Location

The Borough of Glen Ridge is located in the north central part of Essex County. To the east are the urbanized areas of Bloomfield and Newark, to the south East Orange and to the west Montclair, all part of the New York metropolitan area.

Topography and Drainage

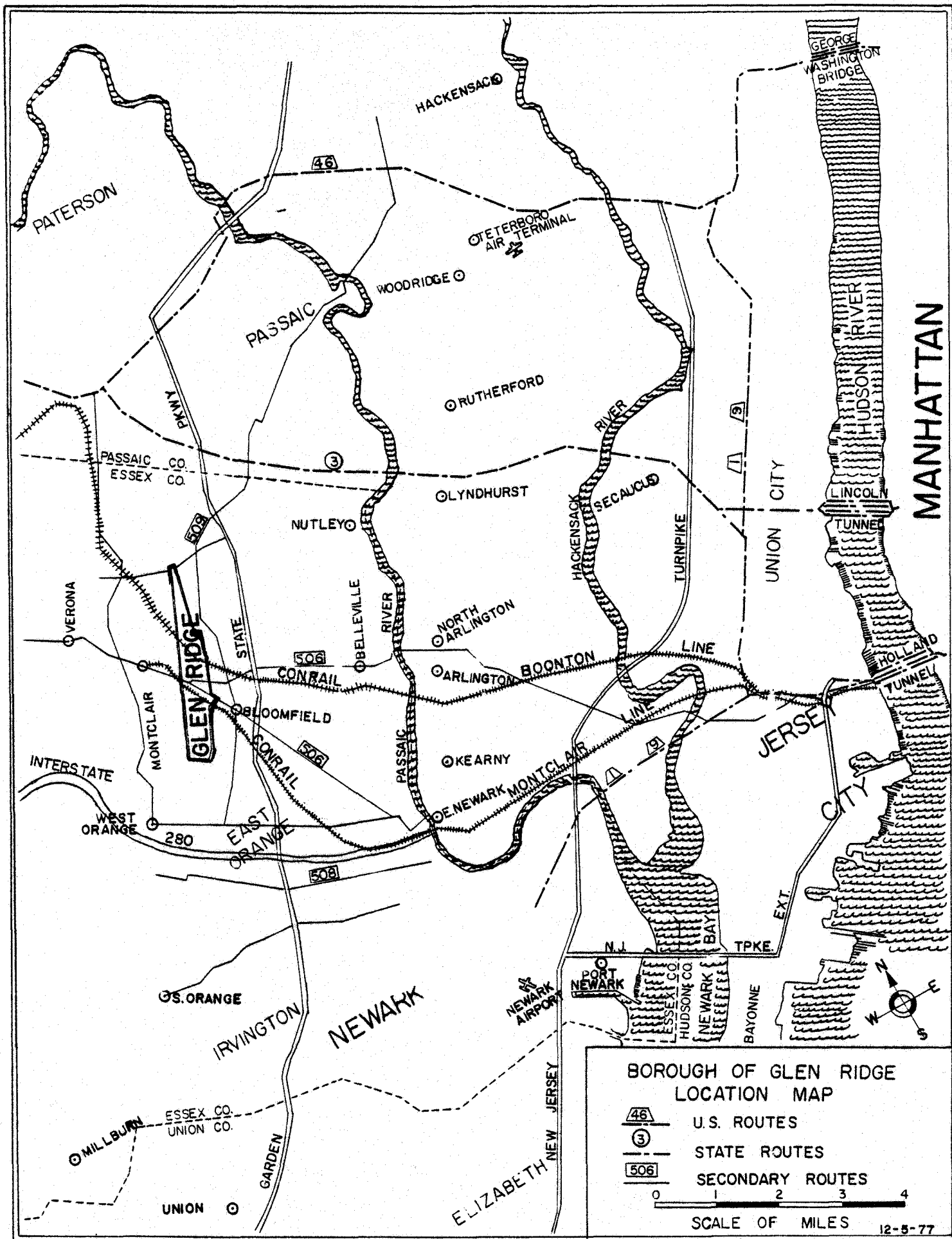
The Borough has an area of approximately 1.4 square miles and is bordered by three municipalities. The entire Borough is contained within the Passaic River drainage basin. Generally the terrain slopes down from west to east from elevation 260 feet to elevation 120 feet.

The major drainage from the Borough is into Toney's Brook which is a tributary of the Third River. All drainage is easterly into a storm drainage system which flows into the Third River, a tributary of the Passaic River.

Flooding is of a minor nature and occurs only adjacent to the lower portion of Toney's Brook in Glen Ridge. For the flood plain location, see the flood hazard map.

Vegetation

Prior to development, portions of the area were heavily wooded. In the course of developing the land, much of the original tree growth has been carefully preserved.





TOPOGRAPHY MAP
ARMY CORPS OF ENGINEERS
1955
(USE FOR TOPOGRAPHY ONLY)

POPULATION GROWTH
AND
DEVELOPMENT TRENDS

In 1895, the date of the Borough's incorporation, Glen Ridge totaled 1,644 persons. Twenty-five years later, the 1920 Census of Population counted 4,620 persons. During the 1920's Glen Ridge experienced its greatest period of growth, increasing by 2,745 persons to 7,365. It was during this latter period that many New Jersey commuting towns had their most rapid rates of growth. Glen Ridge was particularly suitable for suburban development. It was close to Newark and New York, with excellent rail communications to both cities, yet not a part of the intensely built-up urban setting.

Recent Trends

During the depression years -- between 1930 and 1940 -- Glen Ridge's population declined by 34 persons. This decline in population was reversed during the post World War II years. The 1960 Census counted 8,322 and the 1970 Census 8,517 persons in Glen Ridge. Thus the population in recent years has been relatively stable.

Glen Ridge's growth has been paralleled by both public and private awareness of the need for a continuous effort to maintain the character of the Borough. The early concern for high standards of development are reflected in the high quality of housing and neighborhoods in the Borough today.

Home Building

Home building generally follows the population growth trends. The greatest period of home construction in the Borough occurred during the 1920's when 686 new homes were constructed. Two-thirds of the homes built in those years were constructed during the latter half of the decade.

Although the population of the Borough declined between 1930 and 1940, it is interesting to note that 199 new homes were constructed during that period. No homes were built during the war years from 1942 to 1945. After the war, however, building construction picked up in answer to pressures from a second suburban movement. Between 1950 and 1960, 130 buildings were constructed; between 1960 and 1970, 32 homes were built and between 1971 and 1977, 9 homes were built. Glen Ridge, of course, did not have the enormous growth experienced in Essex County communities to the west such as the Caldwells, Livingston, and Cedar Grove. These communities had ample vacant land for development purposes while Glen Ridge, by 1930, was relatively developed.

Future Trends

Glen Ridge has now virtually reached the saturation point for new home development. There are approximately 10 vacant lots remaining in the Borough. There are improved properties scattered throughout the Borough which are of sufficient size to accommodate an additional home, but these will not add significantly to future population increases.

It is estimated that the maximum population of Glen Ridge could total approximately 9,500 persons. This is based on the following assumptions:

1. Development of all vacant lots suitable for subdivision with one-family homes.
2. Development of apartments as shown on the Land Use Plan.
3. The use of large, older homes by young families with children as elderly couples leave them for apartments. However, this potential trend has been countered by recent declines in the number of children per family as evidenced by the recent trend in declining school population.

TABLE 1
POPULATION GROWTH, GLEN RIDGE, 1895-1970

<u>Year</u>	<u>Population</u>	<u>Increase over Preceding Period</u>	
		<u>Number</u>	<u>Per Cent</u>
1895	1,644		
1910	3,260	1,616	98.3
1920	4,620	1,360	41.7
1930	7,365	2,745	59.4
1940	7,331	-34	-0.5
1950	7,620	289	3.9
1960	8,322	702	9.2
1970	8,517	195	2.2

Source: U.S. Census of Population

TABLE 2
BUILDING CONSTRUCTION, GLEN RIDGE, 1910-1977

<u>Decade Ending</u>	<u>Homes Built</u>
1920	190
1930	686
1940	199
1950	68
1960	130
1970	32
<u>Seven Years Ending</u>	
1977	9

Source: Borough Records

EXISTING DEVELOPMENT PATTERN

AND

LAND USE

Glen Ridge was originally settled as a residential community. The Borough is only 15 miles west of Manhattan and five miles northwest of downtown Newark in Essex County. It is bounded by Bloomfield, Montclair and East Orange.

The Borough comprises a land area of 1.4 square miles and is elongated in shape. It is 3.14 miles in a north-south direction following the ridge line of the Watchung Mountains.

Residential Uses

Glen Ridge has an existing base of approximately 2200 residential structures with a wide range of assessed values. The Borough is characterized by well maintained homes and lawns abutting tree-lined streets. Over 90 per cent of the homes in Glen Ridge are owner-occupied.

One area of 24 two-family houses exists along Hillside Avenue south of Belleville Avenue. Several other two-family homes are located in other portions of the borough. There is a 100 unit highrise and a 70 unit garden apartment on the south side of Bloomfield Avenue west of Freeman Parkway.

Business and Office Uses

Commercial buildings are located in several well-defined areas along Bloomfield Avenue, the most heavily travelled road in the borough. Businesses and offices are in the Arcade Building on Bloomfield Avenue as well as on Herman Street. Other offices in the vicinity include the Midlantic National

Bank Company and the Glen Ridge Savings and Loan Association on Ridgewood Avenue near the "Montclair Branch" of Conrail. In addition, the New Jersey Bell Telephone Company's Directory Office for northern New Jersey is located on Park Avenue and Hillside Avenue. There are three medical office buildings close to Mountainside Hospital.

Several commercial buildings are clustered along the lower section of Bloomfield Avenue including a small industry, a supermarket, and a drug store.

Public Buildings and Facilities

Public Buildings include the Municipal Building, Police and Fire Departments Building, the Water Department garage and the Library, all in the center of the Borough north of Bloomfield Avenue. There is also a Public Works Department storage area off the south side of Carteret Street and a U.S. Post Office on the east side of Ridgewood Avenue just south of Bloomfield Avenue.

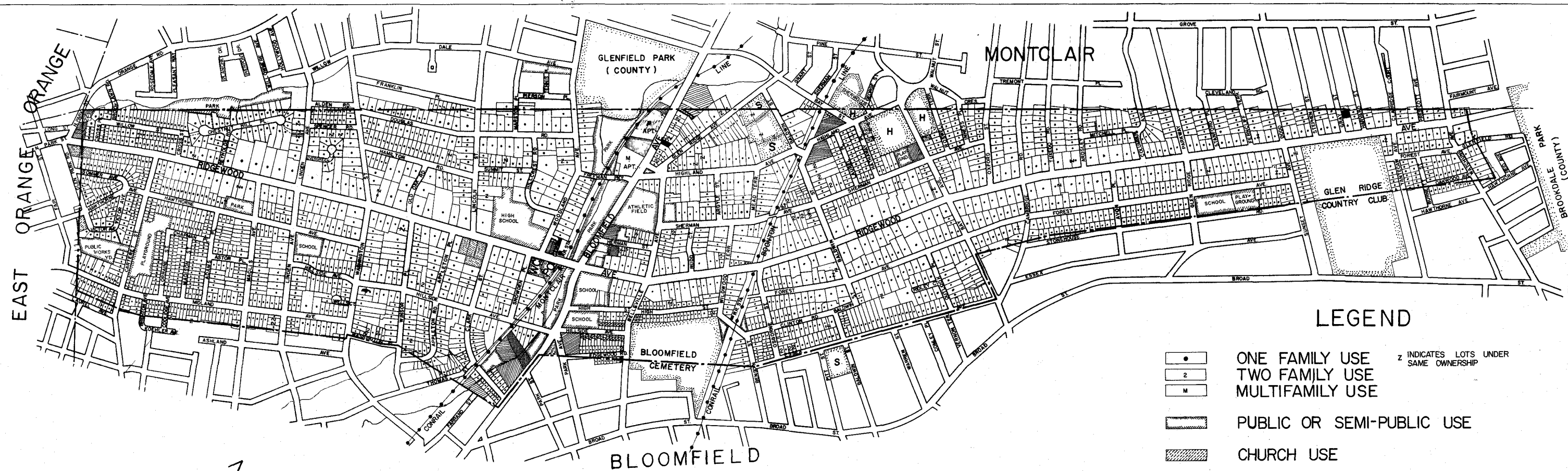
Glen Ridge Board of Education Buildings include the High School, Middle School, three elementary schools and playgrounds and a school administration building. The Board of Education has advised that they are in the process of working on their Master Plan.

Public playgrounds and parks are scattered throughout the Borough.

Semi-Public Facilities

The two largest semi-public facilities in Glen Ridge are the Mountainside Hospital located at Bay and Highland Avenues and the Glen Ridge Country Club located on Ridgewood Avenue between Sunset and Yantecaw Avenues. The Country Club property is not entirely in Glen Ridge but extends into Bloomfield. Other semi-public facilities include three churches and the Women's Club.

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LEGEND

- ONE FAMILY USE
- 2 TWO FAMILY USE
- M MULTIFAMILY USE
- [Pattern] PUBLIC OR SEMI-PUBLIC USE
- [Pattern] CHURCH USE
- [Pattern] COMMERCIAL USE
- [Pattern] INDUSTRIAL USE
- [Pattern] VACANT LAND
- z INDICATES LOTS UNDER SAME OWNERSHIP

REVISIONS			
NO.	DATE	DWN.	APP.
1	APRIL 1972	F.P.	
2	NOV. 1976	R.F.B.	

[Pattern] PUBLIC OR SEMI-PUBLIC AREAS NOT CONTROLLED BY GLEN RIDGE
S- SCHOOL, PO-POST OFFICE, P-PARK, WC-WOMENS CLUB, H-HOSPITAL

PRESENT LAND USE

BOROUGH OF GLEN RIDGE

M.L. MODIN, P.E.
JUNE 7, 1978

MASTER PLAN

Objectives

1. To maintain the existing character and residential quality of the Borough.
2. To promote the development of non-residential uses in areas which have been found to be suitable for non-residential use.
3. To promote the conservation of open space as shown on the Land Use Plan, rural appearance and natural amenities which characterize the Borough.
4. To provide sufficient public facilities to meet the recreational, educational, safety and administration needs of the Borough.
5. To promote sufficient transportation facilities within and through the Borough to satisfy the movement of people.
6. To encourage the concept of Historic Districting within the Borough.

Principles and Policies

1. To preserve the existing tax base and encourage new non-residential ratables in order to provide the best economic balance for the citizens of the Borough.
2. To insure that development within the Borough is compatible with the plans of Essex County and the surrounding municipalities.
3. To coordinate future development with available utility services.

Assumptions

1. Since the Borough is essentially completely built up and has a limited number of lots available, there is little potential for new development.

2. Because of the convenience of two railroad lines and two bus lines, Glen Ridge will remain a desirable residential community for commuters to New York and Newark.
3. Since there is no potential for new open space areas in the Borough, existing open land areas will be preserved.

LAND USE PLAN ELEMENT

The Land Use Plan designates those areas of Glen Ridge which are most suitable and appropriate for the various types of residential and nonresidential development. This Plan shows a general picture of how the Borough's land might be developed during the next twenty years. It should be emphasized, however, that Glen Ridge is almost completely developed in accordance with planning concepts which have been adopted throughout its history and that maintenance of its existing character is the major overall objective of the Land Use Plan.

The objectives of the Land Use Plan are:

1. The preservation or improvement of the community's desirable residential areas.
2. The development of commercial uses in those areas most appropriate for such uses.
3. The elimination of blighted conditions.
4. The preservation or improvement of existing open space areas.
5. The increase of ratables by encouraging new construction consistent with the desired development goals of Glen Ridge.
6. In the 1.4 square miles of the Borough, the current population is 8500. The recommended level of population density is between 8500 and 9000

with a maximum of 9500 only if additional apartment buildings are constructed, vacant land is built on and the larger older homes are purchased to house large single family units.

As pointed out above, the Borough is substantially developed. Few development problems exist or appear imminent and no major changes in land use are proposed -- a comparison of the Present Land Use map with the Land Use Plan map will confirm this.

HOUSING PLAN ELEMENT

The Housing Plan Element for the Borough of Glen Ridge provides for:

1. The continued maintenance of all dwelling units through the enforcement of the Housing Code.
2. Control over the occupancy of residential buildings utilizing the Zoning Ordinance.
3. The orderly development of multifamily housing units in those areas designated on the Land Use Plan.

CIRCULATION PLAN ELEMENT

The more heavily travelled streets in the Borough are owned and maintained by Essex County. These streets include Ridgewood Avenue, running north-south, Bloomfield Avenue, Belleville Avenue, Bay Avenue and Watchung Avenue, all running east and west.

Bloomfield Avenue is the most heavily travelled in the Borough. It is a major connector between suburban Essex County and downtown Newark. The other roads, although carrying significant traffic volumes serve, for the most part, suburban Essex County and are not oriented to Newark.

No changes in this traffic pattern are anticipated, therefore no alterations in street patterns are recommended.

Interstate 280 (East-West Freeway)

Interstate 280 generally parallels Bloomfield Avenue approximately 2.7 miles south of Glen Ridge and was opened in 1973.

It has produced a favorable impact on the Borough by relieving Bloomfield Avenue of some of the heavy traffic going from Morris and western Essex County to the Garden State Parkway and downtown Newark.

Essex County traffic department records indicate traffic on Bloomfield Avenue decreased the first three years after Route 280 opened. At the present time the vehicle flow on Bloomfield Avenue is at the same level as prior to the opening of Route 280.

Bloomfield Avenue carries at its intersection with Ridgewood Avenue double the traffic volume of the second heaviest street in the Borough. Most of the traffic on Bloomfield Avenue is through - traffic having neither its origin nor destination in Glen Ridge.

Ridgewood Avenue, although primarily a residential street, is the second most heavily travelled road in the Borough. It is the only north-south through street and serves as a connector between the Oranges and the Clifton-Passaic area.

Transportation

Rail: Railroad transportation is supplied by Conrail over its Montclair Branch and the Boonton Line. Both tracks pass through the Borough in an east-west direction and terminate on their easterly end in Hoboken. The station on the Montclair Branch is located at Ridgewood Avenue near Bloomfield Avenue and the station on the Boonton Branch is at Benson Street and Wildwood Terrace.

Rail transportation is oriented to the commuter. Service on weekdays is generally good with extra trains supplied during the rush hours.

The railroads in Glen Ridge are part of a regional network that extends beyond Essex County. The problems of commuter transportation in the region are serious to the railroads and commuters alike. Plans have been discussed over the past years for establishing some form of Metropolitan Transit system by providing a direct connection between the Conrail system and the P.A.T.H. Tubes. If established this will provide direct rail connections from Glen Ridge to Pennsylvania Station in Midtown New York.

Bus: Bus transportation is available east and west, but no bus transportation in Glen Ridge is available north and south. New Jersey Department of Transportation subsidized buses give frequent service through Glen Ridge on three lines between Newark and western Essex County. Within a mile and a half of the center of Glen Ridge in Bloomfield and Montclair are additional bus facilities. Bus connections are also available from Glen Ridge to the New York Port Authority building from the De Camp Lines.

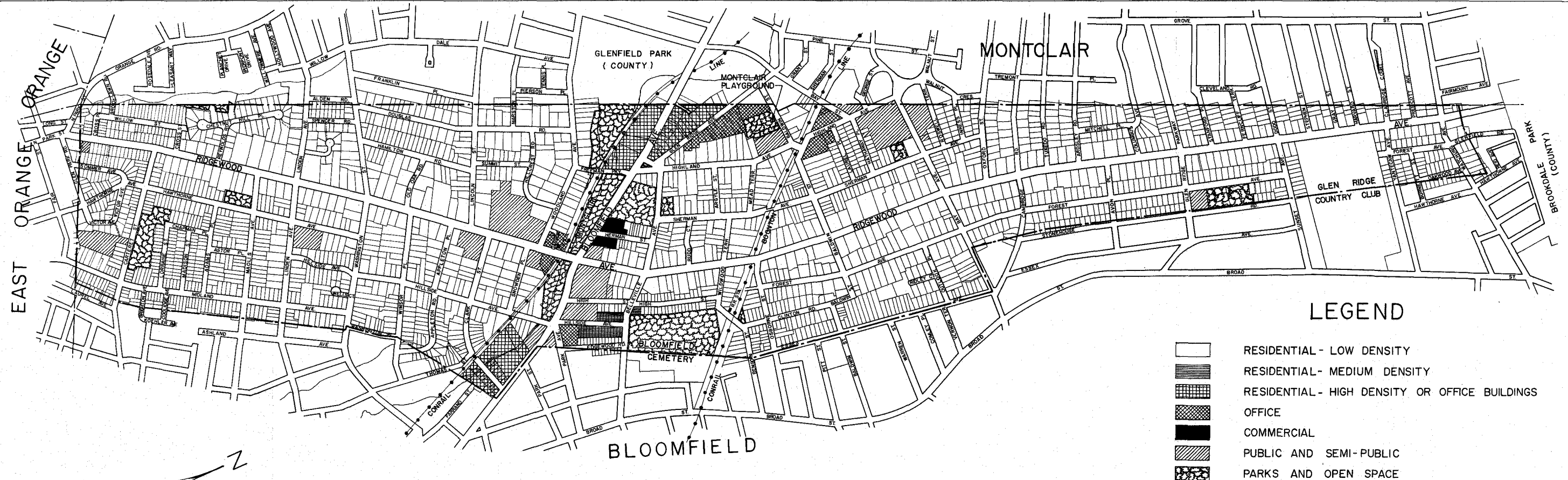
Future Traffic

The internal street system in Glen Ridge is fully developed and serves the Borough well. Through traffic is predominantly restricted to a few major streets of adequate width and discouraged on local streets. There are no discernable traffic problems which have been produced by recent development in the Borough and none will be needed to support future projected Development Plans.

UTILITY SERVICE PLAN ELEMENT

The Utility Service Plan Element is detailed on the Maps showing the Water System, Sanitary Sewer System, Storm Drainage System, Flood Hazard Boundaries and Street Lighting Map. Subject to continued maintenance, it is adequate to meet the present and foreseeable future needs of the Borough.

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GRAPHIC SCALE IN FEET
0 400 800 1200 1600

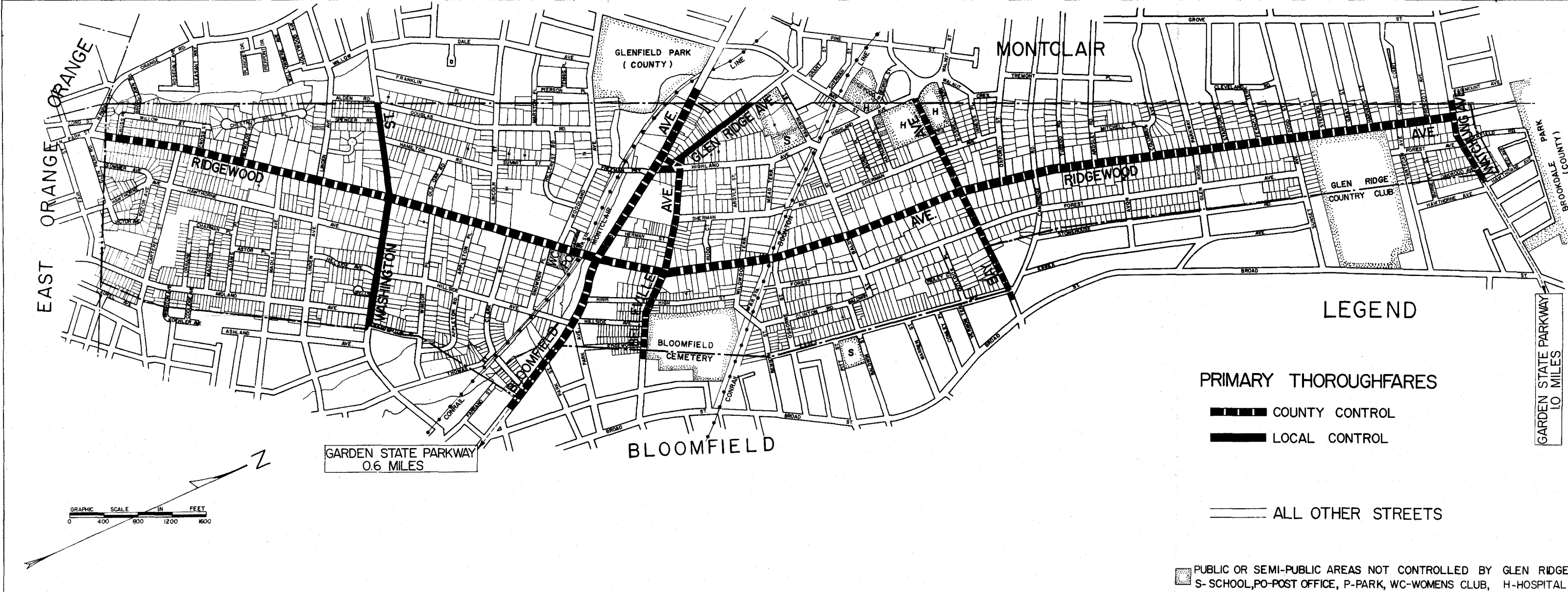
PLANNING BOARD
BOROUGH OF GLEN RIDGE

LAND USE PLAN

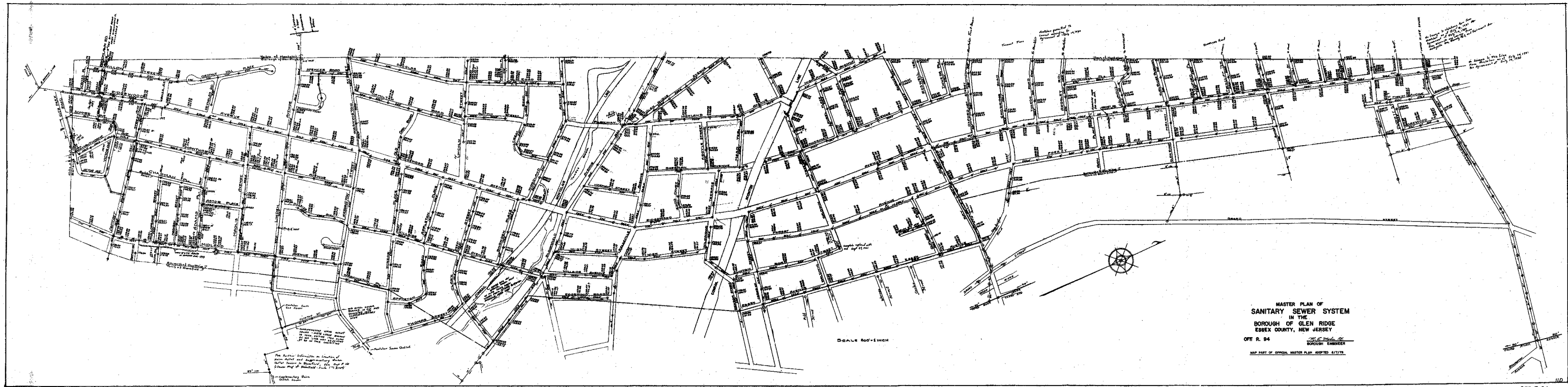
M.L. MODIN, P.E.
BOROUGH ENGINEER

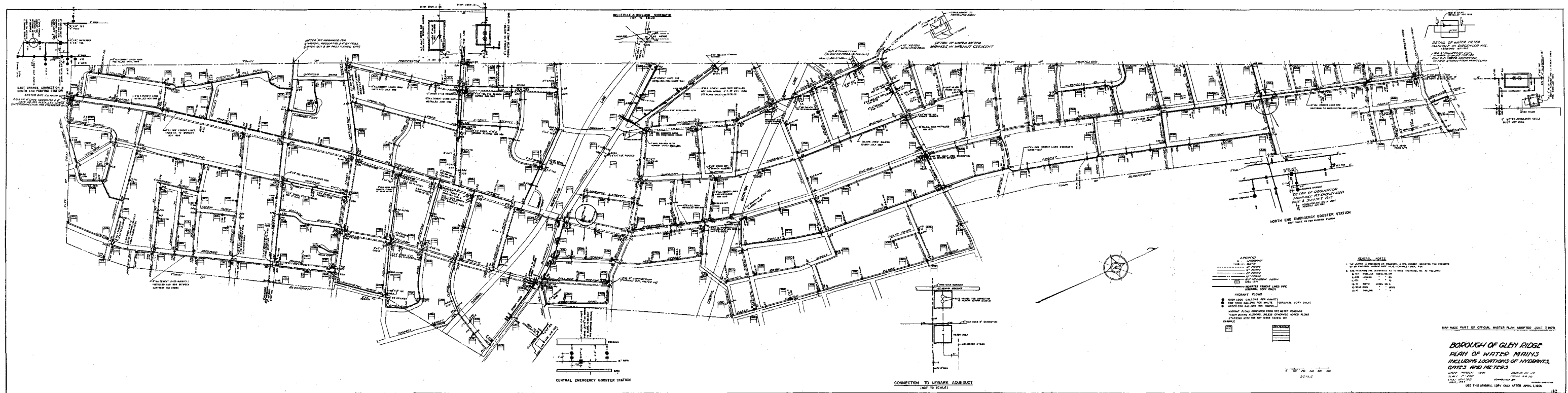
JUNE 7, 1978

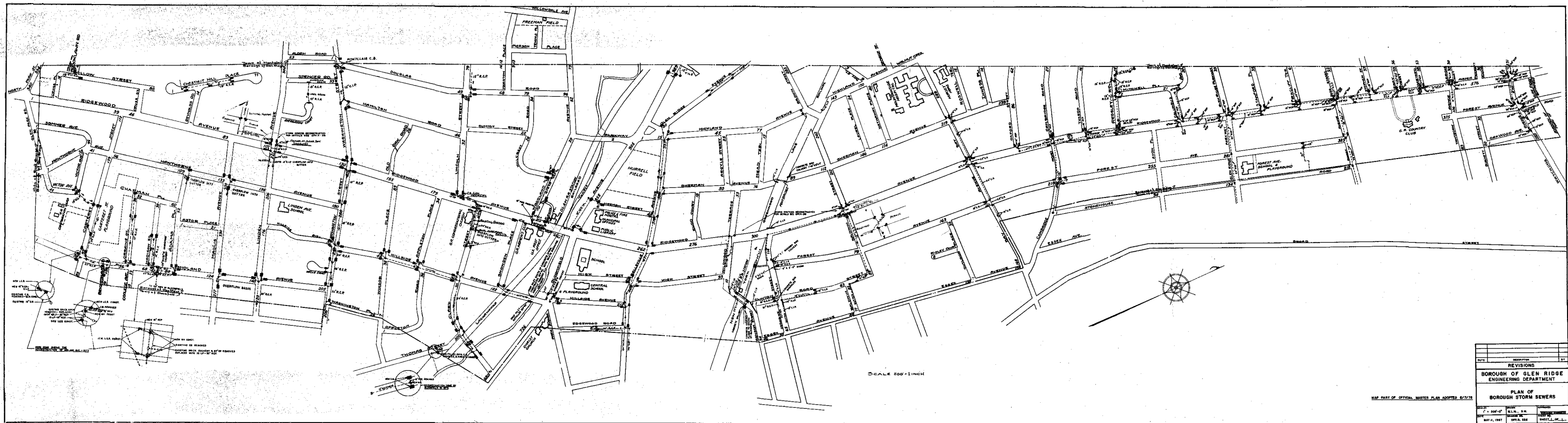
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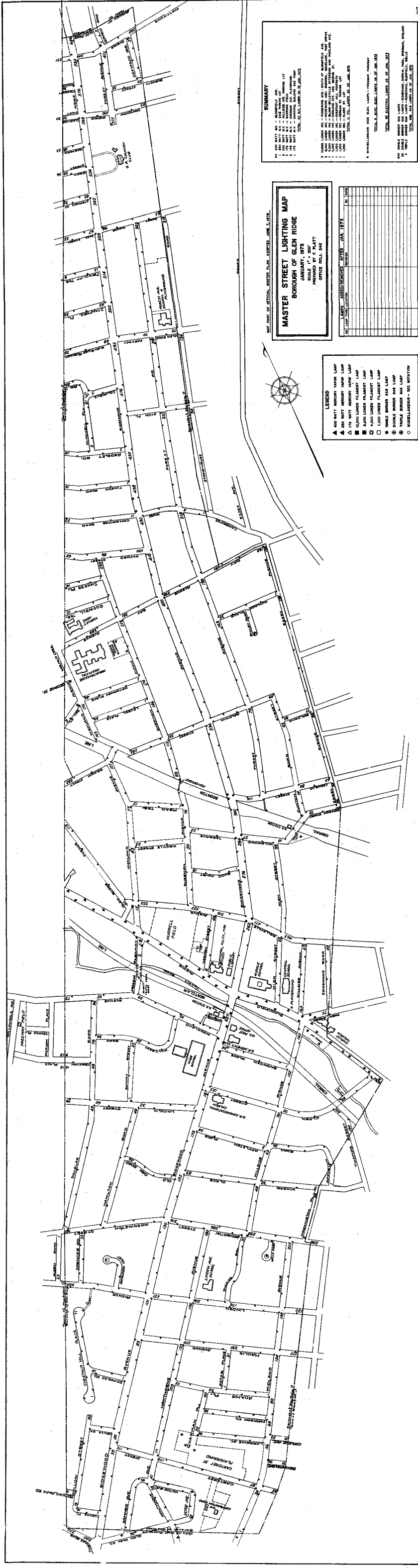


M.L. MODIN, P.E.
JUNE 7, 1978









COMMUNITY FACILITIES PLAN ELEMENT

The Community Facilities, Recreation and Conservation Plan shows the location of existing and proposed facilities, including Schools, Fire Station, Police Station, Library and other public facilities.

The Community Facilities Plan for the Borough is as follows:

1. To continue the present adequate level of educational services with school facilities well located in regard to population accessibility.
2. To retain the existing location of the High, Middle and Elementary schools. No additional school facilities are proposed within the planning period. Current studies are being made by the Board of Education to determine the feasibility of closing one school facility.
3. To provide continued adequate fire protection, police and ambulance services for Borough residents from their present location.
4. To retain the present Library location.
5. To retain the administration facilities at the present location of the Municipal Building.
6. To continue the present Public Works maintenance complex at Carteret Street.

TABLE 2

EXISTING RECREATIONAL FACILITIES, GLEN RIDGE, 1978

<u>School Sites</u>	<u>Area Available for Play (acres)</u>	
High School	0.8	Play fields located at Hurrell Field
Middle School	0.0	" " " " " "
Central School	1.0	Some playground equipment. Paved area.
Forest Avenue School	3.4	Paved play area and adjacent to Palmer Field
Linden Avenue School	1.0	Paved play area. Some playground equipment
Hurrell Field	4.0	Football field, baseball diamond, portable and permanent bleachers, running track, field house storage facilities.
<u>Borough Owned Recreational Areas</u>		
Freeman Courts	1.0	Tennis courts, small field house.
Belliville & Sherman Ave. (Clay Field)	0.9	Playground equipment, 2 Paddle Tennis Courts
The Glen and Toney's Brook	8.0	Park facilities
Barrows Field	4.8	2 Baseball diamonds, playground equipment, 2 Basketball courts, summer recreation and small storage building.
palmer Field	1.7	2 Baseball diamonds, summer recreation, con- tiguous to Forest Avenue School
Sherman Avenue Playground	<u>1.0</u>	1 Baseball diamond
TOTAL	27.6	

RECREATION, PARK
and
OPEN SPACE PLAN ELEMENT

The areas proposed and to be maintained for Recreation, Park and Open Space are shown on the Community Facilities, Recreation and Conservation Plan.

The Recreation, Park and Open Space Plan is as follows:

Maintain and improve the present diversified Park, Playground and other Recreation areas as required to meet community needs.

It is noted that Essex County maintains two Public Parks aggregating 140 acres within walking distance of the Borough.

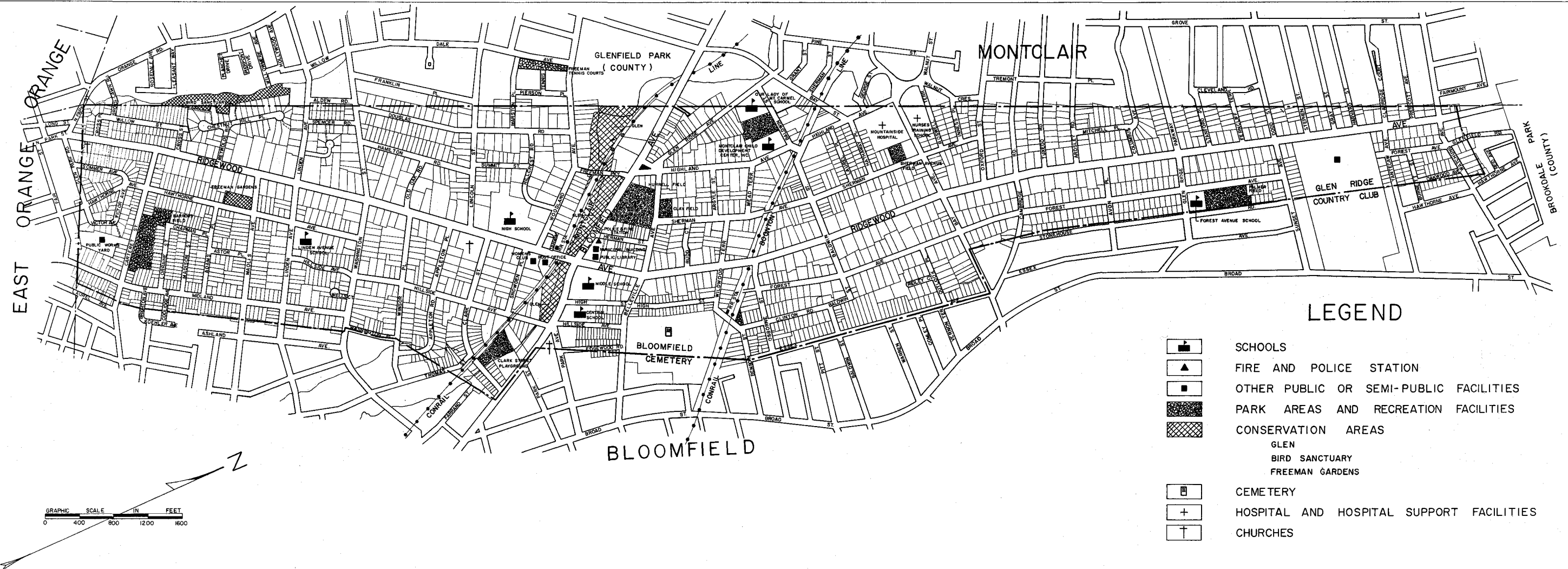
CONSERVATION PLAN ELEMENT

The Conservation Plan included in the Community Facilities, Recreation and Conservation Plan Map, shows the location of conservation areas.

The following are recommendations to protect certain natural resources:

1. Retain Toney's Brook and the Glen (the open lands adjacent to Toney's Brook) in their natural state.
2. Retain Freeman Gardens (Hawthorne and Maolis Avenue) as a formal garden, nature park and bird sanctuary.

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PLANNING BOARD
BOROUGH OF GLEN RIDGE

COMMUNITY FACILITIES, RECREATION AND CONSERVATION PLAN

M.L. MODIN, P.E.
BOROUGH ENGINEER

JUNE 7, 1978

13A

3. Retain the Bird Sanctuary on the southwest border between Glen Ridge and Montclair.

Policy Statement of Master Plan Relationships

The New Jersey Municipal Land Use Law requires that the Master Plan for Glen Ridge include a specific policy statement indicating the relationship of proposed development, as presented in the master plan, to the master plans of contiguous municipalities, and the master plan of Essex County. A review of current county and municipal Master Plans is included as reference material.

Master Plan Adjacent Municipalities

The Plan Elements of the Master Plan for Glen Ridge have been prepared to be compatible to and in harmony with Master Plans of adjacent municipalities. Conservation areas have been planned along streams. Recommended development along the Glen Ridge Avenue area is compatible with the Montclair Urban Renewal Project. Areas adjacent to Bloomfield and East Orange and the remainder of Montclair are fully developed.

Master Plan for Essex County

The Plan Elements of the Master Plan for Glen Ridge are in accord with the Master Plan for Essex County.

Recommendations for park area maintenance and development as set forth in the Recreation Plan Element comply with the County Master Plan and the acquisition program of the Essex County Park Commission.

Implementation and Plan Review

Specific recommendations are included in the seven plan element sections. The primary means of implementing those elements of the Master Plan for which the Borough has responsibility or control will be through Borough Ordinances, current expenses and capital improvement funding.

The Zoning Ordinance is the major method of regulating land use development in the Borough.

Periodic Plan Review

Article II of The State Municipal Land Use Law states the following requirements for Master Plan Review:

"The governing body shall, at least every six years, provide for a general re-examination of its master plan and development regulations by the planning board which shall prepare a report on the findings of such re-examination, a copy of which shall be sent to the county planning board and municipal clerks of each adjoining municipality. The six year period shall commence with the adoption or termination of the last general re-examination of such plan and regulations. The first such re-examination shall be completed within six years after the effective date of this act."

"Such report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or re-examination if any.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources and changes in state, county, and municipal policies and objectives.
- d. The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared."

Periodic review of the Master Plan is a statutory requirement and will assist the Borough in its continuing planning program. This review may be accomplished in four steps:

- Step 1. Review of problems and needs identified in the background analysis of the Master Plan.
- Step 2. Review of identified problems in relation to current conditions, and identification of new problems or needs.
- Step 3. Revision of policy plan elements as necessary.
- Step 4. Development of additional Master Plan proposals as necessary.

As background to this review procedure, it may be necessary to update planning information, such as demographic and economic data, existing land use, housing needs, the extent of park aquisition and development, and the survey of community facilities.

CONCLUSION

It is the recommendation of the Planning Board that the Borough re-adopt the present Zoning Ordinance to implement the land use element of this Master Plan.

The Land Use Plan Element adopted as a portion of this Master Plan is compatible with the existing Borough Zoning Ordinance.