

# City of ENGLEWOOD NJ Municipal Master Plan 2014



# City of Englewood

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The Englewood Planning Board adopted this plan on February 20, 2014. The original document was appropriately signed and sealed in accordance with NJAC 13:41. The original document was amended on February 19, 2015 and is incorporated in this text.



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# Turning Points

The 2014 Master Plan for the City of Englewood New Jersey is an update of the 2009 Master Plan, prepared by K. Albert Associates and adopted November 24, 2009. The Planning Board acknowledges certain findings and recommendations of the 2009 Master Plan remain relevant to the City's future and are therefore substantially unchanged in this 2014 Master Plan.

However, this plan anticipates several important **turning points** for Englewood:

1. **LIGHT RAIL:** Plan for the **reactivation of the Northern Branch line** for passenger light rail, with three stops in Englewood. Undertake necessary vision and planning for three stations with accessibility, parking, and promotion of such service for residential and business development (see [Circulation Plan](#)).
2. **DOWNTOWN LIVING:** Encourage over-the-shop **downtown living** by introducing residential use by-right for downtown buildings taller than one story, with an orientation toward "empty-nesters." Within the nexus of Palisade Avenue (Engle St. to Monument Circle) and Dean Street (Demarest St./Depot Sq. to South Dean), plan for building types scaled so that new downtown residences are included in future development and renovations (see [Envision Englewood: 5 Futures](#) and [Land Use Patterns, Trends, and Strategies](#)). A livable downtown can host a range of uses: retail, residential, health care, and offices.
3. **ENGLEWOOD SOUTH REVITALIZATION:** A key opportunity to expand the City's tax base, this is an untapped area for economic development with additional benefits accruing from light rail and future highway (Route 4 interchange & possibly Interstate 95) improvements. Invest in the public realm and rezone to mixed-use industrial to encourage entrepreneurship (see [Envision Englewood: 5 Futures & Land Use Patterns, Trends, and Strategies](#)).
4. **COMMUNITY CENTER and COMMUNITY-WIDE PROGRAMING:** Upgrades to city-wide programming and facilities as a present alternative to a possible future facility (see [Community Facilities Plan](#)).
5. **PRESERVE RESIDENTIAL NEIGHBORHOODS:** Protect the **character** of City neighborhoods and districts. Create a Historic Commission to retain and enhance the residential character outside the Downtown/Englewood South areas and preserve unique structures citywide (see [Envision Englewood: 5 Futures](#) and [Historic Preservation Plan](#)).
6. **PUBLIC SPACES and CITY GATEWAYS:** Depot Square is the northern gateway to the City. Recent improvements, amenities and the new 9/11 memorial should be followed with a vision to design and program the space and to create bike lanes and jogging paths within the city and along the proposed rail line to connect with those of neighboring towns. Monument Circle and the Liberty School is the western gateway into the City. Enhancements here might include relocation of City Hall—which needs to be renovated and is in a prime location—and a future community center (see [Land Use Patterns, Trends, and Strategies](#)).
7. **PLANNING as a CIVIC EXERCISE:** This plan is built around central themes and priorities that emerge from **public work sessions with residents and stakeholders** (see [Envision Englewood](#)). That process established Planning Policies, Guiding Principles and Plan Recommendations based on a clearly articulated **Vision Plan** (see [Envision Englewood: 5 Futures](#)). It includes **short case studies and scenarios** that illustrate the intention of plan recommendations (see pages [Land Use Patterns, Trends, and Strategies](#)). Present concepts, findings and recommendations focused on five topics: Downtown, My Town, Englewood South, Neighborhoods, and Mobility in a clear, **graphically compelling, reader-friendly** lay out. These are traditions that should be carried forward into future updates of this document.

# Introduction

## Englewood Master Plan

The 2014 Englewood Master Plan is a policy document adopted by the Englewood Planning Board to guide future decisions regarding land use and community development. The Master Plan is authorized by the New Jersey Municipal Land Use Law (40:55D-1), which includes the purposes of land use planning, the components of a Master Plan, and the land development process.

The Master Plan establishes a proactive approach to managing future development, preserving community character, and guiding public and private investment. It provides policies and key recommendations for future development strategies, economic incentives, and land use controls that support and strengthen the City’s neighborhoods and its commerce. The Master Plan is a guiding document to be regularly consulted by municipal officials, residents, institutions, developers, business owners and any other stakeholder interested in the growth, preservation, and development of the City of Englewood. This 2014 Master Plan Englewood Master Plan is an update of the 2009 Master Plan, prepared by K. Albert Associates and adopted November 24, 2009. Many of the findings and recommendations of the 2009 Master Plan remain relevant to the City’s future and therefore remain substantially unchanged in the current plan, especially those marked with an asterisk (\*) below:

Envision Englewood	* Recreation and Open Space Plan
Statement of Purpose	* Historic Preservation Plan
Land Use Plan	* Recycling Plan
Circulation Plan	* Sustainability Plan
Community Facilities Plan	

## Englewood at a Glance

The City of Englewood is a five square mile city in Bergen County, New Jersey located a mile west from the rocky cliffs of the Palisades and the waters of the Hudson River. It is situated in the Northern Valley with several other similarly sized cities. Englewood is considered a “jewel” of the region because of its vibrant downtown of shops, restaurants, offices, cultural and entertainment offerings, apartments, and condos. Just south of downtown is an industrial and office district comprised of many small-to-medium-sized enterprises that employ people from throughout the region. Englewood’s residential neighborhoods constitute 75% of its land area. There is great variety in City houses—from historic to modern and large to small. Most are arrayed along tree-shaded streets with landscaped lawns. Parks of various sizes in the neighborhoods offer a mix of passive areas and programmed spaces such as baseball fields, swimming pools, basketball courts, tennis courts, and an ice skating rink. A nature center provides visitors with an expansive forested environment, with walking trails and wildlife education programs. Englewood’s residents are generally well educated. More than 42% of residents over the age of 25 have a bachelor’s degree, which, in part, contributes to a relatively high annual median household income of almost \$70,000. About 10% of the population is below the poverty level. Religious institutions throughout the neighborhood serve many Englewood residents. Churches, synagogues, and other houses of worship serve various denominations of Christianity, Judaism, and other faiths. The diversity of religious communities reflects the diversity of Englewood residents, who come from variety of racial and ethnic backgrounds.

Almost one-third of the population is from a different country; Koreans and Colombians make up the greatest percentage of recent immigrants residing in the City.

## Englewood in the Region

From its beginning, Englewood has been intrinsically linked with New York City. In the 1800s, the Erie Railroad provided passenger service along the Northern Branch Line, transforming towns into bedroom communities for residents working in the cities. Although Englewood has not had passenger rail service for more than 40 years, NJ Transit is hoping to change this through the Northern Branch Corridor Project, which would reintroduce rail transit service to Bergen County.

Today, Englewood and New York City are still linked geographically and economically (see Figure 1). In terms of proximity, it is possible to reach New York City by car over the George Washington Bridge within 10 to 15 minutes. According to 2010 Census data 25% of Englewood residents work in New York City and approximately 11% of people working in Englewood commute from New York City. NJ Transit provides express bus service from Englewood that takes approximately 35 minutes to reach the Port Authority Bus Terminal. About 12% of employed Englewood residents work in Englewood.

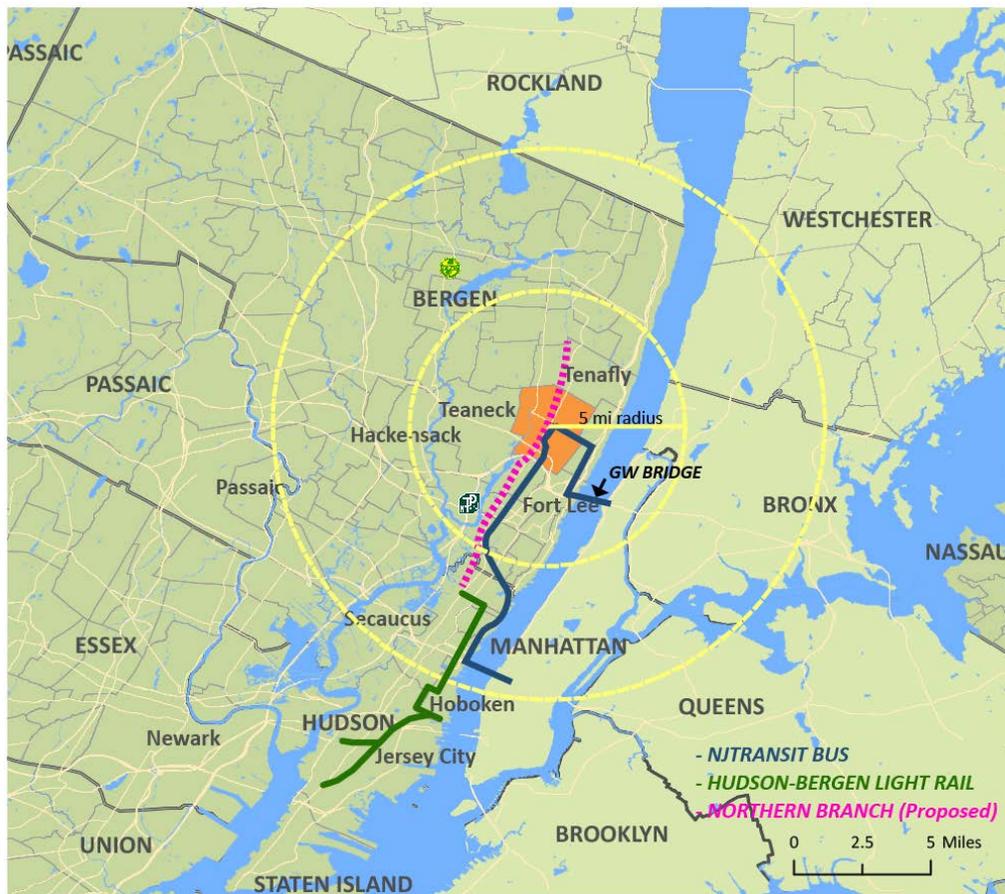


Figure 1: Englewood in the Region

## Why A New Master Plan?

Until recently, municipalities in New Jersey were required to update their Master Plans every six years. This changed in 2011; now an update is required every ten years. Many communities update their Master Plans more frequently because various issues, challenges, and developments emerge for which existing Master Plans do not provide sufficient, correct, or publicly supported guidance. Several specific factors prompted Englewood to initiate a plan update only three years after its previous update. A September 2, 2010 Planning Board Resolution (see Appendix A) found that "... certain matters of public importance warranted further hearings and study by the Planning Board." These include:

- The Proposed Use and Redevelopment of the Liberty School
- The Use of the Mackay Ice Arena
- The impact of the potential introduction of light rail by NJ Transit, and
- Planning for a Community Center

The following are specific issues the City identified for consideration during the Master Planning process.

### Northern Branch Corridor Light Rail NJ

NJ Transit is evaluating reactivation of the Northern Branch line for passenger light rail, with three stops in Englewood. The aim is to address transportation needs of eastern Bergen County commuters to employment centers along the rail corridor and in other parts of New Jersey, commuters to New York City; and people making non-work trips to business, shopping, recreation, and educational destinations in the region. The 12-mile line would take people in Englewood to Jersey City, connecting to the Hudson-Bergen Light Rail. Three stations are proposed in Englewood: one next to Englewood Hospital, the second in downtown, and the third in the southern area of the City near Route 4.

### Preserve Neighborhood Character

There needs to be more consideration for preserving the character of the City's various neighborhoods and districts in light of commercial and institutional expansion and the return of development interest as the economy recovers.

### Incorporate Recent Demographic Data

The 2009 Master Plan was based on data on the 2000 U.S. Census. However, an updated census was released in 2010. Englewood's 2014 Master Plan considers the new data and presents suggestions to be addressed in City planning policies.

### Amplify the Level of Public Engagement

The broad variety of issues, opportunities, and challenges merits a coordinated effort to engage Englewood residents and stakeholders. Specific issues include the redevelopment and reuse of the Lincoln and Liberty Schools as well as the consideration of a centralized community center for Englewood residents.

# Envision Englewood *a shared vision*

*The narrative below presents a shared vision. Numerous forms of public outreach and many hours of research, brainstorming and collaborative conversations shaped it.*

## A Public Process

For any community's Master Plan to be effective, it should reflect the wishes and desires of those who live and work there. The City of Englewood's Vision ("Envision Englewood") and Master Plan is the result of on-the-ground research and planning as well as a robust public process that engaged several hundred residents, community stakeholders, businesses and major employers, harnessing their ideas into a comprehensive vision. The process was iterative; ideas and concepts conceived out of initial stakeholder conversations were brought to larger community forums for discussion, feedback, and additional ideas. Those ideas that resonated with community members were further refined; those that were met with concern opposition or confusion were reconsidered or clarified. With a focus on the key issues and areas important to all of Englewood—downtown, transit and transportation; residential neighborhoods, community amenities and activities, and Englewood South industry—the narrative presented here is a shared vision. Numerous forms of public outreach and many hours of research, brainstorming and collaborative conversations shaped it. Given the variety of opinions expressed on an array of topics, the Vision will not present an outcome that pleases every single resident, but it is hoped that it embodies the wishes, ideas, and concerns voiced by those who participated in this effort to make Englewood an even better place.

*To help guide the overall Englewood Master Plan process two committees were established, the Municipal Advisory Group and the Stakeholder Committee.*

## Municipal Advisory Group

The Municipal Advisory Group was comprised of the Mayor, the City Manager, the City Engineer, members of the City Planning Board and members of the City Council. The group's goal and objectives are listed below.

### Goal

To ensure that the Master Plan is developed with fully informed elements and in a manner that will be adoptable and implementable.

### Strategy

- Provide planning expertise to the Project Team in relevant Master Plan elements.
- Engage in the Visioning process to ensure that a plan is developed that will be adopted
- Consider the role they will play in the Plan's implementation and offer guidance as needed.

## Stakeholder Committee

Developing the new Master Plan for the City of Englewood required time and commitment from those who know the area best—the people who live and work here. The individuals who comprised the Stakeholder Committee were brought together for their deep knowledge of Englewood and for their connections to people and institutions in the community. The committee includes representatives from Englewood’s business, civic, religious, and community organizations.

### Goal of the Stakeholder Committee

To ensure that the interests of all community members are represented in the City of Englewood’s Master Plan.

### Objectives to Achieve Goal

- Advise the Study Team on project approaches that are responsive to community needs.
- Ensure the participation of residents as well as civic and religious, business, labor, environmental, and advocacy organizations in 3 Public Workshops through public outreach and education.
- Participate in individual stakeholder meetings and 3 Public Workshops.
- Review and comment on project outputs.

## Public Workshops

To formulate a shared vision from the community, three separate public workshops were held over a nine-month period at various stages of the Plan’s development.

### Workshop 1 – June 27, 2012

The first public workshop was held at the Community Baptist Church and was attended by close to 300 Englewood residents. At the meeting, participants were introduced to the project team, the project scope, as well as initial impressions of Englewood and a summary of the major issues informed by site visits and meetings with the Municipal Advisory Group and Stakeholder Committee. Workshop participants were asked to work in facilitated breakout sessions that covered topics including downtown redevelopment, neighborhoods and industrial redevelopment. At the end of the night, participants were asked to report on their top priorities. These are summarized below:

### Community Programming

Community programming was a very important subject to Englewood residents. Many see the programming as a great opportunity to enrich the lives of Englewood residents of all ages, including keeping youth out of trouble. A number of residents voiced support for building a new Community Center with programs for all ages. Votey Park in Teaneck, NJ was often cited as an example. Others felt that the cost of building and maintaining a new center would weigh on the community and that existing community amenities rather could be enhanced and programmed better at places such as Mackay Park.

## Neighborhoods

The Neighborhoods emerged as a very important issue for Englewood residents. In particular, there was strong support for maintaining the character of Englewood neighborhoods, even as places like downtown or the industrial area change. There was a desire to ensure that all neighborhoods are treated equally (including snow removal, garbage pickup, street tree maintenance, and other City services). Some residents also voiced support for affordable housing options.

## Better for Residents

Many participants felt that Master Plan policies recommending improvements to the City should benefit current residents. Local jobs and better schools, services in the downtown, and improved transportation were important issues that Englewood's current residents would like to see. But many pointed out that an increase in taxes would not be favorable.

## Downtown

Participants on the whole voiced concerns about downtown and support for a stronger, better functioning downtown. Many saw the opportunity to invite a more diverse mix of businesses that catered to all of Englewood's residents. Downtown is a source of pride for many and they would like to see it improve further.

## Reinvent the Industrial Area

Participants also largely supported the idea of reinventing the industrial area in South Englewood. This might involve improving its appearance, strengthening existing industry, and inviting a new mix of uses, including live-work spaces, business incubators and innovative industries. Participants supported the proposal to develop a light rail station hub and connecting this part of Englewood to the rest of the City.

## Light Rail Extension

Support for the extension of the Hudson Bergen Light Rail to three stations in Englewood was mixed. Important questions could not be answered because details concerning timeline and design are not known. Many wanted to know what the benefits of the extension would be and also wanted to ensure that the light rail would not impact parking and congestion, particularly in downtown.

## Workshop 2 – October 22, 2012

A second public workshop was held at Congregation Ahavath Torah and was attended by more than 200 participants. At the meeting, the project team provided a brief overview of the project and introduced concepts and initial ideas for the City's Master Plan. These concepts grew largely out of the priority issues discussed in the first workshop. Participants shaped these concepts into future plan actions and discussed their priorities in facilitated break-out sessions along four themes:

- **On the Move**, which focused on transportation and mobility throughout the City;
- **Open for Business**, which looked at opportunities for businesses and residents downtown;
- **Community Roots**, which focused on needs for neighborhoods and community amenities; and
- **A New Shift**, which examined opportunities for redevelopment and job growth in Englewood's industrial district in the southern part of town. The major concepts to emerge from the second workshop, by theme, included:

## Downtown

Participants generally continued to support the concept of a stronger downtown with activity that attracts visitors and residents alike, both during the day and at night. Many saw the opportunity to expand the mix of uses—including in the west side of downtown—extending store hours, and make the downtown more walkable. Improved parking and safety were of concern to some participants. Finally, there was no consensus on exactly what should happen with Liberty and Lincoln schools, but most felt that both should be re-programmed. Ideas included a new public or charter school; a community center; and housing. Whatever happens with redevelopment, many supported respecting the history of these places—preserving existing buildings or facades, avoiding gentrification, and ensuring that any new development respect the suburban character of the neighborhoods immediately surrounding them.

## Community

As in Workshop 1, residents either supported developing a new community center to house community programs or were interested in improving existing facilities and enhancing programming. Community programs continued to resonate as very important to most participants and some expressed the desire for more, better, and safer open and recreational spaces. Many cited youth and senior programs as being in greatest demand. Should a new community center be built, participants want to ensure that there is a plan to pay for its development and maintenance.

## Neighborhoods

Protecting neighborhood character was once again a primary concern of many participants. Ensuring that multifamily homes do not dominate traditionally single-family home neighborhoods was a specific concern raised by some participants. Others wanted to ensure that schools do not become overcrowded or that neighborhood streets do not become a place for out-of-town visitors to park their cars. There was also a desire by a number of participants to attract new residents who want to put roots down in the neighborhoods. Street trees and lighting were other neighborhood issues that emerged as priorities, especially their even distribution and maintenance across all neighborhoods. Some participants were also concerned that there is limited connectivity among neighborhoods and to downtown. Many participants generally supported the concept of “complete streets.” Support for more housing was mixed, with some feeling that there is a shortage of affordable housing and others feeling that there is adequate housing stock. Some participants felt that the City could provide greater assistance to those who would like to repair and maintain their homes but cannot afford it.

## Englewood South

There continued to be wide support for the reinvention of the industrial area in the southern section of Englewood. Many supported a mix of uses and investment that attracts entrepreneurs, possibly in the fields of biotechnology and light industrial uses. While there was general support for conversion of industrial loft space to live-work environments, most did not express support for single-family homes in this district. There was also general support for ensuring that existing businesses in this part of town continue to operate, being good neighbors to the new uses around them.

## Light Rail and Mobility

Participants of the second workshop had a variety of questions about the proposed light rail extension into Englewood. Many wondered what the benefits of the service would be, where it would get them, and who would be taking it. They also wanted to be very sure that it would not impact congestion and parking or raise real estate values to a point that property taxes become burdensome. Some participants saw the benefits of light rail service and the potential for redevelopment around each of the three proposed stations. There was wide support for extending the service to Rt. 4/Englewood

South, provided it does not increase congestion through downtown. Some worried that a downtown station would lead to greater congestion and parking shortages. Others worried about congestion in the neighborhoods surrounding Englewood Hospital and Medical Center if a station is built there. If transit-oriented development were to occur around any of the stations, most participants wanted to ensure that the scale of development is appropriate for downtown and others wanted to see open space included with new development. Regardless of whether or not the light rail comes, many saw opportunities to improve existing public transportation through Englewood, including later schedules for NJ Transit buses and improved management, promotion, and ridership of the City trolley system.

### Workshop 3 – March 21, 2013

The third and final “pop-up” workshop was held in a storefront at 14 West Palisade Avenue and was attended by over 100 participants. Rather than a formal presentation and breakout session, this workshop provided a large window of opportunity for residents and interested passersby to stop by a central location and weigh-in on the final concepts of the vision and Master Plan. Facilitators from the project team walked participants through the major concepts of the plan, answering questions and recording vital feedback for integration. In addition to a gallery-like review of the Master Plan concepts, residents were able to provide feedback in comment booklets provided on site. The major comments that emerged out of this final workshop, by theme, included:

#### Downtown

Overall there was wide support for enhancing downtown, making it more vibrant on both the east and west sides of the tracks. Parking remains a priority for those using downtown, as residents hope for more availability and use of residential permits. A number of participants want to ensure a good buffer between downtown and the surrounding neighborhoods. Others hoped that an investment in the arts in downtown does not come at the expense of art in schools. Some expressed interest in ensuring that stores share a similar appearance, have Sunday hours, and be able to accommodate handicapped patrons. Workshop participants also expressed interest in ensuring that redevelopment occur at an appropriate scale and encouraged Englewood to look to other successful downtowns including West Orange, Montclair, and Maplewood.

#### Englewood South

Participants were mostly supportive of the reinvention of Englewood South and noted the areas of untapped potential. Some questioned where the funding for these improvements would come from.

#### Our Neighborhoods

Participants continued to underscore the importance of preserving the character of Englewood’s neighborhoods. A few mentioned the need for repairs and improvements to existing homes and some encouraged the concept of a preservation commission to help get state grants to fund such improvements.



## Our Community

Participants continued to be of two minds concerning community amenities. Some people favor a new community center while others think there are enough community activities, but that they need to be managed and promoted better. Nearly all agreed that the City should not cut funding to vital community resources such as the library or facilities at parks and pools. Others hoped to see more educational programs for youth and a place for them to be curious, inquisitive kids.

## Mobility

Participants were supportive of many of the plan's concepts, including improving the City's trolley service and relieving congestion and parking issues. Others felt improved safety and better walking conditions around bus stops could increase bus ridership. A number of participants were eager to see the light rail extended into Englewood, provided it did not increase congestion or lead to parking shortages.

## Focus Groups & Additional Meetings

In addition to the large public meetings, smaller, more targeted meetings with specific topics to be addressed by the plan informed the vision and Master Plan. A convening of downtown Englewood merchants was held on September 19, 2012 at the Crowne Plaza hotel. More than 30 participants from downtown businesses provided invaluable feedback on such issues as parking, storefront visibility, shop hours, public transportation, mix of shops and the need to appeal to a younger and more diverse demographic. Additional smaller meetings and interviews were held with NJ Transit and the Englewood Hospital & Medical Center, who each shared insights into their future plans and the potential benefits and impacts on the City. Several realtors and business owners also were interviewed to learn more about conditions and potential in South Englewood.

Figure 2: Highlights from the public workshops



## Envision Englewood: 5 Futures



The following vision represents a culmination of the public process described in the previous section. It captures many of the ideas and concerns of the residents and steering committee members, presenting a view of the major concepts tied directly to Master Plan actions. Guided by the community input, the vision is organized around five major themes:

-  Destination Downtown
-  Englewood South
-  My Neighborhood
-  Our Town
-  Mobility

Each theme includes a vision statement, a planning policy supporting the vision, and a series of guiding principles that could be pursued and implemented through the Master Plan recommendations. To help understand how actions might play out in the future, each section starts with a vignette that narrates an experience of Englewood through the eyes of current and future residents.

## Envision Englewood: 5 Futures

Downtown | My Town | Englewood South | My Neighborhood | Mobility



**SEE PAGE 42** for specific City objectives and actions designed to attract new commerce and residents

**Vision Statement** Cultivate a unique, vibrant, livable, and walkable mixed-use downtown with diverse retail, services, and housing opportunities for all.

### A scene from Englewood in 2025: *The Place to Go*

*Janet loves to look in the rear-view mirror back at her Manhattan neighborhood of Washington Heights as she crosses the George Washington Bridge into New Jersey. “What a crazy mess of buildings!” she says out loud. Only a 15-minute drive to downtown Englewood, Janet makes this weekly trip to spend the day in one of her favorite places in the region – a place that is lively and offers diverse cultural amenities, but where New York City prices remain on the other side of the bridge. Pulling into downtown, she scans the shops and restaurants that offer a wide array of options. Many of them stay open later now, which was an adjustment for some of the business owners, but it certainly seems to have made the place more of a 24/7 destination. She follows her usual route to the downtown-parking garage, pausing only for a group of students using the well-marked crosswalk in front of her to get to a weekend class at the performing arts school. The garage is packed, but Janet manages to find a space and, before stepping out into downtown, runs through her checklist for the day...*

- √ *Pick up plantains, rice and yucca from the grocery store on the west side of town;*
- √ *Stop by the new boutique hotel to get rate information for her cousin’s visit;*
- √ *Check out the local arts exhibit in the gallery near the BergenPAC district;*
- √ *Browse the shops on Palisade Avenue...grab a bite to eat; and*
- √ *Head over to Shop Rite for the coming week’s groceries before heading back home (bridge toll covered by Shop Rite, thank you for that!)*

*Because it is centrally located, Janet can leave her car in the garage while she checks off her items one by one. As she thinks through her day and considers just how much she loves this place, Janet decides to add one more item to her list: stop by the new Lincoln Homes development to talk with an agent about options for renting or buying. “Everything I need is right here!” she thinks, smiles and steps out into downtown Englewood.*

*Planning Policy* Downtown Englewood is the heart of the City. It is a destination for shopping, dining, entertainment, education, and living. Conversations with residents and downtown business operators revealed a variety of ways that the downtown experience could be improved to foster a more safe, vibrant, livable, walkable, 18-hour destination.

## **Guiding Principles**

### **D 1 | Encourage Liveliness by Promoting Pedestrian Activity Day and Night**

In order for downtown Englewood to become a more lively and bustling destination, it is important to offer a safer, more inviting environment for those using it. A major goal for downtown should be to encourage pedestrian activity throughout the day and at night. Better lighting, stores that stay open after work hours, stronger police presence, and improvements to the streetscape—such as benches, street trees and flowers, well-maintained and litter-free sidewalks, and frequent, clearly-marked crosswalks—are important to Englewood residents. These improvements should be extended through the edges of downtown, activating overlooked areas and ensuring a strong connection to surrounding neighborhoods. In particular, opportunities for activating the edges could be realized at Depot Square, Mackay Park and the Public Library. New downtown development should also respect the character of the street on which it is being built, with appropriate setbacks and design that emphasizes the pedestrian experience (parking in the rear, storefront windows and sidewalk entrances, etc.).

### **D 2 | Strengthen a Regional Destination**

Downtown Englewood’s strongest regional attraction is the BergenPAC, which features more than 120 events per year and has a projected target of 200 events per year by 2015. BergenPAC currently reaches an annual audience of more than 175,000, which is expected to grow in the near future. It also offers performing arts education to local and regional youth through its Performing Arts School. The success and growth of the existing school required larger facilities, so BergenPAC’s Performing Arts School recently expanded into 1 Depot Square, the former Englewood train station on Van Brunt Street.

Residents and merchants both identified concerns and ideas for improvement in downtown. One area for growth and change involves the mix of downtown businesses. The City—in partnership with local business and property owners—should take steps to expand the range of offerings. Small grocers, local flea markets and specialty shops such as a pet supply store would be attractive to a greater share of Englewood residents and nearby visitors. The west side of Palisade Avenue might be an opportunity to expand offerings that cater to the Latino community but also serve the general population. More generally, there appears to be demand for shops to keep later hours to facilitate more activity into the evening and to support those businesses that do keep the doors open later. Finally, instituting more incentive programs (e.g., Shop-Rite’s bridge toll incentive) and cross-promotions among businesses could attract more customers and strengthen Englewood’s position as a regional shopping destination.

### **D 3 | Generate Economic Activity through Arts & Cultural Activity**

Downtown Englewood’s strongest regional attraction is the BergenPAC, which features over 100 events each year and reaches an annual audience of over 250,000. It also offers educational programming in the performing arts and has expanded into the old train station. There is a unique opportunity to leverage the BergenPAC by encouraging arts and culture related uses around it, including artist housing, gallery space, music venues, and small theatres, as well as supporting service businesses such as art supply stores, cafes and printers, amongst others. One way to facilitate such uses is through the creation of an arts district around the BergenPAC and

devising ways to encourage visitors to BergenPAC and other destinations to frequent the stores and restaurants in downtown.

#### **D 4 | A New Future for Lincoln and Liberty Schools**

Located close to downtown, these significant sites could be put back into productive use in various ways. The Liberty School is currently being reused to house the Department of Recreation and YWCA programs, while the Lincoln School is currently vacant and slated for redevelopment. The reactivation of the Lincoln and Liberty Schools present important opportunities for downtown. The future use and form of the sites should respect and complement the character, form, density, and composition of the adjacent neighborhood and downtown.

#### **D 5 | Improve Circulation Downtown**

As the City considers new uses and more activity downtown, it also must take steps to ease traffic congestion and ensure sufficient parking. The City should follow a carefully prepared parking and congestion management plan that seeks to reduce the number of car trips through downtown, while ensuring smooth flow and sufficient parking for downtown customers and employees. At the heart of the plan should be strategies to better capitalize on the City's downtown parking garage and to encourage an environment where people park and then walk to multiple destinations in downtown.

# Envision Englewood: 5 Futures

Downtown | My Town | Englewood South | My Neighborhood | Mobility



SEE PAGE 58 for specific City objectives and actions designed to attract new commerce and residents

**Vision Statement** These blocks, traditionally devoted to manufacturing and commerce, will evolve into a vibrant, attractive, entrepreneurial district and employment center. Streetscape improvements, investments in branding and wayfinding, and improved business facades and signs, will create an attractive environment that celebrates Englewood industry and attracts investment. Businesses will begin to work together to cooperatively strengthen the district.

## A short scene from Englewood in 2020: *Englewood Made*

*“Beep! Beep! Beep! it’s 6:30a.m. and William’s alarm clock is going off. But William isn’t sleeping. He’s been awake for hours now, in the studio putting the final touches on a bed that, when finished, will complete his latest line of custom-made furniture. A signature piece, the bed will be featured in the storefront window of his shop—just on the other side of the studio wall—that will open to the public for the very first time today. William puts down his polishing cloth and heads upstairs to his living quarters to turn off the alarm and pour a cup of coffee. Sure, living in a working district may not be for everyone, but it has worked well for William. It allowed him to make a living off his trade and enabled him to forge connections with others, such as the photographer next door whose pictures of William’s handiwork helped to expand his customer base.*

*Growing up in the Fourth Ward and working for a furniture manufacturer in the industrial district for years, William knew the place as a light industry and manufacturing job center, with companies that offered a range of products from electro mechanic seals and electric cables to gift baskets and cosmetics. As time went on, he noticed a nearby redesigned industrial building offering live-work space for rent and it was around that same time that William’s company laid him and a number of others off. Recognizing the opportunity to pursue a dream, William jumped at the chance to move into a space where he could work out of his own home. In time a new community emerged alongside existing businesses.*

*Reflecting on all of this, William heads back down to the bed to complete one final task before finishing up. Reaching into a small box, he pulls out a label that is stuck on every one of his completed works. Looking at it with pride, William smiles and reads the words out loud before placing it on the bed, “Englewood Made!”*

*Planning Policy* Strengthen Englewood South through land use, economic development, and placemaking strategies that attract more economic activity, improve the quality of the working environment, create jobs, and expand the City’s tax base.

**Guiding Principles**

**S 1 | Reinvent Englewood South**

Englewood South has a well-established mix of operating industrial businesses, although the appearance of the area would lead people to believe it was mostly stagnant. Several large-scale redevelopment projects have introduced non-industrial uses into the area, including a hotel and two large multi-family housing developments. The City will reinvent Englewood South to facilitate new investment in a more vibrant, connected, and entrepreneurial district with enhanced economic activity. Englewood South will be the location for entrepreneurs to incubate new businesses and for artists and craftsmen to live and work. As this area grows, surrounding services will benefit from the additional uses. Current light industrial businesses can continue to thrive at the center of a new, expanded industrial cluster, and South Dean Street can develop into a supportive mixed-use corridor for the district.

**S 2 | Promote Good Form & Aesthetics**

As Englewood South transitions to a greater mix of uses, the City should encourage a built form and appearance that reflects existing character and respects adjacent uses. Businesses will be “good neighbors” to residents and other businesses. To help forge a common identity in the district, a shared form for new development will be created for the mix of uses and will create a strong pedestrian realm.

**S 3 | A Positive Pedestrian Experience**

Englewood South should be a safe, walkable district. Street trees, wide and well-lit sidewalks and crosswalks at major intersections are just some of the streetscape improvements that will create a welcoming environment for residents, workers and visitors alike. Similarly, the City should ensure that there are strong pedestrian connections between Englewood South and surrounding residential neighborhoods, as well as between key destinations within the district.

**S 4 | Spaces to Gather**

As a mixed-use, working district, Englewood South should have more public and semi-private spaces for workers and visitors in the district. These spaces will serve as gathering places for people during the day, adding a new physical and social dimension to Englewood South while helping to forge its identity.



**SEE PAGE 66** for specific City objectives and actions supporting neighborhood connectivity and quality-of-life

**Vision Statement** Ensure safe, healthy, and attractive neighborhoods that are well-connected and that have an abundance of accessible community amenities and services.

### A scene from Englewood in 2018: *Home Sweet Home*

*Irving has lived in the same house in Englewood on the edge of downtown for well over 50 years now. A starter home when he and Ethel first bought it, they were able to build on an addition with the arrival of the twins to give them a good, suburban upbringing. Having worked all her life in theater as a makeup artist but now in need of daily assistance, Ethel has since moved into the Lillian Booth Actors Home of The Actors Fund over on West Hudson Avenue, while Irving chose to stay in the family home.*

*So, today – like most others – Irving carries out his well-worn routine. He walks the half-mile to a downtown coffee shop where he meets a couple of his buddies for donuts and coffee. In recent years, the walk has become easier and more enjoyable for all of them as the City has widened sidewalks and added new ones leading from the neighborhoods to downtown. The trees that the City has planted and maintains on neighborhood streets ensure a shady walk on sunny days. And while the bikes that zip by in lanes marked on the streets still occasionally alarm Irving, he understands that that’s how lots of people get around these days (though it’s not for him – have you seen those crazy shorts they wear?)*

*Irving and his buddies catch up on all the latest goings-on in town, including the completion of those new apartments over by the Lincoln School. “Thank goodness the City had the sense NOT to develop those buildings amongst our homes” one of them says. “Downtown is where they belong!” said another. Though they are quite handsome looking buildings, they all agree. Finishing up their conversation, Irving makes his way over to the library, where he picks up a book of poetry and then catches the NJ Transit 166 bus. He takes it past the hospital to Hudson Avenue, gets off the bus and walks another half mile until he reaches the Actors Home. There, he spends the day with Ethel, reading to her from the book of poems, watching a lunchtime performance and looking at old pictures. Pausing on a picture of the old neighborhood from decades ago, Irving comments to Ethel how remarkably similar it still looks, despite the changes that have occurred throughout Englewood.*

*“The character is still the same!” he exclaims.*

*With a peck on the cheek, Irving bids Ethel goodbye and makes his way back to the bus stop. Getting off in downtown, he picks up some soup for dinner and begins the short walk to his house. He approaches the driveway just as the streetlights begin to illuminate the street around him – a source of pride in all Englewood neighborhoods. As he crosses the threshold into the familiar smell of the house, he thinks to himself “home, sweet home!”*

*Planning Policy* The Englewood of the future will respect the character of all neighborhoods, make gradual quality-of-life improvements within them, and improve connectivity among them.

## **Guiding Principles**

### **N 1 | Preserve Neighborhood Character**

As changes take place in Englewood’s opportunity areas (e.g. downtown and Englewood South), the City should take steps to preserve the existing character of residential neighborhoods while finding ways to improve them. Any improvements that are made will respect the form, character and history of the neighborhood, so that single-family home neighborhoods will remain as such and that edges—where residential neighborhoods meet places like downtown—will have adequate buffers. Englewood’s residential neighborhoods will continue to attract good neighbors that respect the community and put down strong roots.

### **N 2 | Street Trees & Lighting**

Many Englewood residents measure the value and safety of their neighborhoods by the presence of street trees and functioning streetlights. The quality of Englewood’s street trees help to set it apart from other nearby cities and towns, so the City should ensure that all neighborhoods have a consistent supply of healthy, well-maintained street trees. Similarly, all neighborhood streets in Englewood, where appropriate, should be illuminated by functioning streetlights. Well-lit streets help residents feel safer and—together with street trees—generate community pride.

### **N 3 | Strengthen Neighborhood Connectivity**

There are a variety of opportunities to enhance connectivity among Englewood’s diverse neighborhoods. Sidewalks and other designated walking paths can forge connections between neighborhoods. They should be repaired or constructed between neighborhoods that are otherwise disconnected. They can also serve to connect neighborhoods to central gathering places such as parks and downtown, where special events and markets can further facilitate community. The City should also ensure that municipal services are provided to all neighborhoods equally. Biking is another way to improve connectivity throughout Englewood. Optimal bike routes that connect neighborhoods to employment centers, transportation hubs, parks and other City destinations should be planned. The “spine” of the bikeway network could run along the rail right-of-way. All residents should be aware of the importance of bike safety and street design should ensure the protection of pedestrians and bicyclists.

### **N 4 | Synergies at the Commercial Crossroads & Institutions**

Several Englewood neighborhoods have small nodes of commercial activity, typically at the crossroads of major roadways. Like pearls on a string, these commercial crossroads offer important benefits to proximate neighborhoods, including retail, medical, professional services, and job opportunities. The City should ensure that these nodes remain stable and healthy while being “good neighbors” who respect their community surroundings through upkeep and maintenance of facilities and context-sensitive building and sign design. “Good neighbor” practices also should be adopted by institutions located within residential neighborhoods, such as Englewood Hospital and Medical Center, the various churches, private schools, and public schools found throughout the City. Consideration must be given to the frictions that come about when employees, patients, worshippers, and students come and go from these institutions.



SEE PAGE 104 for specific objectives and plans for City - sponsored education, recreation and safety services

**Vision Statement** Offer a diverse variety of community amenities for Englewood residents of all ages and cultures in easily-accessible and well-maintained facilities.

### Report from Englewood 2014: *Something for Everyone*

*Sometimes Theresa wryly wonders who spends more hours driving in a day: herself, a stay-at-home mom, or Walter, her husband, who is a short haul truck driver. The moment she sees their 7-year old daughter Crystal off to the morning school bus, the clock begins to tick on Theresa's tightly scheduled day shuttling family members to a multitude of Englewood community programs at the City's many facilities. The stops include the library, where she brings their 5-year old son Jason over to the Children's Room for story time while she meets with a reference librarian for help updating her resume, since Jason begins kindergarten in just a few months.*

*Next, it's back home to pick up their dog Kobe to get her free rabies vaccination over at the City's health department. After that, Theresa and Jason are on the road again picking-up Theresa's mom Deloris to bring her over to the Southeast Senior Center for Independent Living (SESCIL). Deloris spends most afternoons at SESCIL taking part in a number of programs, including Tai Chi, Chair Yoga and – her favorite – belting out the oldies as a member of the SESCIL Singers.*

*With Deloris occupied for a few hours, Theresa and Jason head over to the Crowne Plaza pool for his swimming lessons, organized by the YWCA Bergen County. The three of them get back just in time to catch Crystal getting off the bus. They have an hour for dinner before Crystal's hip hop class. As they head out the door, Walter walks in and Theresa reminds him that they will need to talk through their decision for the upcoming public hearing on whether or not the City should build a new community center.*

*Theresa has heard both sides and is actually still on the fence: on one hand, there are plenty of great community services at a number of locations around town; on the other hand, a new center could provide even more services all under one roof. But is it worth the added costs to the City and taxpayers like her family to build and maintain it? Regardless of the decision they will make, she takes a moment – as she pulls into the dance studio parking lot – to appreciate all that the community has to offer her family. While it might make for a hectic day here and there, she knows that everyone is better for it!*

*Planning Policy* In the future, Englewood residents of all ages and needs will have easy access to a variety of well-organized community programs. The programs will be offered in well-maintained facilities within close proximity to every neighborhood.

## *Guiding Principles*

### **T 1** | Community Amenities for All

Englewood is home to a variety of community services and programs at numerous sites throughout the City. Programs include, among others, organized youth sports, farmers markets and adult education. The City should ensure that residents of every neighborhood have reasonable access to programs housed in appropriate, well-maintained facilities. In particular, the demand for additional services for youth, seniors and special needs residents should be met. Greater Downtown, which already has a strong concentration of community amenities, could serve as a virtual Englewood community center, offering a diversity of programs at a number of facilities (e.g., libraries, schools, churches, etc.). Residents stressed the importance of adequate funding for these services. A central programmatic coordinator could help to manage Englewood's programs and facilities more effectively. Should Englewood residents determine that additional community facilities are necessary, the City should develop a clear plan that spells out costs, funding mechanisms, management models, and maintenance strategies for such a center. Rodda Center in Teaneck could serve as a model for such a new facility.

### **T 2** | Proximity to Parks & Open Spaces

Parks and open spaces are very important to Englewood residents. Whether used by local athletic leagues, as a place to gather with friends and neighbors, or as a space to connect with nature, every resident of Englewood should be within a reasonable distance to parks or open spaces. The City should find ways to increase the acreage of publicly accessible parkland, especially sections of town without much open space. The City should also ensure that park property and facilities are well-maintained.



**SEE PAGE 76 for plans supporting transportation, transit, streets, sidewalks, trails, and traffic calming**

**Vision Statement** Maximize the benefits of existing transit and anticipate the benefits of proposed transit improvements by planning for development opportunities, smooth traffic circulation, and parking.

### A story about Englewood in 2025: **Getting Around**

*Every day, Max rolls out of bed at the last possible minute. He knows exactly the amount of time it takes to hop on his bike, speed across town using the on-street bike lane, lockup at the Downtown Englewood Light Rail Station and grab a coffee at the station café before catching the 8:23a.m. to his job in Hoboken. He doesn't want to waste a single minute. It wasn't always like this. Before the light rail was complete, Max's commute to Hoboken was nearly 1.5 hours and involved two different buses. Enduring this commute in both directions did not fit his "waste no time" philosophy and almost led to Max to leave behind his childhood home.*

*Following graduation from college, Max returned to Englewood. Finding an apartment on the edge of the thriving downtown that enabled him to remain car-free. Living there gave him everything he needed: proximity to his old friends and family as well as access to the excitement of downtown, but with the suburban character he loves. Once the light rail started running, Max had a new reason to stay in place. True, it took some residents time to adjust to the light rail - a new parking structure near the hospital, some out-of-towners parking there and down by Route 4, changes to some traffic patterns – but the access to other places like Hoboken and the added influx of visitors has been good for the City overall.*

*The light rail and bike lanes are just a couple of new transportation improvements that have benefitted Englewood in the past few years. Later bus schedules help to support the 24/7 downtown. The City trolley system was enhanced to get more people to more destinations including BergenPAC, the local grocery store and the Hospital amongst others. The City made sure that all of the changes had as little impact on parking and congestion as possible. As a result, Englewood residents now have good access to smooth-flowing, efficient transportation that takes them to a variety of regional destinations. Smooth, efficient, far-reaching; now that's Max's kind of town!*

**Planning Policy** Residents in Englewood will have abundant opportunities to move smoothly throughout the City to access local and regional destinations via enhanced transit. The community embraces the light rail extension to the City and will be well prepared for the opportunities and impacts that the service will bring about. Development around station areas will foster growth and community benefits throughout the City.

## **Guiding Principles**

### **M 1 | Enhance Existing Transit**

Several NJ Transit bus lines serve Englewood. The City should work closely with NJ Transit to find ways to improve existing regional transit by optimizing the schedule, including extending service into the night to better support downtown shopping, dining, and entertainment. The City should also work to provide safe walking and biking conditions and to encourage these modes of transportation.

### **M 2 | Take Advantage of New Transportation Opportunities**

The prospect of light rail service, which will improve connections between the City and employment centers and transit hubs in the region, presents an opportunity to consider ways to harness its benefits while avoiding negative impacts. The City should have a clear understanding of how the service would work, including who would be riding it and to where, station locations, and the impacts on parking and traffic congestion. The planned Route 4 interchange improvements must be designed with this in mind. Light rail service that would benefit the community the most would be reliable, frequent, well timed, well-placed, and with easily accessible stops close to residences, at employment centers, and in downtown.

### **M 3 | Capitalize on Economic Opportunities Around the Stations**

The prospect of new light rail service presents excellent opportunities to capitalize on the new stations to attract investment and development that respects the character of its context.

- A station in Englewood South could serve as a transportation hub for the mixed-use industrial district with services and amenities that cater to workers on their way to jobs. With its proximity to major roadways, the station could also be an important “park and ride” location for regional users of the light rail system.
- Redevelopment around a station in downtown could enhance an already vibrant area by offering more places to live, shop, and play while extending the reach of downtown activity. The scale of development around a downtown station should be appropriate for this small City downtown, with form and design that respects and complements adjacent use. Any additional parking in downtown should be carefully considered to balance it with increased traffic congestion.
- A station at Englewood Hospital and Medical Center could serve as an important stop for a critical Englewood employment center and provide another location for a regional “park and ride” that could help limit additional congestion through downtown.

# Statement of Purpose

The New Jersey Municipal Land Use Law, NJS 40:55D-1, requires that a municipal Master Plan include: "A statement of objectives, principles, assumptions, policies and standards upon which the proposals for the development of the municipality are based." Englewood's Policy Statement satisfies this requirement and is based upon a comprehensive land use analysis and an engaging public outreach process, consisting of public meetings, workshops, and surveys over a ten month period.

The overall purpose of the Englewood Master Plan is to provide a policy framework for municipal boards, the City Council and City agencies to evaluate and plan for future development, conservation, and infrastructure needs. In addition to serving as a policy document, the Master Plan is the underlying basis of regulatory tools, including the zoning map, zoning ordinances and land development ordinances, all of which are adopted by City Council.

This Master Plan presents the following broad-based vision and policy statements for the City of Englewood. These serve as the basis for land use planning in Englewood and the land use objectives and strategies contained throughout the Master Plan. Guided by community input, Englewood planning objectives, principles, assumptions, policies and standards are organized around five broad policy statements:

**D DOWNTOWN** Downtown shall serve and be accessible to everyone, regardless of where residents live or where they are from. Downtown shall continue to be a destination for shopping, dining, entertainment, education, and living and its experience enhanced to foster a safer and more vibrant, livable, walkable destination during the day and at night.

**S ENGLEWOOD SOUTH** Englewood South shall be improved through land use, zoning, economic development, and placemaking strategies that stimulate more economic activity, improve the quality of the working environment and public realm, create jobs, and expand the City's tax base.

**N NEIGHBORHOODS** Respect, maintain, and enhance the character of all neighborhoods and make quality-of-life improvements within them, including enhancing connectivity among them.

**T OUR TOWN** Englewood residents of all ages and needs shall have access to a variety of well-organized community programs. The programs will be offered in well-maintained facilities that are readily accessible to residents.

**M MOBILITY** Englewood residents, workers, and visitors shall be able to move smoothly throughout the City to access local and regional destinations via transit, car, bicycle, or foot. The community embraces the light rail extension the City and will be well prepared for the opportunities and impacts that the service will bring about. Redevelopment around station areas will foster growth and community benefits throughout the City.

# Land Use Plan

## The City Plan

The Land Use Plan is the key element of the City's Master Plan, supporting the principles and objectives within the Statement of Purpose, providing a policy framework for all future development and conservation, and connecting all additional elements of the Master Plan. The Land Use Plan guides future growth and change in the City by recommending appropriate land use policies, densities, and design tools to encourage healthy growth while protecting the unique character of the community. The Land Use Plan sets forth the overall character, extent, and the location of land uses and serves as a guide for local officials, citizens, business and property-owners, developers and others involved in the development and conservation of Englewood.

Through land use planning a municipality develops policies that protect and enhance desirable places and neighborhoods in a community, and then aims to improve specific areas that need improvement or are poised for change. Historically, land use policies and regulations have dictated use and bulk requirements of development. The omnipresence of sprawl and development that has little connection with its context demonstrates that regulation of use and density does not create great places, nor can it protect community character. Planning guidance should reach a more thorough and nuanced level to include an understanding of economics, market trends, community needs, design traditions, and the human experience of places.

The Land Use Plan is a synthesis of the community's vision, as expressed in the Envision Englewood policy statements, and Guiding Principles as well as an analysis of land use patterns, demographics, market trends, community needs, and opportunities for change. This Land Use Plan is intended to improve the quality of life for those who live and work in Englewood and to guide the location, type and quality of future development and preservation activity.

Within this overall intent, the Plan has two main purposes.

1. To provide a strategic framework for: a) City policy and public investments, and b) people and organizations who wish to make new investments in the City, and;
2. To plan for stability, improvements and opportunities on behalf of those who already live, work and have established businesses here.

The policies recommended in the Land Use Plan are implemented in several ways. City Council can implement the Land Use Plan through redevelopment actions, capital improvements, property development and other public investments. Zoning ordinances are adopted by City Council to regulate the use and quantity of development, as well as the quality of development, such as landscaping requirements, streetscape amenities, building features, and other considerations. The City's Planning Board and Zoning Board of Adjustment administer the zoning and land use ordinances through private development review. Property owners will implement the Land Use Plan through building renovations and property development.

The Englewood Land Use Plan begins with a brief discussion on the history, structure, and general land uses of the City, followed by details on specific topic areas: demographics, employment and industry, mobility, historic and cultural resources, and environmental resources. The Plan then presents an overview of Englewood land use, zoning, and design issues, which leads to a future land use plan and policy recommendations.

## Introducing Englewood: A Brief History

Englewood's history begins with the Lenni Lenape tribe settled in the valley. When Henry Hudson claimed the land of the Hackensack Valley for the Dutch in 1607, the Lenni Lenape population quickly dwindled. In 1664, when the Dutch gave the land to the British, the new Province of New Jersey became more attractive for settlement by English, Dutch, and French populations. A land grant including Englewood's boundaries was given to Garret Lydecker in 1703.

An inn, the Liberty Pole Tavern, sat near the present site of the traffic circle by West Palisade Avenue and Lafayette Avenue. The inn became the hub of the economic and sociopolitical life of the area. During the Revolutionary War, George Washington's army passed through the Liberty Pole Tavern, and in 1780 Washington had his headquarters in Englewood. During the war, Hackensack Valley was seen as a source of food for armies, so farmers had to protect their land.

After the war, as the farmers recovered, new settlers came to the area. A railroad was built in 1840 from Jersey City to Englewood for commuters to New York City. A new line extension was proposed in 1858. Lawyer J. Wyman Jones predicted resulting future development in the Englewood area, bought land and planned roads, and registered the settlement in 1859. The town grew as Jones recruited friends, many of who worked in New York City financial institutions, to move to Englewood. More local goods and services were produced, and the commercial activity attracted European immigrants. Reflecting the town's growth, a third railroad station was built in 1887, and by 1903 Englewood had thirteen hotels. Forty-six trains each way ran through Englewood daily.

Englewood became its own township in 1871 and was incorporated in 1896. Englewood's population tripled from 1900 to 1930, and financial leaders continued to move in, enjoying the convenient commute to Wall Street. A trolley service from Englewood to Edgewater Ferry (which connected to the New York City subway) started in 1896, but service stopped in 1937. The last passenger train ran in 1966.

Today, Englewood's population has stabilized at about 27,000. The area continues to benefit from its proximity to New York City and attracts a very diverse population.

## Introducing Englewood: Framework of the City

Every town is "made" in a certain way. Like every individual, each town is structured by the circumstance of its origin and subsequent development. The structure of Englewood—its principal thoroughfares, land use clusters, districts and its neighborhoods—was established over many decades. City design standards, zoning, and redevelopment initiatives should acknowledge the significance of the special character of this place and cultivate the qualities of each district.

At the center of the City is downtown Englewood, which lies at the convergence of several important roadways. Palisade Avenue runs to the Palisades Cliff from the Hudson River, coming to a plateau just east of downtown and then continuing westward, terminating at Teaneck. Engle and Dean Streets cross Palisade Avenue at the center, dividing Englewood into four quadrants, which approximate the City's wards. In addition to road and rail corridors, State Highway Route 4 travels through the southern section of the City, both at-grade and above-grade, creating a physical divide between Englewood South neighborhoods.

The network of small and narrow blocks along and between Palisade and Engle/Dean creates a compact downtown (see Figure 3). Buildings are typically one to three stories and accommodate several retail storefronts. A result of recent redevelopment projects is that a growing number of people are now able to call downtown home. These new, mixed-use structures are taller and, occupy more of the area of the block.

Several blocks south of Palisade Avenue, attached downtown retail buildings transition into a district comprised of rows of office and industrial buildings. Van Brunt and Grand Streets frame the southern half of this district, which gradually expands west beyond Van Brunt. The businesses in this area and their customers have easy access to Route 4 and I-95, which run along the southern end of the City. And New York City is just across the George Washington Bridge. New redevelopment projects have changed the character of this area. Several large redevelopments along Route 4, one to the north and one to the south, have introduced multi-family housing complexes into the area and, at the time of the writing of this Master Plan, several more multi-family projects and a hotel were in the planning process.

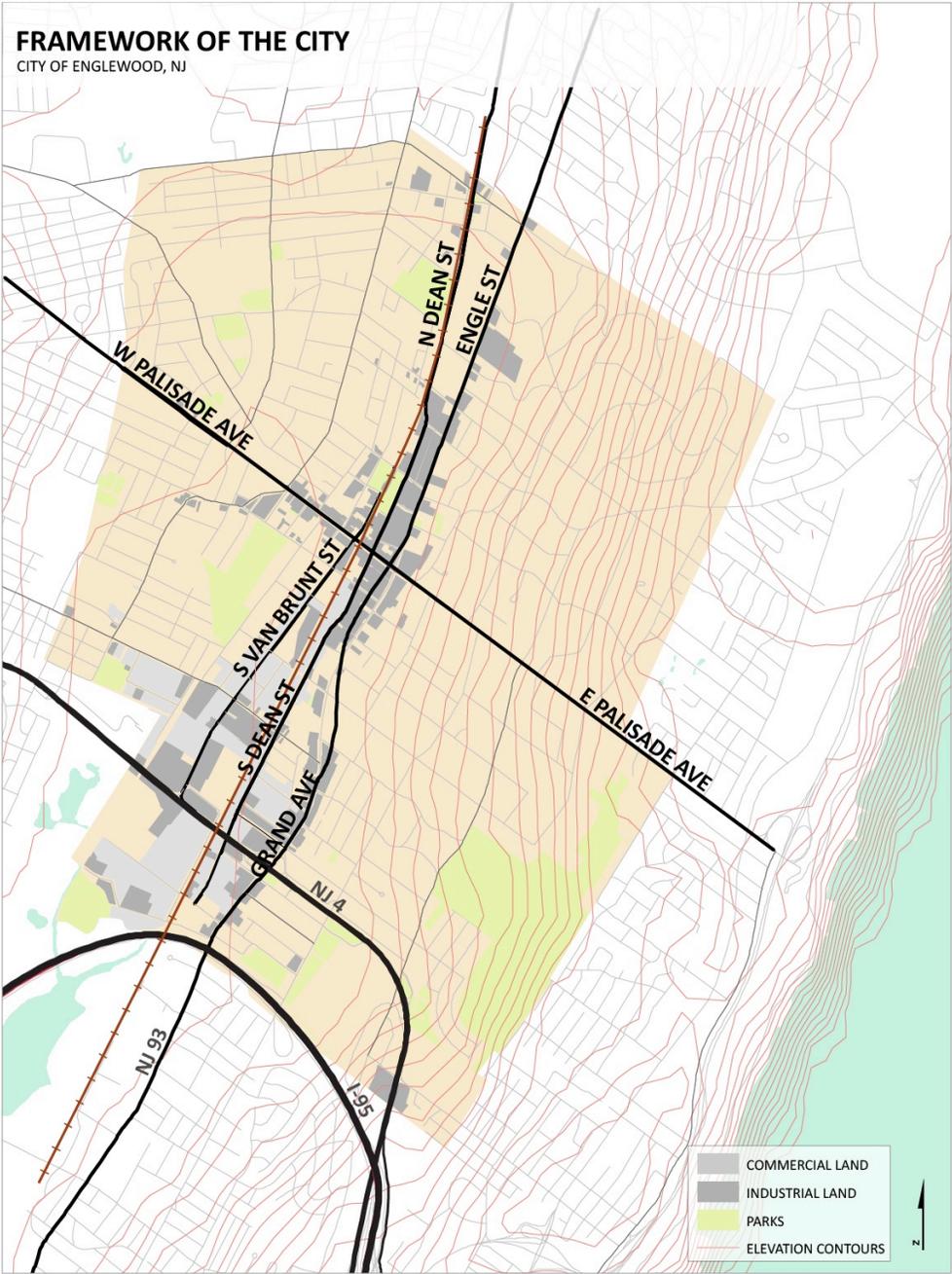


Figure 3: Map showing principal thoroughfares, the rail corridor, and topographical features in Englewood

## Introducing Englewood: People

### Demographics & Housing Characteristics

This section examines an array of demographic and housing characteristics to understand how these characteristics have changed since the 2000 U.S. Census, to suggest explanations for the changes, and to present ideas about how these changes are relevant in terms of planning for the future of Englewood.

### Population, Race, Ethnicity & Country of Origin

According to the 2010 U.S. Census, Englewood's population was 27,147, which represents a gain of approximately 1,000 residents between 2000 and 2010. The City's population is ethnically, racially, and culturally diverse. Approximately 30% of City residents were born in another country, according to the 2008-2010 American Community Survey. Figure 4, generated from 2010 U.S. Census data, shows the approximate percentages of Englewood residents and Bergen County residents grouped by race. Englewood's minority population is more than double the minority population of Bergen County. (Note: in the U.S. Census, race and ethnicity are considered separate and distinct identities, with Hispanic or Latino origin asked as a separate question).

The data in this section on race are, therefore, approximated based on the number of persons of each race that are "Non-Hispanic" according to the Census results versus "Hispanic or Latino.") Looking at data trends over a ten-year time span, the Asian population has grown significantly—60% in ten years—while the Hispanic population has grown 25% (see Figure 5). Within this same time span, the Black population declined by almost 20%. According to the 2010 U.S. Census, Koreans are the largest Asian group by nationality in Englewood, followed by Filipinos.

Colombians are the largest Spanish-speaking group in Englewood (nearly 9% of the total population), followed by people from the Dominican Republic.

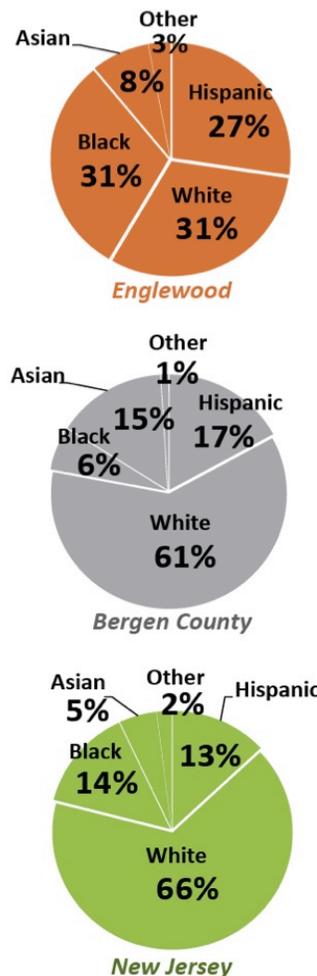


Figure 4: Population by Race

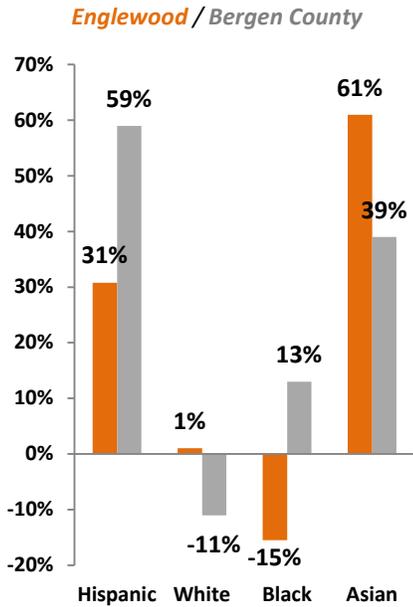


Figure 5: Change in Population by Race (2000-10)

### Age & Household Composition

Englewood’s population is largely “in the middle” in terms of age, with almost one-third of its residents being part of the 35 to 54-age range (see Figure 6). But there is also a relatively large senior population; more than 14% of its population is 65 and above. Assuming a largely stable population, within ten years the 44 to 54 demographic will be Englewood’s next seniors. The age distribution of Englewood’s population generally mirrors that of Bergen County.

Figure 7 shows the change in population between 2000 and 2010 by age cohort. In Englewood, the largest increases—more than 20% over the past ten years—are in the “active adult” and “senior citizens” demographics. These changes generally mirror those of Bergen County during the same time period. Bergen County, however, lost a more significant portion of its population between the ages of 25 and 44, while Englewood experienced a decrease of only a small percentage of this age cohort.

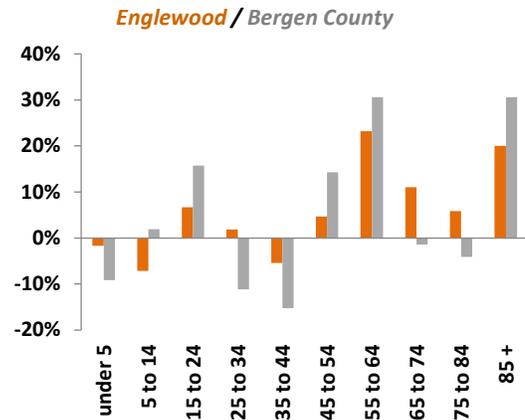


Figure 6: Change in Population by Age (2000-10)

### Englewood / Bergen County

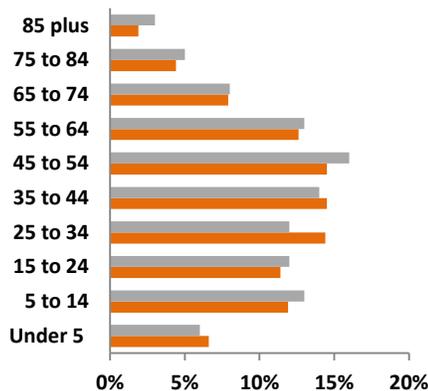


Figure 7: Population by Age Cohort (2010)

Examining household composition, Englewood’s largest group, at 40% of its population, is “Family without Children.” Almost one-third of Englewood residents live by themselves (see Figure 8).

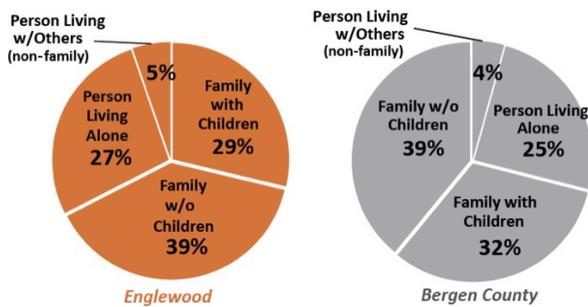


Figure 8: Population by Household Type (2000-10)

Looking at how this has changed over the past ten years, shows that the average household and family size have decreased (see Figure 9). The largest increase has been in the “Householders Living Alone” category, many of which are in the 65+ age range. The group has increased by almost 20% since the 2000 U.S. Census. The addition of several new multi-family developments might be responsible for much of this growth. The number of schoolchildren in Englewood is remaining steady, with only a small decrease in households with children under the age of 18.

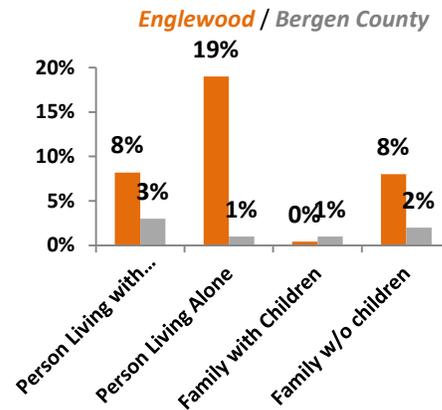


Figure 9: Change in Population by Housing Type (2000-10)

### Population Projections

The North Jersey Transportation Planning Authority’s 2035 population forecast shows Englewood growing up to 10% to a population of 30,290. This represents 3,000 more people living in the City in the next 25 years. The number of households is projected to grow from 10,000 to more than 11,000. This growth rate is on par with that of Bergen County, which is forecasted to reach a population of more than 1 million by 2035. NJTPA’s model takes into account many variables—such as historic growth, planned development, current density, and vacant land—in developing its forecasts. As noted previously, between 2000 and 2010, Englewood’s population increased by approximately 1,000.

### Housing Characteristics

Housing data is an important indicator to track, especially at the neighborhood level. Characteristics such as owner-occupancy vs. renter-occupancy and vacancy rates can signal shifts in the health of neighborhoods. Citywide, between 2002 and 2010, more than 650 new housing units were added to Englewood. Many of these units are one to three bedroom condominiums and apartments built in South Englewood. At the same time, the vacancy rate increased from 3.5% to 6%. Homeownership vs. rentership has remained fairly stable (see Figure 10), with the % of all homes occupied by renters

increasing by 5%, which could be attributed to the multi-family housing developments over the past decade.

	2000	Change	2010
<b>Total Housing Units</b>	9,614	↑	10,695
<b>Vacancy Rate</b>	3.5%	↑	6.0%
<b>Renter Occupied Units</b>	41%	↑	46%

Figure 10: Change in Housing Characteristics

### Economic Characteristics

Poverty rate, income, and educational attainment are several variables that provide important information about a community (see Figure 11). They help indicate the level of purchasing power for both housing and retail goods and their potential for increased income. Compared with Bergen County overall, Englewood has a higher poverty rate and a lower median household income. Among the 70 municipalities in Bergen County, Englewood's is 52<sup>nd</sup> in terms of median household income. Comparing municipalities based on median household income, however, can be misleading because each community is comprised of a different mix of housing types. Neighboring Englewood Cliffs has a median household income of more than \$100,000, but it is comprised almost exclusively of large single-family homes that require a certain amount of income to purchase. The town's median house value is estimated to be more than \$900,000.

	Englewood	Bergen County	New Jersey
<b>Median Household Income</b>	\$69,915	\$81,708	\$69,811
<b>Persons Below Poverty Level</b>	10%	5.8%	9.1%
<b>Unemployment Rate</b>	4.2%	3.8%	7.8%
<b>Percent 25+ years old with Bachelor's Degree or Higher</b>	42.7%	44.5%	34.6%

Figure 11: Comparing Demographic Indicators (2006-2010 ACS)

However, aggregate data can be misleading because demographic and economic characteristics can vary considerably within individual cities. Figure 12 shows how median house values and median household income varies by Census tract and City wards. One of Englewood's assets in the region is its diverse housing mix—in type, design, and price point.

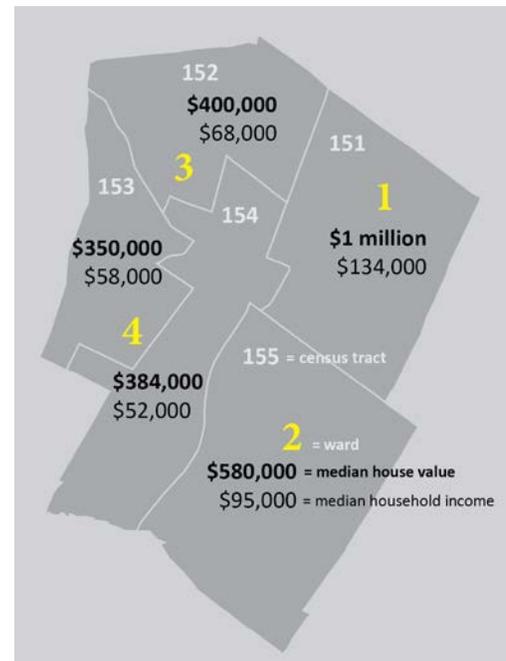


Figure 12: Median House Value and Household Income by Census Tract (2007-2011 ACS)

Englewood's median income and poverty rate are more comparable with the State of New Jersey. However, its unemployment rate and number of college graduates

(bachelor's degrees) are more comparable with Bergen County.

## Planning Considerations

The data presented in this section might have important implications in planning for Englewood's future. Some of these data trends might include:

### The "Graying" of Englewood

One potentially impactful planning implication is the "graying" of Englewood's population, which mirrors a national trend. Adult couples past the age of 50, many of whom might have adult children who no longer live at home, tend to downsize their living arrangements, swapping a larger house for a smaller housing unit such as an apartment or condominium. The new multifamily housing options in Englewood have provided older residents with options to downsize without leaving Englewood. Downsizing, however, depends on being able to sell the existing, larger house at a favorable price.

As Englewood's residents between the age of 45 to 54 move into the next decade and consider downsizing, the time houses stay on the market will be important to track. For the new residents, will Englewood's houses be desirable in terms of price and taxes? For long-standing residents who are now seniors, can they "age in place?" Are housing opportunities located close to senior services, including medical care? Is there adequate transit to serve seniors? The Home Index survey by PulteGroup Inc. found that more than 60% of seniors today think their home in retirement will be within the same state they currently live, and almost half believe they'll even stay in the same City.

### Englewood's Growing Diversity

Englewood is home to people of many different faiths and cultural backgrounds. Religious institutions, shops and service centers are physical representations of this diversity. In preparing plans and regulations, the City should anticipate the desire for additional development or reuse of buildings for religious or cultural purposes. If located in residential neighborhoods, the City will need to balance their needs with those of the

neighborhoods. Beyond development, how might Englewood benefit from and celebrate this diversity?

### Poverty in Englewood

Ten percent of the population is under the poverty level. This is slightly greater than the statewide poverty rate and almost twice that of Bergen County. What county and City services are being provided to address and reduce poverty? Can links be created between vocational/job training programs, local community colleges and technical schools, and Englewood South businesses?

## Introducing Englewood: Employment

### Work, Business & Industry

This section presents an overview of employment, the geography of employment, and range of industry sectors represented by Englewood’s businesses and institutions. Changes in employment and industry sectors can impact the economic and physical conditions of the City.

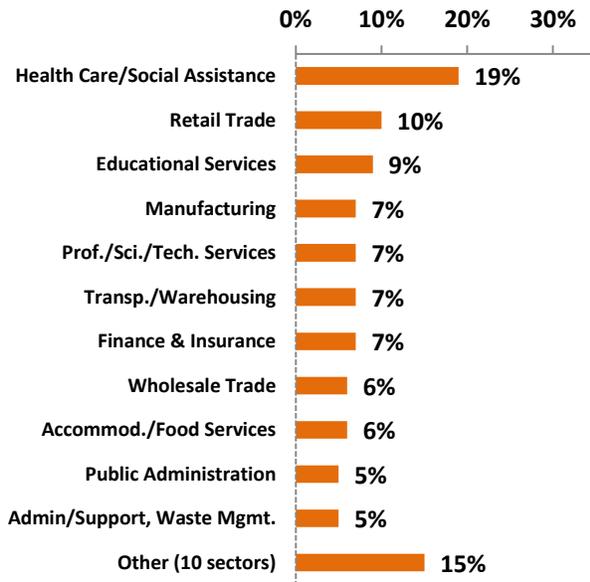


Figure 13: Top Industries Employing Englewood Residents (2010)

Englewood not only sends residents to work in jobs throughout the region, but also is a place of employment for workers within and outside of Englewood. The largest percentage of working Englewood residents are employed in the health care and social assistance sector, as indicated in Figure 13.

Approximately 25% of working Englewood residents work in New York City. And a sizeable portion of employed Englewood residents—approximately 12%—work in Englewood. The relationship between Englewood and New York City could be considered symbiotic because of all the people who work in Englewood, approximately 11% come from New York

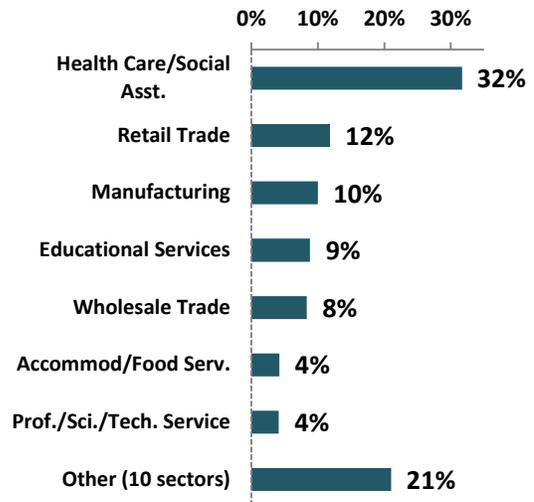


Figure 15: Top Employers in Englewood by Industry (2010)

City. In terms of jobs, Englewood attracts more than 12,000 workers every day who have the potential to contribute to the local economy.

Englewood provides jobs in a variety of industry sectors, the top three being health care and social assistance, retail trade, and manufacturing (see Figure 15).

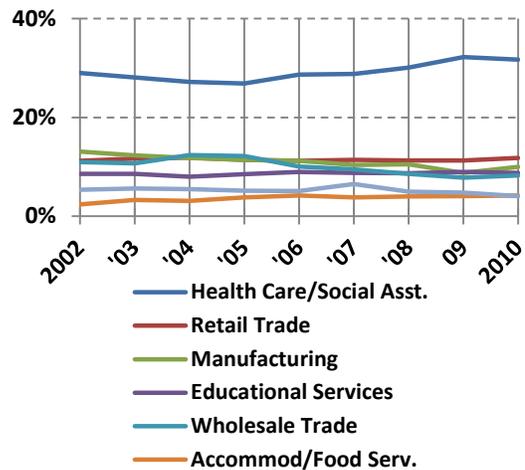


Figure 14: Change in Jobs by Industry Sector (2002-2010)

Compared with Bergen County, employment by industry sector is similar, except that Englewood has a higher percentage of workers in the healthcare and social assistance sector. Englewood Hospital

is a major employer, along with the medical offices located throughout the City. Downtown’s numerous stores and restaurants employ hundreds of people. Finally, Englewood is unique in that manufacturing employment is relatively high. Englewood’s “office-industrial zone,” also referred to as South Englewood, hosts many manufacturing, distribution, wholesale, and other types of companies of various sizes that employ a range of skilled workers.

This trend has remained stable over the past ten years. Figure 16 demonstrates that the total number of jobs/workers in Englewood has remained relatively stable despite the recession that started in 2007/2008. Figure 18 shows the number of jobs in Bergen County and the City of Englewood for each year between 2002 and 2010. Englewood has had only minor fluctuations in the number of jobs while Bergen County has had larger fluctuations, especially in 2009, when the county had 16,000 fewer jobs than in 2008.

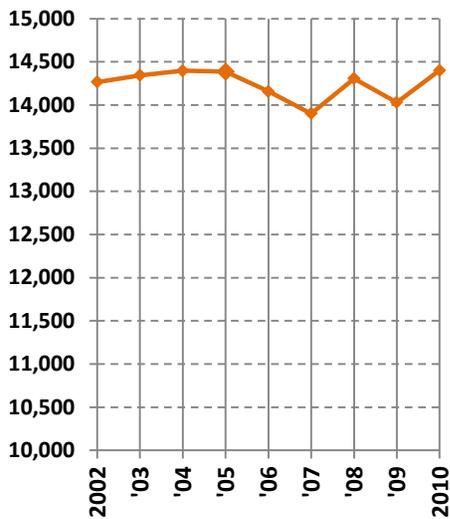


Figure 16: Total Number of Jobs in Englewood (2002-2010)

The American Community Survey provides information on commuting patterns (see Figure 17). The mean time travelled to work among Englewood residents is 30 minutes. Approximately 15% of Englewood workers use public transportation to get to work.

Automobile (drove alone)	65%
Automobile (carpooled)	9%
Public Transportation	14%
Walked	6%
Work at Home	4%

Figure 17: Commuting Patterns of City Residents (2011)

## Planning Considerations

The data presented in this section are likely to have important implications for Englewood’s future. Some of these data trends include:

### Majority Employment in Healthcare

The data indicates that employment has remained stable overall in Englewood, despite a recession that started in 2007-2008. That the largest percentages of people in the City work in the healthcare sector—primarily in Englewood Hospital, but also in medical offices—underscores the significance of the hospital to the City’s economy and neighborhoods. As 12% of Englewood residents work in the City, many healthcare workers might live in Englewood’s neighborhoods.

### Growing Jobs in Englewood

A recent Rutgers Regional Report called “Reinventing the New Jersey Economy: New Metropolitan and Regional Employment Dynamics” presents a list of emerging dynamics that are shaping New Jersey. It discusses a number of emerging trends, the most relevant to Englewood being the changing geography of work to fit lifestyle and workplace preferences of today’s talented workers. Furthermore, it states that “sterile, insular” work environments are out and exciting, interactive, multifunctional 24-hour environments are in, as are such attributes as diversity, sustainability, and walkability. Englewood is an employment center for the region and

Englewood residents, and the data indicate that the number of jobs has remained fairly stable. Redevelopment activities over the past decade have concentrated the amount of industrial land within South Englewood. Future plans might involve making improvements to attract more companies, jobs, and entrepreneurs to Englewood South and investing in job training to support employment in this part of Englewood. In downtown, does more office space have a place? Can Englewood, given its advantage of being able to offer a more

urban life than its suburban counterparts, become the type of place that can attract the “new workforce?”

#### Commuting via Public Transit

Given that approximately 14% of Englewood residents commute to work, how might public transit be improved to make it more convenient for residents to get to work and to attract more commuters via public transit?

Yr.	Bergen County Jobs	Change from Prior Yr.	City of Englewood Jobs	Change from Prior Yr.
'02	421,801	<i>n/a</i>	14,266	<i>n/a</i>
'03	422,985	+1,184	14,344	+78
'04	419,525	-3,460	14,397	+53
'05	416,492	-3,033	14,387	-10
'06	419,511	+3,019	14,157	-230
'07	424,000	+4,489	13,901	-256
'08	424,583	+583	14,307	+406
'09	407,957	-16,626	14,031	-276
'10	411,237	+3,280	14,400	+369

*Data from U.S.Census Bureau, Center for Economic Studies*

Figure 18: Number of Jobs (2000-10)

## Existing Land Use

The City of Englewood is a 4.9 square mile community located in the southeastern section of Bergen County, New Jersey. Englewood’s close proximity to New York and the City’s access to Route 4 and Interstate 95, make it a prime location for residential, commercial, and industrial development. Englewood is nearly built-out with few remaining large tracts of land for development. Redevelopment of existing developed properties will become increasingly more important as the City reaches full build out.

Private development, redevelopment, and reinvestment in properties expands a city’s and school district’s tax base without any expenditure of public funds. This increases the capacity of local governments to provide ongoing services and to maintain and improve existing municipal and school district facilities. In addition, the redeveloped properties can add important services and amenities for City residents and visitors, improve the quality of life for existing residents, enhance the form and appeal of the City, and contribute public infrastructure.

### Value and Proportion of Land Use Categories

The Englewood City Tax Assessor prepares annual reports on the value and proportion of land use categories in the City. Figure 19 shows that in 2012, the largest ratable in terms of both assessed value and number of parcels was residential/non-apartment uses, at nearly 72% of the City’s total value of ratables. Commercial and industrial uses are 18% and 5.6%, respectively; apartments are 4.1% and vacant land is 0.6%. The General Tax Rate in the City of Englewood in 2012 was 2.365, which is multiplied by the assessed value of each property to calculate the tax bill.

<b>2012 Tax Assessment Data</b>			
	<b>Value of Assessment</b>	<b>% of Total Ratable Value</b>	<b>Number of Parcels</b>
<b>Vacant Land</b>	\$24,427,300	0.6%	118
<b>Residential</b>	\$3,110,880,500	71.6%	6,785
<b>Commercial</b>	\$785,499,300	18.1%	522
<b>Industrial</b>	\$245,027,000	5.6%	127
<b>Apartment</b>	\$179,209,900	4.1%	55
	<b>\$4,345,044,000</b>		<b>7,607</b>

*Source: City of Englewood Tax Records*

Figure 19: 2012 Tax Assessment Data

### Citywide Land Use

The Existing Land Use Map, Figure 21, shows the spatial distribution of land use in the City. Englewood’s downtown is centrally located in the City, and adjoins an industrial spine to the south that terminates at the municipal boundary. The remainder of the City is primarily residential with pockets and corridors of commercial uses. Low-density residential neighborhoods are located in the northeast quadrant of the City, while moderate and higher density developments are located in the two western quadrants, as well as the southern half of the southeast quadrant. Municipal offices are centrally located, with the City Hall on West Palisade Avenue, and the police department and the public works buildings on South Van Brunt Street. Englewood Hospital and Medical Center, the City’s only hospital, is located in the northern half of Englewood on Engle Street. The majority of the public schools are clustered in the northwest quadrant of the City, and most, but not all, of the private schools are located in the northeast quadrant. Small and moderately sized parks are located in the two west quadrants,

while the larger Flat Rock Brook Preserve is located in the southeast quadrant, along the municipal border.

According to the Englewood 2010 Environmental Resource Inventory (ERI), less than 2% of the City is encumbered by surface water and floodplains. The largest surface water bodies are the Overpeck Creek, which bisects the City from northeast to southwest. The Overpeck Creek is channelized in the southern half of the City through Mackay Park. The Metzler Brook joins Overpeck Creek at the southern tip of Mackay Park. The third primary surface water body is Flat Rock Brook, which serves as the dominant drainage area within the southeast portion of the City, according to the ERI. The wetlands in Englewood are primarily located around the edges of these water bodies.

In addition to surface water and wetlands constraints, approximately 7% of Englewood's land cover is permanently preserved. This includes the stream corridors and the 150-acre Flat Rock Brook Nature Center.

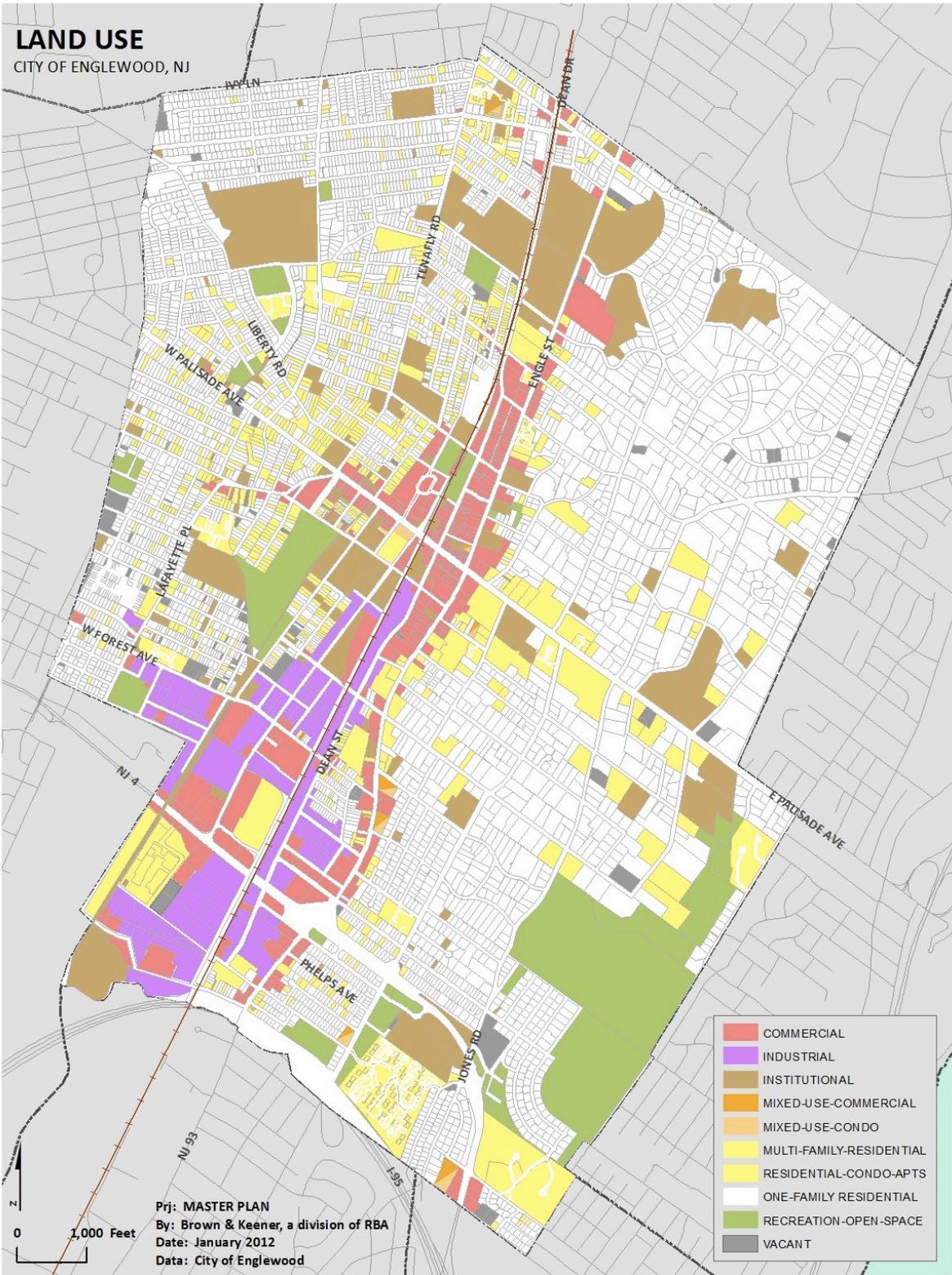


Figure 21: Land Use Map

## Recent Redevelopment Projects

Redevelopment has been a continual process in Englewood, resulting in the conversion of underutilized and vacant properties into more productive and community-supporting uses. Figure 23 describes the major redevelopment projects that have taken place since 2002. Figure 24 locates various redevelopment projects and includes several photographs of recent developments.

The Towne Center at Englewood is the largest redevelopment project to happen within the context of an existing area. It encompasses an entire block of downtown while maintaining the traditional downtown pattern of ground floor retail storefronts, streetscape amenities such as pedestrian-scale lighting and benches, and angled parking. Parking is tucked under the building and can be accessed from side streets South Van Brunt and Humphrey. While South Van Brunt Street has storefronts along its entire length across from Town Centre, the corner retail of Town Centre wraps around only just beyond the corner. Across the street the rest of the building presents driveways and walls to the storefronts on the opposite side of Van Brunt Street. The project has added hundreds of residents to Englewood and has certainly increased activity in downtown.

Palisade Plaza, located on the opposite side of Palisade Avenue, is the tallest and among the widest buildings in downtown. At least five stories tall and with a wide, unbroken façade, the building is out-of-scale with the traditional pattern of Palisade Avenue buildings. Furthermore, the McDonald's building adjacent to it is oddly set back at least ten feet from the sidewalk line.

105 North Dean Street is another successful redevelopment project. Formerly consisting of a lot comprised of a single-story building surrounded by surface parking, the parcel is now a handsome two-story structure built to the corner. The ground floor is home to a popular Italian eatery while its upper floor consists of office space. Given the sloping topography, the project was able to incorporate parking tucked under the rear of the building with an additional open parking area above.

The Sheffield and The Brownstones of Englewood South clearly demonstrate that Englewood can certainly be a high-end market for residences. These two "luxury" complexes demonstrate detailed attention to building and public realm design. Apartments, condominiums, lofts, and townhomes of various configurations and high-end finishes are available in these developments. One issue with the sitting and layouts of the complexes is that they are largely self-contained and separated from the longer-standing residential fabric of Englewood by virtue of their lands having been formerly industrial.



Figure 22: Palisade Plaza appears out of scale with its neighbors in height and bulk

<b>REDEVELOPMENT PROJECTS IN ENGLEWOOD SINCE 2002</b>				
<i><b>Year</b></i>	<i><b>Project</b></i>	<i><b>Address</b></i>	<i><b>Description</b></i>	<i><b>Est. No. Residents</b></i>
2002	45 Cedar Lane	45 Cedar Lane	Offices (Staples)	n/a
2003	Lexington Court	170 E Palisade Ave	Residential. 24 two-story, attached single-family townhomes with 2-car garages.	84
2005	Group USA II	45-51 W Palisade Ave	Mixed Use. Retail ground floor with three floors apartments	8
2005	ERA North (The Brownstones at Englewood South)	2517/2518 Nordhoff Drive	Residential Mixed Use. 350 units of studio/1/2BR apartments/lofts/townhomes, ground floor retail	525
2006	Windsor Park	Windsor Park	Residential. 181 units of 1/2BR condos	272
2006	Commerce Bank	Demarest Ave	Retail.	n/a
2007	45-53 W Palisade Ave LLC	45-53 West Palisade Ave	Residential apartments with ground floor retail	250
2007	Englewood Garage	S Dean St	Parking Structure w/Retail	n/a
2006	Towne Centre at Englewood	2401-20 W Palisade Ave	Residential Mixed Use. 188 units of 1/2/3BR apartments, ground floor retail	320
2008	Bartolomeo Building	105 N Dean St	Retail. Two-stories	n/a
2008	ERA South (The Sheffield at Englewood South)	2602/2605 Rte 4 East	Residential. 252 units of 1/2BR apartments	378

Figure 23: List and details of redevelopment projects in Englewood since 2002

# REDEVELOPMENT PROJECTS SINCE 2002

CITY OF ENGLEWOOD, NJ

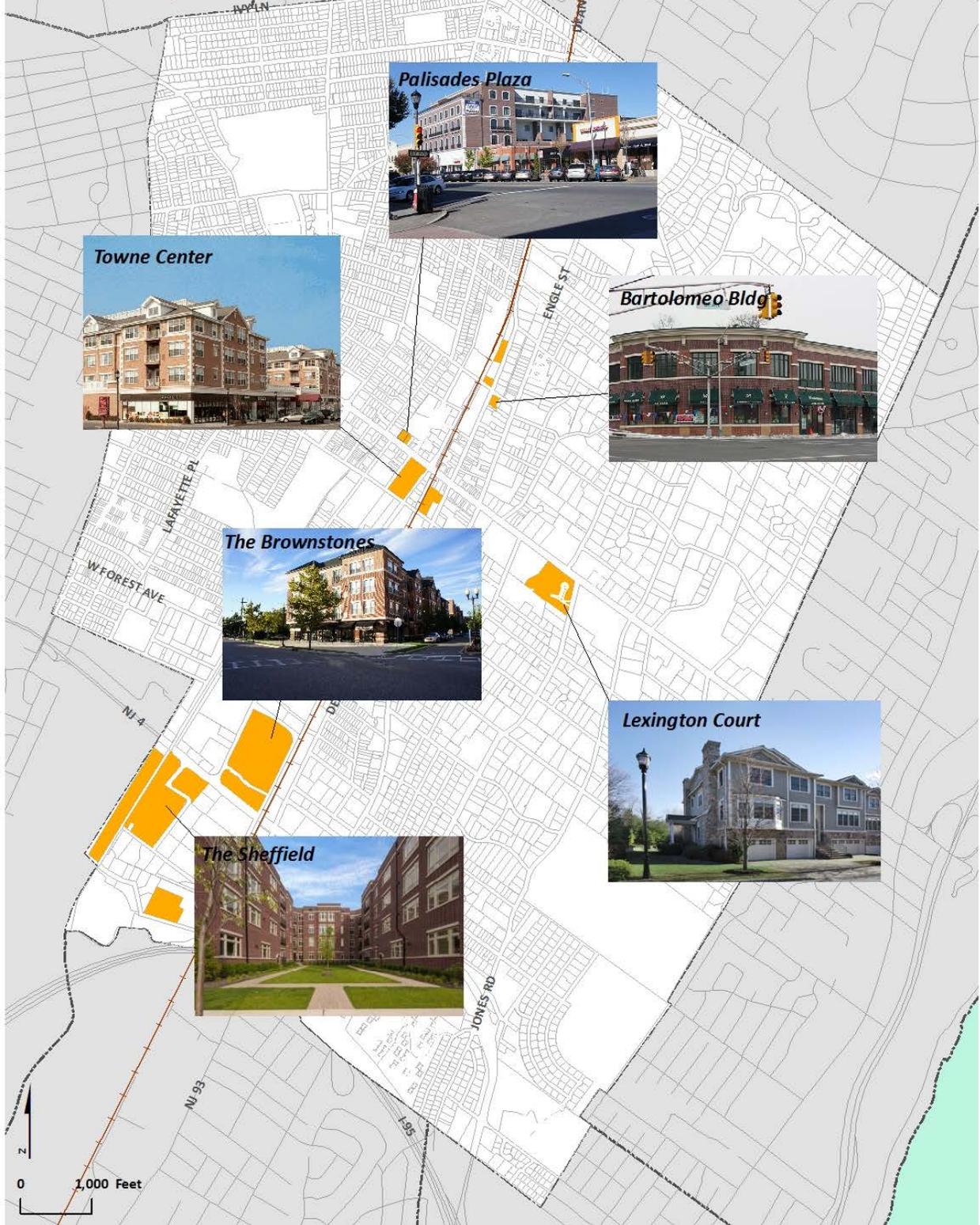


Figure 24: Redevelopment projects completed in Englewood since 2002

## Zoning Districts

The following are the zoning districts within the City of Englewood’s code. Figure 25 is a map of the zoning districts, overlays, and redevelopment areas in the City of Englewood.

### Single-family Residential Districts

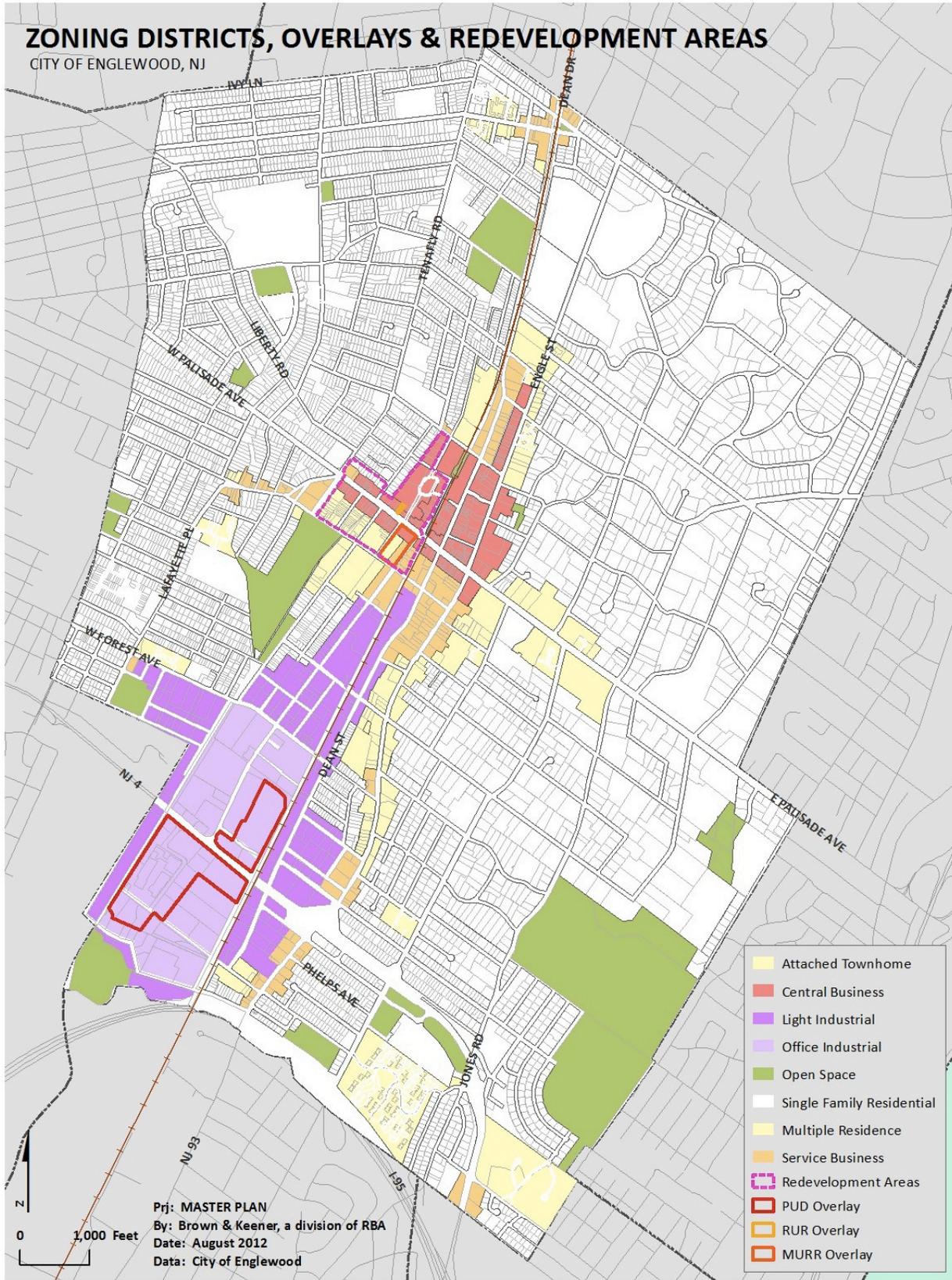
<b>§ 250-59</b>	<b>R-AAA</b>	Single Family Residence
"	<b>R-AA</b>	Single Family Residence
"	<b>R-A</b>	Single Family Residence
"	<b>R-B</b>	Single Family Residence
"	<b>R-C</b>	Single Family Residence
"	<b>R-D</b>	Single Family Residence
"	<b>R-E</b>	Single Family Residence
"	<b>R-AAA</b>	Single Family Residence

### Multi-family, Mixed-Use, and Commercial/Industrial

<b>§ 250-60</b>	<b>RMA</b>	Multiple Residence
<b>§ 250-61</b>	<b>RMB</b>	Multiple Residence
<b>§ 250-62</b>	<b>RMH</b>	Multiple Residence
<b>§ 250-63</b>	<b>CBD</b>	Central business
<b>§ 250-64</b>	<b>CBD-3</b>	Central Business
<b>§ 250-65</b>	<b>RCR</b>	Retail/Commercial/Residential Overlay
<b>§ 250-66</b>	<b>MURR</b>	Mixed-Use Residential/Retail Overlay
<b>§ 250-67</b>	<b>SBD</b>	Service Business
<b>§ 250-68</b>	<b>LI</b>	Light Industrial
<b>§ 250-69</b>	<b>ATH</b>	Attached Townhouse
<b>§ 250-70</b>		Regulation of diplomatic uses.
<b>§ 250-71</b>	<b>RMC</b>	Multiple Residence
<b>§ 250-72</b>	<b>OI</b>	Office Industrial
<b>§ 250-73</b>	<b>RMD</b>	Multiple Residence
<b>§ 250-74</b>	<b>RME</b>	Multiple Residence
<b>§ 250-75</b>	<b>OS</b>	Open Space
<b>§ 250-76</b>	<b>PUD-1</b>	Planned Unit Development 1 Overlay

# ZONING DISTRICTS, OVERLAYS & REDEVELOPMENT AREAS

CITY OF ENGLEWOOD, NJ



Prj: MASTER PLAN  
 By: Brown & Keener, a division of RBA  
 Date: August 2012  
 Data: City of Englewood

Figure 25: Zoning Districts, Overlay Zones, and Redevelopment Areas

# Land Use Patterns, Trends, and Strategies

The Land Use Element is organized around central planning topics that flow from the public discussions outlined in the previous chapter: Downtown, South Englewood, Neighborhoods, Our Town, and Mobility.

**D** Downtown   **S** Englewood South   **N** My Neighborhood   **T** Our Town   **M** Mobility

## **D** Downtown



Downtown is the heart of Englewood. Located near the geographic center of the City, the downtown extends six blocks east-west along Palisade Avenue and continues along several north-south streets. Englewood’s downtown is relatively large given the size of the City. The physical characteristics and level of activity of downtown make it a special place. The foundation of its physical character is established by the form and rhythm of its buildings, its sidewalks, and its streets. Downtown has a fairly consistent pattern of one-to-three-story buildings with varied architecture that accommodates several retail storefronts. Colorful awnings and transparent storefronts add interest and liveliness to the streetscape. Angled parking creates depth and serves as a buffer between pedestrians on the sidewalk and moving traffic. In structure and appearance, Englewood’s downtown has all the ingredients of a vibrant small city downtown.

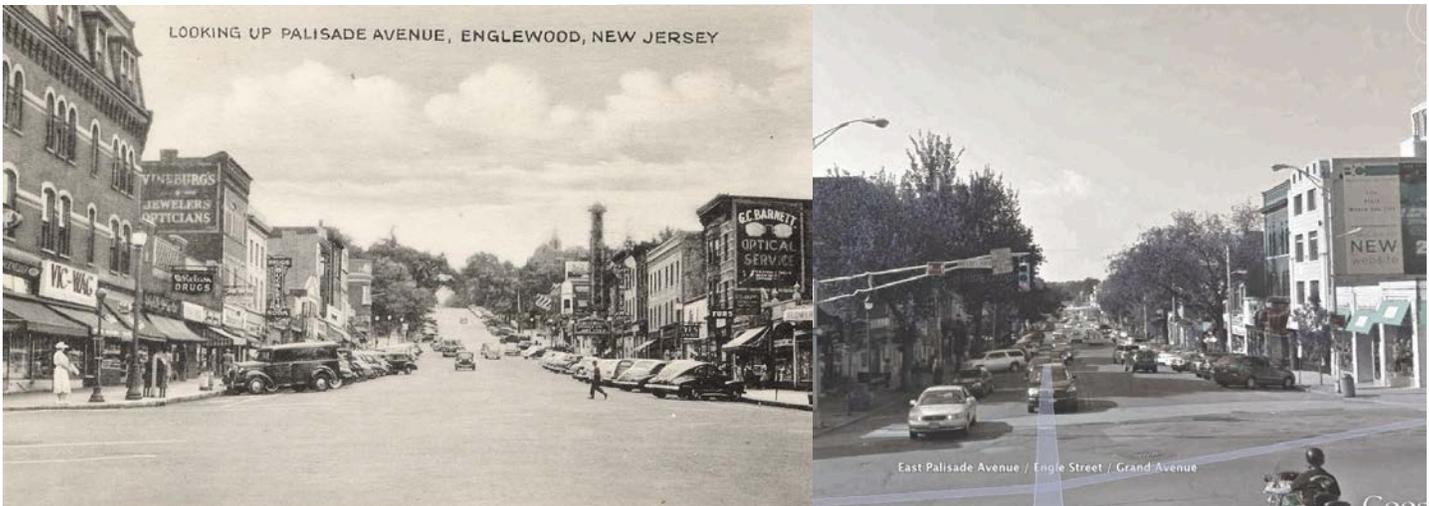


Figure 26: View of Palisade Avenue, Past (left) and Present (right)

Downtown’s handsome buildings and pleasant streets create a setting for shopping, dining, culture, commerce and fun. Increasingly, the area is becoming a place to live, as more downtown housing becomes available. Downtown streets have a special character. The wall of historic and contemporary buildings lining the streets provides an outdoor room that, combined with the variety of shops and display windows, offers a visually engaging walking experience. Street trees and planters provide visual interest and shade, and are particularly inviting in the warm seasons. And the wide sidewalks accommodate leisurely strolls and outdoor dining. But there are gaps in these amenities on Palisade

Avenue and adjoining side streets that break up the continuity of the downtown district and streetscape. Outdoor dining is clustered in the downtown core, referred to above as restaurant row.

Downtown is a civic and cultural center as much as it is a regional shopping destination. City Hall is located in downtown, and few doors down is the Bergen Performing Arts Center. The supermarket is a *de facto* center of the community because it is the one place that “everyone” in Englewood frequents. Just behind the market plaza is a park.

## Land Use Patterns

There are several identifiable sub districts within downtown. The first is East Palisade Avenue from Grand Avenue to Van Brunt Street, where the numerous restaurants and retail stores serve residents and visitors.

The second sub district is Palisades Court, located one block north of Palisade Avenue between Van Brunt Street and William Street. Anchored by the Shop-Rite, this block includes many other small and medium-sized chain office supply store, apparel stores, and eateries. Since Shop-Rite is the City’s only supermarket, this draws many local residents as well as people from outside of the City.

Between these two areas are City Hall and the BergenPAC on Van Brunt Street. Attracting over 250,000 visitors a year, the Bergen PAC generates the largest number of visitors to downtown Englewood. On the opposite side of Palisade Avenue, the Englewood Town Centre residential development was constructed in 2008, with 172 units, a structured parking facility, and ground floor retail. The third sub district is West Palisade Avenue and its cross streets. This location is significant in American History. A Liberty Pole erected here in 1766 celebrated repeal of Stamp Act and later, the crossroads site was a landmark in the path of Revolutionary era armies. Today, restaurants, some upper floor offices and several retail operations line the street to Monument Circle and Liberty School.

### SNAPSHOT: DOWNTOWN NOW

Downtown Englewood has experienced changes in its retail environment over the past several years. An influx of national retailers accompanying the development of Palisades Court and more recent residential development resulted in the displacement of locally-owned retailers. Subsequently however, some of the Englewood’s national franchise tenants did not renew leases and relocated. Mirroring that global business trend, “the nationals” have left many downtowns in favor of locations that offer longer hours and larger customer volumes. In many cases, these locations benefit from national “big box” anchors who attract consumers to the area. While locally-owned businesses have returned to take their place in many cases, attraction of the downtown provided by the more prominent retailers has diminished with their exodus. Restaurants remain a strong attraction. Another retail niche that has remained strong is automobile dealerships, many of which sell luxury makes. These dealerships continue to draw customers from throughout the region, including Manhattan, to the downtown area. Due to the Bergen PAC and related arts activities, downtown Englewood benefits from the attraction of the regional arts and performance market.

With its retail future in the balance, downtown Englewood must now find ways to reinvent itself as a destination that appeals to both residents and visitors. Fortunately, several key market opportunities exist for expanding economic activity in downtown Englewood and capturing its potential for growth. These include:

1. Growing the underlying local market for retail and services.
2. Increasing capture of that local market.
3. Continuing to benefit from regional markets already drawn to Englewood by restaurant activity, the arts, health care institutions, and the large high-end automotive segment.
4. Further exploiting regional markets through the addition of facilities and activities that expand this regional draw.
5. Expand arts and cultural offerings. Expand cross-marketing and all-season programming promoting a varied – and fun, downtown experience.

## Downtown: Issues & Trends

### Business & Retail

As with most towns across the country, the composition of downtown businesses has changed over the years. Smaller, family-owned shops have closed and been replaced by regional and national retailers. The character of downtown's retail offerings has been changing over the past few years as several larger retailers, including national chain stores, have left to seek more competitive locations. Local stores, boutiques, and restaurants have taken their place, and the restaurants generally have been popular in drawing people to Englewood. However, national retailers serve as recognizable anchors and occupy highly visible storefronts, so their absence does pose a challenge to the downtown Englewood's success as a local and regional shopping destination. According to the City's Chamber of Commerce, Englewood's strongest niche is in women's upscale fashion, weddings, and home furnishings and improvements.

#### SNAPSHOT: DOWNTOWN NEXT

Key market opportunities exist for expanding economic activity:

##### – Growing the Local Market

Primarily, growing the underlying local market involves increasing the number of downtown residents who will frequent and support existing and presumably future downtown businesses by developing new downtown housing options. The likely target market will be younger professional singles and couples, as well as empty nesters looking to downsize, seeking housing near shopping, dining, culture, and convenience services.

##### – Increasing Market Capture

Downtown Englewood has a significant array of retail offerings, but there appear to be opportunities to further capture the market of local residents by expanding its supply as well as introducing additional non-retail amenities to the downtown. Local market residents typically seek nearby locations to purchase 25 to 30 different categories of every day goods and services. In a densely integrated urban setting, such as this portion of Bergen County, multiple locations will compete for this local market.

##### – Benefitting Further from Existing Regional Markets

The hospital, Performing Arts Center, restaurants, and high-end automotive niche are already drawing a significant regional market to Englewood from outside communities. However, opportunities exist to attract a larger portion of this market. This would benefit existing and future downtown retailers.

##### – Growing the Regional Arts Audience Base

Bergen Performing Arts Center has made Englewood a regional destination for the arts, with several live shows and performances a week. The number of visitors and annual shows will continue to grow. Downtown also has numerous art galleries. There are numerous additional opportunities to grow arts-related retailing businesses in Downtown. Some strategies are outlined in this Master Plan.

A unique asset of downtown, although also located in other parts of the City, is its collection of car dealerships. Luxury car dealerships predominate, although there are dealerships selling more mainstream models. The dealerships draw customers to Englewood from across the region who have significant spending capacity to make purchases in downtown. This cluster of car dealerships raises Englewood's awareness in the region as "the" place to buy high-end vehicles.

Downtown property values have, on average, been increasing over the past decade, which has resulted in higher rents, a contributing factor in the recent turnovers and longer vacancies. The most recent change is the closing of two popular apparel stores. One was a result of downsizing and the other was a preference for the longer hours and managed environment offered at a shopping mall. Shopping malls provide promotion, longer hours and high-volume consumer traffic. In late 2012, there were 23 vacancies out of about 250 downtown shopfronts with a concentration of vacancies along South Dean Street.

### Traffic & Parking

The City's traffic downtown has increased due to the success of the

commercial stores, recent redevelopment and parking issues. Increased business activity in downtown has caused road and parking demand to exceed capacity during peak hours, particularly with respect to on-street parking. Compounding the congestion, a freight train maneuvering along the CSX right-of-way, serving a nearby industrial enterprise, blocks traffic for as long as 20 minutes during peak hours. Roadway capacity is dramatically diminished during these times. It is critical for the City to minimize or eliminate the blocking of traffic by freight rail. Further complicating traffic conditions are the tractor trailers that block an entire lane of traffic along South Dean Street while making deliveries to the same business served by the freight rail.

Parking might be the most vexing issues for business owners and customers in downtown. Access to affordable, nearby parking is essential for both customers and employees of downtown businesses. The timing and pricing of on-street parking meters must be calibrated appropriately to manage the use of this scarce resource, giving customers enough time to take care of their business while placing limits so that spaces are turned over for other customers. Parking meters are typically not timed and priced to accommodate employees, who generally work shifts that far exceed the one to three hour limit of most on-street spaces in a downtown. Nevertheless, in Englewood, customers and employees compete for the same on-street parking spaces. Employees continually feed the meters during their shifts. Englewood has a downtown-parking garage, but it is not utilized frequently in part due its perceived high cost. A monthly permit costs \$60.00, and for customers the rate is \$0.50 for the first hour and \$1.00 for each additional hour. The City has a map of parking areas in downtown.

Furthermore, downtown meters are timed for 1 hour, which downtown business owners report is not long enough for their customers to complete their transactions without having to feed their meters again. This, combined with aggressive enforcement, makes for an environment unpleasant for customers.



Figure 27: Parking in Downtown Englewood

## PARKING DOWNTOWN

It is important to manage downtown's parking resources so that they are accessible, safe, easy to locate and so that their rules are easy to comprehend. Calibrate the use of downtown's parking resources so that it balances customers' needs for sufficient time to complete their business with the need to encourage turnover at an appropriate rate. The following strategies will help manage parking:

- Discourage employee parking at on-street meters. Business owners and employees should utilize off-street parking.
- Develop and promote a comprehensive shared parking ordinance.
- Promote the use of the municipal parking garage and all municipal lots through clear maps, flyers, directional signs, and incentives.
- Study utilization of the downtown parking garage. Conduct a baseline study to determine usage by day and hour. Anticipate future utilization after Hudson-Bergen Rail service is restored. A second downtown parking garage on the parcel across Van Brunt from BergenPAC would serve downtown and help to preserve availability of short-term spots supporting Avenue businesses as well as evening performances.
- Re-time meters on Palisade Avenue so customers can park for up to 1.5 or 2 hours at a time as opposed to only 1 hour. Document change in business activity and parking patterns.
- Consider creating a new municipal lot on the west side of William Street just south of West Palisade Avenue. This particular block does not have as much convenient parking as others.
- Seek opportunities to improve the connection between the municipal parking garage and Palisade Avenue. This might include a vehicular connection to the garage from Palisade Avenue or new development with storefronts facing onto this connection. While the number of parking spaces is currently sufficient, this might not sufficient if a new train station is built. Should more parking be required, the garage might need to be expanded.



There are three parking options available in the downtown district: on street metered parking, surface lots and a parking garage. According to a 2009 parking study prepared by Remington and Vernick, there are 607 on-street, metered spaces and 1201 spaces available among five surface lots and a new, public parking garage located on South Dean Street and E. Englewood Avenue. Currently, restaurants are the only new businesses that are *required* to provide off-street parking, other than the Palisade Court development, which is in its own CBD-3 district. If new businesses cannot provide off-street parking, the Planning Board or Zoning Board of Adjustment may require them to lease parking spaces at the garage. Merchants and employees currently lease approximately 200 garage spaces on a monthly basis.

According to the 2009 parking study, the downtown has sufficient on-street and off-street parking to accommodate the downtown businesses and customers. However, the use of metered on-street parking by business owners and



employees occupies spaces that could be used by patrons. This gives the impression that there are insufficient spaces and requires patrons to park at a distance from shops even for short trips. The 2009 study recommended that business owners and employees use the lots or the garage for parking, that the time limit for the on-street meters be reconsidered, and that their rates be increased. Anecdotal reports indicate that employees are still parking on the street and that there is still a perceived parking shortage. (Note: the Circulation Element will have a more detailed discussion on parking and traffic.)

### Parks & Open Spaces

The parks and open spaces within and adjacent to downtown could be a key part of revitalizing downtown Englewood. Veteran’s Memorial Park is the largest gathering place downtown and is the site of a community farmer’s market. A 9/11 monument was installed and dedicated in 2013 and new amenities such as trees and benches were added to the park. Located just north of Palisade Avenue, the park includes a large green around the former train station, which the BergenPAC is leasing and converting into educational performance space. Perhaps new activity at the former train station will attract more visitors to the park.

Located south of Palisade Avenue, Mackay Park (see Figure 28) is several blocks from downtown. Marked by an historic gateway on Englewood Avenue, Mackay Park offers numerous recreational opportunities.

### Bus Service

NJ Transit bus lines circulate through the City, primarily during commuting hours and on Saturdays. The City should work closely with NJ Transit to find ways to improve existing regional transit by optimizing the schedule, including extending the service into the late night to better support a more vibrant downtown.

### Downtown Management

Englewood’s downtown is a Special Improvement District (SID). Properties are assessed a fee based on the square footage of commercial space. This supports the activities of the SID. SIDs often use the funds for sidewalk cleaning, security, marketing and promotions, and other activities to benefit businesses. The Englewood Economic Development Council (EEDC) manages the Downtown SID.



Figure 28: Mackay Park is located just south of downtown. The historic gatehouse is pictured here (photo taken from Bennett Road)

The mission of the Englewood Economic Development Corporation (EEDC), a private, non-profit entity established by the City in 1986, is to attract, retain and grow businesses and jobs throughout the entire commercial sector of the City of Englewood, which ranges the entire length of Englewood, from Hudson Avenue and the Hospital in the north to the burgeoning Englewood South commercial sector along Route 4.

To fulfill its mission, the EEDC uses the expertise of its trustees and professionals to work closely with City officials, the Englewood Chamber of Commerce, and the City's business and non-profit communities to develop and execute strategic plans that focus on improvement of the City's economic base and the enhancement of its business environment.

During the last 25 years, the EEDC has also served as the District Management Corporation for the Special Improvement District (SID) encompassing most of the Englewood downtown. In this role, the EEDC acts as the steward of the SID fees collected annually from downtown property owners on a per square footage basis. These funds are used to undertake projects that the City does not have the capacity or expertise to undertake, including capital investments in infrastructure and marketing plans.

During the last two years, a newly reinvigorated EEDC has taken a lead role in conjunction with the Mayor's Office in advocating for the extension of the Hudson-Bergen Light Rail into Englewood. The forthcoming Mayor's Light Rail Commission joins the EEDC along with the Mayors of several other Northern Branch line municipalities to monitor the progress and the impacts of Light Rail. The EEDC has also undertaken the redevelopment of the former Bennett Studios as a venue for a greatly expanded BergenPAC Performing Arts School, and the introduction of public high-speed Wi-Fi Internet access within the commercial district. Current projects include rehabilitation of the Downtown streetscape, modernization of management of downtown parking and traffic flows, and implementation of a comprehensive business recruitment marketing program that includes concrete steps to enhance and publicize Englewood's business-friendly environment. The EEDC is also in the process of developing a reservoir of knowledge and expertise that will allow it to take a prominent role in stimulating the ambitious commercial redevelopment projects envisioned by this Master Plan.

## Downtown Objectives, Strategies, Actions

As with many communities, Englewood's downtown continues to be challenged by competition from shopping malls and online retailing. However, there has been a resurgence in downtowns nationwide because of a renewed interest in the cities large and small as places to both live and work. Young people seek urban environments where shops, employment, fun, and transit are all close by and part of the community experience. The baby boomer generation is also adopting City living. Empty nesters and retirees are finding that urban places offer a lively, social, and walkable lifestyle. Now is a good time to accommodate these positive trends and to plan proactively for downtown Englewood.



Figure 29: These photos compare the central main streets of several thriving New Jersey downtowns. Englewood's Palisade Avenue is quite wide in comparison to the height of buildings that front the street. The large numerals next to the images above represent the ratio of street width to building height. Palisade Avenue has the lowest ratio compared to the other similar-sized cities, where buildings are generally taller and the main streets narrower.

### **D** Objective 1 **RETHINK DOWNTOWN ZONING & REDEVELOPMENT**

Promote redevelopment in downtown that accommodates new businesses or business growth, adds jobs, increases services, creates more upper-floor residential opportunities, and generates more pedestrian activity on the street. Future projects should be sited and designed to enhance economic activity day and night while also respecting and complementing the traditional form and scale of downtown's blocks.

**D1.1 Rename CBD districts as “D” for “Downtown”.** As downtown Englewood is a mixed-use downtown, the term “Central Business District” should be replaced with “Downtown,” which more accurately portrays the activity in this part of Englewood. Zoning regulations should be updated to reflect a Downtown as a place that hosts a mix of uses, where over-the-shop offices, apartments, and condos are permitted and encouraged as by-right uses.

**D1.2 Develop design guidelines** to guide the form, massing, and aesthetic qualities of redevelopment and corresponding public realm improvements. Design guidelines would include: maintaining a “build-to” line in downtown and promoting active, transparent street-facing facades and streetscapes along both Palisade Avenue and adjoining streets. Guidelines could be expanded to include specifications for sidewalks, crosswalks, and landscape.



Figure 30: An active, vibrant downtown will attract new downtown residents that support Palisade Avenue businesses, bringing new revenue as well as a broader and more sustainable range of shops and services to Englewood

**D1.3 Redevelop the Lincoln School** and firehouse sites for residential and office, and/or arts-related uses at a dimension and scale that complements both Palisade Avenue the adjacent Englewood Avenue residential neighborhood. The development will recapture public investment in the property and should result in William Street façade(s) and streetscape features that make it a beautiful link between Englewood’s main street and Mackay Park.

**D1.4 Transform the West Palisade Gateway** Development around Monument Circle should complement and enhance the beauty of this Englewood landmark and its position as the western gateway into downtown. It should result in greater pedestrian activity and commercial activity that increases the vitality of West Palisade Avenue.

*D1.4a Develop a long-term plan for the Liberty School* that could include government functions, community and recreational activities, arts-related uses, and/or offices. The Liberty School building—especially the original central section—is an iconic, historic structure that is a Gateway to the downtown and a West Palisade landmark. If economically feasible, this building should be preserved and rehabilitated.

*D1.4b Rezone the corner of West Palisade Avenue at Tenafly Road* from SBD to CBD-3 to permit first floor offices and to accommodate larger-scale mixed-use projects that generate pedestrian activity and stimulate more commercial activity.

*D1.4c Rezone SBD properties* to promote a downtown gateway from the west.

- The block bounded by Bennett Road, West Englewood Avenue, Elmore Avenue, and Lafayette Avenue should be rezoned to a new **Downtown Gateway (D-G)** district that includes uses such as offices, which will bring jobs and add pedestrian traffic to downtown. Where Lafayette Place and West Palisade Avenue converge, just west of Brookway Avenue, commercial uses are knit together in an urban village setting. The

buildings are close to the street on small, narrow lots, and the scale and materials of the buildings are similar to nearby residences.

- Rezone existing SBD-3 between Lafayette Place and properties along Englewood Avenue to **Neighborhood Commercial (N-C)**. Commercial uses further north towards Palisade Avenue are more auto-oriented, with front yard parking lots and one-story flat roof buildings. Several of these properties show signs of neglect over the years. Wides Corner should maintain a residential feel, with limited commercial goods and services. The N-C zoning would to maintain the small-scale commercial development that fits within the residential character of the corridor. Design guidelines should be developed to require new buildings to be held to the street line, with parking provided on side or rear yards.

**D1.5 Rezone SBDs near downtown** to promote downtown gateways from the north and south. Several SBD zones around downtown should be rezoned to a new district called **Downtown Gateway (D-G)** that promotes signature redevelopment at entry points to the City's downtown district. The quality of new development and amenities should reinforce Downtown Englewood as a walkable, regional destination place; a vibrant public realm; and a City rich in cultural heritage. Key design principles include buildings sited close to the street, active a ground floor facades, and streetscape amenities. Redevelopment in this district would include high-value construction that provides jobs, residents, civic and arts-related uses to augment the arts and retail uses of the downtown core.



Figure 31: A new district, **Downtown Gateway (D-G)**, is proposed that promotes signature redevelopment at entry points to the City's downtown district. The west end could permit first floor offices with provisions to accommodate larger-scale mixed-use projects that generate pedestrian activity, grow employment, and stimulate more commercial activity.

*D1.5a Rezone existing SBD-2 along North Dean* from Demarest to Hamilton (this includes the TD Bank outside of the CBD) to **Downtown Gateway (D-G)**. This area has recently been developed with both urban and suburban style development. Higher density and buildings located closer to the street will signal the arrival of downtown from the north and draw foot traffic. The D-G zone would permit additional density and create more active street frontage over time.

*D1.5b Rezone existing SBD-4* properties along Englewood Avenue to Downtown Gateway. Properties on the north side of Englewood Avenue, between Van Brunt Street and Grand Avenue, abut the downtown district to the north and form both an edge and entry to downtown, as well as a transition to the industrial area to the south. Anchoring this area on the east and west side are two recent redevelopment projects: Englewood Town Centre and the City garage and shops, respectively. Infill redevelopment should complement the public

and private investment of these projects at a similar scale and quality of materials. These properties should be rezoned to the new **Downtown Gateway (D-G)** district.

**D1.6 Consider new development along East Street** Capacity exists within surface parking of the block bordered by West Palisade Avenue, East Street, North Dean Street, and Depot Square to create a new structure that could “fill in” this core area of downtown.



## Objective 2: ARTS, CULTURE, & INDUSTRY GENERATE ACTIVITY DOWNTOWN

Programs and facilities involving arts, culture, and industry can attract more residents and visitors to downtown, thereby improving sales at local business, enhancing civic pride, and creating a more distinctive identity for downtown. Englewood is a diverse community with intelligent, creative, and industrious residents. It also happens to be located next to one of the world’s artistic, cultural, and economic capitals. In the realm of arts and culture, Englewood has several galleries, organizations, schools offering classes for adults and children, and a large regional performing arts center and school. Artists live and work in Englewood as do associated professionals such as architects, illustrators, and graphic designers. “Industry” in the title of this objectives refers to both entrepreneurs and existing commercial businesses—many of which are located in South Englewood—that involve creative services or the design, production, and distribution of products. Linking “industry,” along with arts and culture, with downtown can create unique and creative opportunities for revitalization.

**D 2.1 Create a downtown economic development strategy** focused on arts, culture, and industry that are to be implemented through programs, marketing, branding, and real estate ventures. The EEDC should lead this effort. The following are several recommended key elements of this strategy:

*D 2.1.a Partner with the Chamber of Commerce* and other groups to engage key stakeholders and residents to develop the strategy.

*D 2.1.b Consider creating an arts district* and designating North Van Brunt Street as Englewood’s “Avenue of the Arts,” with a focus on arts-related uses and programming in addition to supportive businesses such as restaurants.

*D 2.1.c Consider repurposing City Hall* as an arts/culture/industry venue to further the “Avenue of the Arts” concept and complement the BergenPAC, the anchor institution. Identify nonprofits and other organizations that could underwrite activities and uses such as arts instruction, product showcases, studios, and galleries. Visual arts installations, workshops, and showcases would complement the existing performing arts venues.

*D2.1.d Create programs to draw attention and interest to downtown.* Consider “pop-up retail” to showcase Englewood-made products and programs whereby landlords lease vacant storefronts and/or interiors to artists, entrepreneurs, or Englewood South businesses on a short-term basis at a discounted or nominal rent, with the aim of creating vibrant window displays and/or activity within a vacant space through Englewood-made arts and products.

*D2.1.e Create a public art program* rooted in local culture and heritage that encourages a wide variety of project types that engage people, animate buildings and public spaces, and connect important destinations. The City Library, Depot Square Park, West Palisade Avenue, and side streets linking downtown with parks, public spaces, and parking lots are all potential locations to draw pedestrian traffic. The side streets leading from downtown to Mackay Park could host a series of public art pieces that draw pedestrians from Palisade Avenue to the historic Mackay Park gateway. The Library, BergenPAC, Flatrock Brook Park and other Englewood institutions could collaborate to establish a city-wide public art program.

*D2.1.f Improve cooperative marketing* within downtown to attract more local and regional visitors and customers. Encourage businesses to undertake cross promotions. For example, downtown businesses should consider promotions with local car dealerships, which draw many people from across the region, or create incentives for new residents in Englewood South to shop and spend time in downtown.

*D2.1.g Partner with BergenPAC.* Most PAC visitors spend money at area shops and restaurants. An estimated average of \$50\* spent per visitor beyond performance tickets generates an economic impact of more than \$7,500,000 per year through the ring of cash registers in downtown. Acknowledging the importance of this landmark venue to downtown's future viability, Englewood should consider how to ensure the institution's fiscal health and position as a cultural destination. There are many models of partnerships between local government and anchor venues in which the public takes over the physical operation of the facility, enabling the non-profit entity and its professional staff to focus on running a dynamic cultural arts and entertainment program. *\*Tracking similar spending habits for Broadway audiences showed that each visitor spends an average of \$93 in purchases on dining and other experiences ancillary to the main event.*

## **D** | Objective 3: GREAT STREETS

Storefronts and streetscapes play an important role in the vitality, character, and function of downtown. Buildings lining the street provide a sense of enclosure while their transparent storefronts present their products and services to customers. Shade trees and benches create a visually appealing and comfortable environment in which to walk, shop, and sit. Lighting enhances the sense of safety and illuminates streets and sidewalks for nighttime commerce. Palisade Avenue is without a doubt Englewood's "main street." Palisade Avenue, however, operates within a network of streets to carry people and cars through downtown. Palisade Avenue is an active retail street with vibrant storefronts, transparent facades, trees, lights, and other streetscape amenities that support customers.

**D3.1 Maintain and improve streetscapes.** Maintain a unified streetscape along West and East Palisade Avenue with consistent street trees, benches, trash receptacles, and lighting. Identify gaps in the streetscape that require immediate improvements. Improve the streetscapes of downtown's side streets, especially those that connect to parks, parking areas, and other destinations, to promote safe, pedestrian-friendly circulation.

**D3.2 Better regulate transparency of ground floor storefronts** to create a more pedestrian-friendly experience by reducing long, blank walls and improving overall perception of safety, especially along side streets adjoining Palisade Avenue.

**D3.3 Engage Businesses** . Places that engender caution, fear, boredom or irritation will be avoided by potential customers. Englewood property owners and business operators benefit when downtown streets, parking lots and connecting alleyways create a retail environment that rewards exploring and casual strolling. Downtown businesses, the EEDC and the City can help by establishing guidelines for sidewalk access and maintenance and can also commission or encourage public art projects that enliven, connect, and/or illuminate downtown spaces.

## **D** | Objective 4: IMPROVE MANAGEMENT & VISIBILITY OF PARKING

Manage downtown's parking resources so that they are accessible, safe, easy to locate and so that their rules are easy to comprehend. Calibrate the use of downtown's parking resources so that it

balancing customers' needs for sufficient time to complete their business with the need to encourage turnover at an appropriate rate. Englewood has on-street and off-street parking resources, but they are not being used efficiently and, as a result, customers are frustrated and businesses are suffering. The proper management, visibility, marketing, and calibrating of rules are critical for optimal usage.

**D4.1 Discourage employee parking at on-street meters.** Through incentives and/or penalties, encourage business owners and their employees to utilize the City's off-street parking resources.

**D4.2 Promote the use of the municipal parking garage** and all municipal lots through clear maps, flyers, directional signs, and incentives such as discounts for getting a parking ticket validated by a local business. Explore the possibility of acquiring property to enable a more hospitable connection between the garage and Palisade Avenue shops.

**D4.3 Utilization study for the downtown-parking garage.** Conduct a baseline study on the usage of the garage to determine usage by day and hour.

**D4.4 Re-time meters on Palisade Avenue** so customers can park for up to 1.5 or 2 hours at a time as opposed to only 1 hour. Study the impact of this change on customers and business owners.

**D4.5 Consider creating a new municipal lot** on the west side of William Street just south of West Palisade Avenue.



Figure 32: The walkway connection to the parking garage.

## **D** | **Objective 5: IMPROVING UTILIZATION OF PUBLIC SPACE DOWNTOWN**

Public spaces within and adjacent to downtown are important resources. They enhance civic life by providing opportunities for socialization, recreation, and relaxation. A well-designed, functional, and accessible public space can help revitalize downtown. The largest public spaces in and near downtown are Mackay Park and Veteran's Memorial Park.

**D5.1 Manage/activate public spaces in downtown** through arts, cultural, recreational, and entertainment programming to draw more people to downtown.

**D5.2 Program Mackay Park and Veteran's Memorial Park (Depot Sq.)** with arts, recreation, and entertainment activities as an extension of downtown. Install wayfinding signs direct

downtown to the parks. Identify appropriate lighting and safety investments to encourage more recreational activity.

**D** | **Objective 6: A TRANSIT-ORIENTED FRAMEWORK FOR LIGHT RAIL**

NJ Transit is presently studying the return of rail service to the Northern Branch Line as an extension of the Hudson-Bergen Light Rail (HBLR) from 85th Street in North Bergen along the Northern Branch to Tenafly, New Jersey. The study contemplates station service for the communities of Englewood, Leonia, Palisades Park, Ridgefield, Fairview and North Bergen. Three rail locations are evaluated in *Traffic & Parking Study: City of Englewood Central Business District (2008/2009)*: Engle Street near the Englewood Hospital, the Palisade Avenue area in downtown, and a new light rail station on Brookside Avenue, just south of Route 4 (see Figure 34). Specific City policies and concerns are outlined elsewhere in this document. Additionally a letter from the City signed by the Mayor, to NJ Transit on February 21, 2012 presents the City's position on key aspects of the light rail extension plans. This letter is attached to this Master Plan as Appendix C.

**D6.1 Near-Term: Retain zoning.** Since funding is not yet secure, and the timing for initiating service on the line is not known, zoning and uses in the vicinity of the proposed station area should probably remain unchanged.

**D6.2 Near-Term: Plan infrastructure** improvements. Though reinstatement of passenger service may be years off, Englewood will evaluate present street and block pattern within 1/4 mile of each potential station, and will anticipate improvements that will be needed to expand access and parking needs and to support transit-oriented development.

**D6.3 Near-to-Mid Term: Develop TOD zoning** framework. The parameters for a TOD zoning district or zoning overlay can be developed and consulted if development proposals at variance with zoning are brought forward in the interim. It is likely that provisions for the TOD district would establish an active, walkable, compact mixed-use neighborhood; guiding the mix of desired uses, parking arrangements, building height and frontage, and site design standards.

**Measuring the Economic Impacts of the Arts**

Today, Downtown Millville, NJ's storefront vacancy is less than 10% with a total of 140 businesses in the Glasstown Arts District (see case study on next page), plus two historical institutions and five government and non-profit agencies for a total of 147 businesses / employment entities (see case study on next page). Since 2000, 123 new businesses have opened.. Market rate property values have almost tripled on small- to mid-size buildings and have doubled on large buildings. In gauging the economic impacts of arts districts, analysts typically try to answer the following types of questions through economic models:

- How many direct, indirect and induced jobs are created?
- How much direct, indirect and induced economic activity have the districts generated?
- How much tax revenue have the districts generated?
- How much in tax revenues has not been realized due to tax incentives, and how does this affect the aggregate tax impact?

Millville's Glasstown Arts Districts reports the following economic impacts through business and job creation between 2000 and 2012:

- Net Businesses Created = 82
- Businesses Expanded = 28
- Net Jobs Created = 387
- Private Investment in Purchase & Construction = \$14,417,250
- Private Investment in Building Rehab/Construction = \$24,025,493
- Public Investment in Rehab/Construction = \$6,025,234

**D** | Objective 7: **DOWNTOWN MANAGEMENT**

Several organizations and entities have vested interests in downtown. The Englewood Economic Development Corporation (described on pages 47-48) and the Chamber of Commerce are two primary ones. A special improvement district (SID) exists in downtown but there is no “Downtown Manager.”

**D7.1 Consult the EEDC and Chamber of Commerce** for City decisions that impact downtown.

Downtown needs resources and an operational component of its own; implementation of joint consideration of decisions affecting the downtown should help to facilitate this.

**D7.2 Consider expansion of the area of the SID** southward to Englewood Avenue to include the block bound by Palisade Avenue, Englewood Avenue, S. Van Brunt Street, and Humphey Street. Also consider expanding it to the west to include the Lincoln School.



Figure 33: View of Memorial Circle, or “West Palisade Gateway” (looking south on Tenafly Road)

## CASE STUDY: Millville, NJ—The Art of Downtown Revitalization

The City of Millville, NJ demonstrates how using “the arts,” broadly defined, as a focus of economic development and redevelopment, can successfully revitalize a downtown and benefit the municipality. Located along the Maurice River in Cumberland County, Millville has a population of 27,000. Glass manufacturing began in the mid- to late-1800s in the region, taking advantage of South Jersey’s abundant fuel wood, silica, soda ash, and sand deposits. The Wheaton Company started making pharmaceutical bottles in a glass factory in Millville. Today, one of Millville’s most well-known destinations is Wheaton Village, the Museum of American Glass, whose purpose is to preserve the history of American glassmaking. Several glass-related companies still exist in and around Millville. Downtown Millville during the 1970s to the late 1990s had many vacant and deteriorating buildings, and by 2000 it had a 50% storefront vacancy rate. In 1999 City stakeholders started collaborating to improve downtown. After significant research and outreach, they determined that “the arts” would be the catalyst, linked with Millville’s glass-making heritage. The stakeholders also considered creating an arts district. A market feasibility plan was conducted, followed by the adoption of a local ordinance defining an arts district overlay zone. This zone designated a 12-square-block area an arts district, encouraging the development of arts and art-related businesses and residences on the upper floors of commercial buildings. An arts district marketing and branding plan was created. Called Glasstown, the arts district’s mission is to “further the development and growth of the downtown and riverfront ... and to establish and maintain an arts district to benefit the community and foster revitalization.”

### Leveraging Funds, Creating Incentives & Marketing to Grow an Arts District

The City of Millville passed a local bond issue to finance a cultural center and public improvements in the arts district. This Glasstown Arts District is anchored by the Riverfront Renaissance Center for the Arts. The district features a Pioneer Artists Program that provides up to \$5,000 in low-interest loans to relocating artists and artisans. The City requires artists who receive “pioneer artist” grants to paint murals and engage in beautification activities in the City’s neighborhoods. Rest-stop brochures and radio and TV ads are used to promote the District. Grants provide one-to-one matches to upgrade facades. UEZ funds have contributed to façade improvements, waterfront development plans, streetscape improvements, business development loans and the Riverfront Renaissance Center for the Arts, which is the heart of the arts district. A marketing campaign has been funded largely through state grants, including several from the NJ State Council on the Arts.

Glasstown Arts District has an active programming arm. Key events include the month of June, which is Artists’ Month, during which every weekend special events take place. The Riverfront Renaissance Center for the Arts, a public gallery and education center that focuses on fine arts. Throughout the Arts District, there are many private galleries offering original paintings, ceramics, mosaics, etc. There are also numerous restaurants, cafes and pubs and a 700-foot river walk with beautiful views of the Maurice River.

### How Does Millville’s Example Inform Possibilities for Downtown Englewood?

While Millville and Englewood have approximately the same population, Englewood has the potential to draw more people as visitors, residents, or artists because it is in a dense part of the state that is served by public transit. Furthermore, it is located close to New York City, where there are many talented artists who might be looking for more affordable space but who want to be near New York ... Englewood is not “starting from scratch.” It already has a large performance venue in addition to several arts galleries and arts-related businesses. Downtown already has destination stores and restaurants that would complement and support an increased arts presence. Therefore, Englewood does not necessarily have to make as intense a capital investment up front as Millville did to develop arts venues, supportive real estate, and undertake ground-up public improvements.



## S Englewood South



Englewood possesses a unique and interesting district that evolved after the 1950s, housing a range of production, distribution, and service businesses. Wedged in between the Van Brunt, Dean, and Grand corridors and extending to the southern limits of the City, this district developed along the freight rail line and around access to I-95 and NJ-4. This area is comprised of older industrial buildings, warehouses, and offices co-mingled with new multi-family housing complexes, a major hotel, and single-family houses.

There is a wide range of businesses in this district. For example, located here are: the executive offices and distribution center for a ladies intimate apparel manufacturer; a branding and marketing firm; a manufacturer of mannequins; and a medical supply company. Businesses generally fall into one of four categories: 1)

Auto-related services, 2) Medical supplies, 3) Manufacturers/distributors, 4) Creative professionals.

The auto-related businesses complement the auto dealerships, while the medical supply companies serve, at the least, Englewood Hospital and the City's many medical offices. So there is some symbiosis within the district and with entities outside of the district.

One of the important contributions of this area to the local and regional economy is tax revenue and various types of skilled employment. Behind healthcare and retail trade, the manufacturing sector, broadly defined, is the third largest employer in Englewood. Proximity to Manhattan, in part, helps sustain demand for space in this district.

Englewood should also leverage national trends involving the growth of manufacturing in the United States, increasing employment in urban areas, and support for entrepreneurship to support and increase economic activity in South Englewood. A recent article in the *National Real Estate Investor* ("An Industrial Revolution in Class-B Real Estate," April 16, 2013) reports on trends and research in industrial space, concluding that Class-B space, which makes up much of South Englewood, are desirable to tenants for their utility and price. New industrial space is usually Class-A with high ceilings, cross-docked loading, and state-of-the-art fire suppression sprinklers and lighting. These new facilities, however, command premium rents. The article cites research that Class-B buildings have a high retention rate and that it is a misconception that these spaces are obsolete. The article concludes: "today and for the foreseeable future, class-B properties will continue to provide an important supply component in meeting the demand for industrial space as the new industrial revolution gains momentum."

Englewood should proactively work to support and improve South Englewood. A coordinated approach to public and private improvements can, over time, significantly improve existing conditions and attract new investment. These improvements might include creating better transitions between industrial uses and less intensive uses, streamlining the permitting process, reducing parking requirements, and improving the appearance of buildings and streetscapes.

## Land Use Patterns

Englewood South refers to the broad area south of downtown that extends from Englewood Avenue to the southern municipal border. It includes office, industrial and mixed-use developments with a Light Industry (LI) or Office Industry (OI) base zoning, and PUD overlay districts. The area North of Route 4 includes a variety of large and small footprint industrial buildings used for warehouses and for manufacturing, interspersed by low-rise office and commercial uses. The PUD overlay district on Nordhoff Place includes the Brownstones at Englewood, a gym and local shops, and, fronting on Van Brunt Street, the Crowne Plaza Hotel. While buildings appear to be occupied, the overall area is marked by inadequate property maintenance and a low-quality public realm (e.g., lack of street trees, chain-linked fencing, awkward shrubbery, broken or discontinued sidewalks, and lack of adequate street lighting). Underutilized and abandoned properties on Dean Street present opportunities for redevelopment.

Another PUD overlay district is on the south side of Route 4, which is now in its final stages of development. The district includes the complete Sheffield at Englewood South, a 377-apartment complex, with ground floor shops and services. Future planned development includes a 160 room hotel, a 195 multi-family development, 270,000 square foot office building, 11,250 square feet of retail, and a 599 space parking garage.

South and west of The Sheffield are larger industrial buildings that are mostly occupied by active businesses. The scale of development south of Route 4 is larger than that north of Route 4, both horizontally and vertically. Although only one to two stories tall, the industrial buildings south of Route 4 have large floor plates. At four to five stories, the townhouse development and proposed hotel and office buildings are taller than most other buildings both north and south of Route 4. The character of this area is evolving as properties continue to be developed. While building and site maintenance is lacking on some of the industrial properties, it is not as prevalent as on the north side of Route 4.

## Englewood South issues and trends

### Industrial Land & Manufacturing

While some cities are rezoning their industrial lands for other uses, other cities are making concerted efforts to plan and selectively preserve their industrial land, recognizing that it is an important economic development resource and that industrial uses are still viable and important mix in the economy for employment. Large cities such as Philadelphia and Boston and smaller cities such as Allentown, PA are making efforts to reposition their industrial land.

While manufacturing is growing slightly in the United States, this trend might not have a significant positive impact on South Englewood, unless there was a concerted effort to revitalize this area. Given the age and compact size of many of the buildings, they might not be well suited to modern light manufacturing and large-scale distribution. However, these same attributes might make them attractive to smaller businesses or for reuse as live/work space.

### Management

Industrial parks in the suburbs are centrally managed, so they are typically clean, manicured, signed, and well lit. These services and attributes are critical for industrial parks in retaining and attracting businesses and employees. Urban industrial areas are not typically centrally managed, which means that each business is responsible for its own upkeep, security, and identity. As a result, most urban industrial areas are not as well manicured or coordinated as their suburban counterparts. This is the case with South Englewood. Furthermore, there is no business association in Englewood South to collectively represent the needs of businesses and property-owners.

## Streetscapes

A high-quality streetscape can be just as important for industrial areas as in downtown environments. Safe and easy mobility and a visually desirable environment go a long way towards instilling confidence and investment in the areas. Similarly, any deterioration in the quality of streets and public spaces sends a message of declining interest and disinvestment, further discouraging future investment. The quality of streetscapes in Englewood South is erratic between blocks and districts. Gaps in shade trees, broken or discontinued sidewalks, deteriorating facades and broken or tired fencing occur randomly throughout the area (see Figure 35). While the improvement of streetscapes, or the public spaces, is needed throughout South Englewood, priority should be given to areas such as South Dean Street because of its poor appearance and its important function as one of the major north-south streets in the City.



Figure 35: The view along South Dean Street in Englewood South

## Buffers & Transitions

Residences are located both in South Englewood's industrial districts and along its borders. While industrial areas were usually separated from residential development because of the frequent traffic, noise, and pollution, these two land uses can be good neighbors residential development and industrial activity have proven to be good neighborhoods if these externalities are addressed through zoning, land use strategies, and private investment.

## Englewood South objectives, strategies, actions

Englewood South requires a new image and redevelopment strategy that is responsive to new and emerging markets, replaces outdated infrastructure, and provides an attractive working environment. This plan outlines the following strategic approach:

- Provide new opportunities for emerging markets and industrial needs
- Re-instill the market's confidence through improved property maintenance and a more attractive public realm. Provide an attractive work environment for businesses, employees and neighbors
- Provide transitions and buffers between lower density and pedestrian-oriented areas, e.g. residential and downtown districts, and higher-density and heavily-trafficked industrial uses.

**S****Objective 1: TRANSITION AT DOWNTOWN & ENGLEWOOD SOUTH**

The properties along the north side of Englewood Avenue between Van Brunt Street and Grand Avenue comprise both an edge and an entry into downtown, as well as a transition to South Englewood. At this edge land uses change abruptly from downtown retail to industrial, with the southern portion of the Englewood Avenue frontage consisting of a medical office. From a zoning standpoint, the Light Industrial District (LI) just south of Englewood Avenue protrudes into the Service Business District (SBD), which envelopes the industrial block on three sides. The industrial uses, primarily Supreme Oil/Admiration Foods, generate significant truck and rail traffic that interferes with both the downtown and SBD districts. With undersized driveways and curb radii, the heavy tractor trailer traffic entering and exiting the Supreme Oil cross both lanes of traffic on Englewood Avenue, create safety and congestion problems for pedestrians and vehicles. The frequent rail shipments to the site creates further traffic problems by blocking traffic on both Englewood Avenue and Palisade Avenue during loading and unloading of shipments. Through rezoning, this area should evolve into a better transition between downtown and South Englewood.

**S1.1** **Review and update City's loading/unloading requirements** to strengthen regulations and their enforcement to minimize roadway and sidewalk obstructions.

**S1.2** **Rezone** the block bordered by Englewood Avenue, South Dean Street, the railroad tracks, and just north of Garrett Place from LI to SBD-4. This would permit the block to change into less intensive land uses that create a better transition between downtown and South Englewood.

**S****Objective 2: INTRODUCE NEW ECONOMIC ACTIVITY**

While large, high-value companies are generally looking for large, flexible buildings in which to house manufacturing, distribution and warehousing operations, South Englewood's small, tightly-packed buildings are advantageous to smaller-scale companies, especially those seeking proximity to New York City, but without its high rents. They could also be used for additional types of economic activity that would support the goals of this Master Plan. To expand the types of economic activity taking place in South Englewood, two specific uses should be encouraged and permitted: 1) Live-Work Space and 2) Incubator/Co-Working Space.

**S2.1** **Permit live/work space along South Dean Street** from Garrett Place to Forest Avenue. This entails creating a **Live-Work District (LW-1)** that promotes the retention of existing residential buildings, continues to permit light industrial uses, and provides public and private incentives for improvements to the public realm. The district ordinance should be based upon a concept plan that identifies redevelopment opportunities, signage and public realm improvements. Local and regional arts and entrepreneurship organizations should be consulted for input. South Dean Street is a heavily traveled corridor of industrial, commercial and residential uses that borders to the east by residential districts and to the west by primarily industrial uses. A small enclave of single family homes exists on the east side of South Dean Street from Forest Avenue to Garrett Place, with shallow lots that back up to multi-family neighborhoods. The mix of residential and non-residential uses, the proximity to neighboring residential districts, and the need for streetscape improvements make this an ideal area for low-density live-work uses. Some residents, as it enters the downtown district refer to Dean Street, as "arts alley," which is recommended in this plan for further marketing and concentration of arts-related uses. The proposed district on Dean Street would complement the "arts, culture, and industry" theme in downtown by providing live-work

opportunities. The district designation would enable conversion to live-work accommodations in both residential and industrial buildings, and continue to permit industrial uses.

### CASE STUDY: When Live/Work Districts Really Work

While, technically, any home with an office could be considered a live/work space, spaces labeled as “live/work” tend to be more work-driven in which employees and walk-in trade are permitted, and more intense kinds of work are performed than typical office work. Often associated with artists, artisans and craftsmen, live/work space has traditionally been relatively affordable. Older industrial buildings often house the most affordable live/work space. However, this can be an issue in mature, healthy real estate markets where “the numbers have to work.”

South Prescott Village in Oakland, CA is an early purpose-built live-work district. Completed in 1990, with four buildings (some existing), two courtyards, and a garden, the complex has 25 live/work rental units and four condominiums encompassing a 20,000 SF site and occupying 22,000 SF of built space. The development cost \$3 million to construct. Unique design features of South Prescott Village include:

- Fully-finished loft condominiums
- Courtyards that provide opportunities for interaction
- Full-height unit spaces that take advantage of a tall one-story building
- Exposed bowstring trusses that enliven the units and bisect the courtyards
- An existing long-span warehouse that was renovated into live/work space as part of the project
- A transitional location that mediates between residential and industrial areas

**S2.2 Create an Incubator District (LI-2)**, which adds a broader range of uses and added flexibility for dividing building spaces. An incubator is work space offered to start-up businesses by non-profit or management organizations. Incubators may provide low-cost rentable space, management training, shared office resources, and a positive work environment. Incubators are usually utilized to promote growth in a particular area or industry. For this district, the incubators should focus on business and industries that utilize Englewood’s transportation and workforce advantages and that are unique to Englewood, opening up possibilities for mentoring and future partnerships or employment. Examples of incubators include creative industries related to visual and performing artists; medical arts technology; and automotive-related services and products. This new **LI-2** district could be applied in two areas in South Englewood:

- The cluster of small, low-rise industrial buildings on Dean Street between Bancker and Honeck Street.
- The buildings along S. Van Brunt Street between Jay Street and West Forest Avenue.

**S2.3 Establish a new industrial mixed-use zoning district** for properties along Dean Street between Bancker and Honeck Streets. The proposed **IM** zone is an industrial mixed-use district primarily intended to accommodate a mix of low-impact industrial uses; including artists and artisan industrial, incubators, gallery/showroom sales and limited neighborhood-oriented commerce.

**S2.4 Permit internal divisions of industrial buildings** to accommodate incubators and smaller work spaces.

**S2.5 Review the current use of off-street and on-street parking** by Englewood South businesses. Consider revising parking requirements for uses within industrial districts.

**S2.6 Create an expedited review process for industrial uses** to reduce costs for reuse or redevelopment.

**S** | **Objective 3: REINVEST IN THE PUBLIC REALM**

To complement strategies to expand the types of economic activity happening in South Englewood, the appearance and function of the public realm in Englewood South must be improved. This includes the character and appearance of private buildings and grounds as well as streetscapes and streets. This part of Englewood should be celebrated for its industry and employment. The quality of streetscapes, buffers, facades, yards, and signs contributes to a pleasant working environment that encourages confidence and promotes new investment.

**S3.1 Develop public realm design standards** for the non-residential parts of South Englewood. Create a district design guide that showcases investments in 1) private properties involving signs, façade improvements, work yards, fences, parking areas, lighting, and private open spaces, and to 2) the public infrastructure involving street lighting, street trees, directional and identity signs/banners, and shared open spaces.

### CASE STUDY: A Managed Industrial Incubator District

Founded in 1959, the Batavia Industrial Center (BIC) is considered to be the world's first industrial incubator. With over 500,000 square feet of shared work area in six buildings, the campus-like complex leases office and industrial space ranging from 300 SF to 30,000 SF. It also offers shared office and support services to tenants.

- Since its founding, the BIC has witnessed many business success stories, including:
- A small private-label shirt-making company that moved to the BIC after a fire and grew to a multi-million dollar retail and manufacturing enterprise
- An HVAC business that started with one service van and evolved into a company with over 20 service vehicles and its own metal shop
- A struggling screen printing company that evolved into a successful business with proprietary designs
- The development of a multi-state full-service packaging company from a small 4,000 SF leased warehouse

Celebrating its 50-year anniversary in 2009, the Batavia Industrial Center continues to provide a home to many businesses and generate hundreds of jobs. Like the BIC, Englewood South is home to a complex of industrial buildings. While several are occupied by viable businesses, some are currently vacant, lending a sense of underutilization and disorganization to the district north of Route 4. A managed incubator concept applied to the industrial district of Englewood South would support and fortify the businesses that are there while working toward attracting new businesses to the area. A spirit of collaboration and entrepreneurship would be fostered through the managed interaction among different companies involved in different industries. An economy of scale would be created through the use of shared services and facilities. A variety of building configurations would attract businesses and organizations of different sizes and in different stages of evolution. Services offered by the incubator could help fledgling businesses grow. Eventually, Englewood South could once again become a lively and attractive business location due to this investment – leading to increased tax revenue for the City and new jobs for the region.

**S3.2 Review buffer and landscaping requirements** to remove or revise requirements that reduce visibility of buildings, create awkward arrangements of landscape features, or recommend inappropriate types of plantings (see Figure 36).



Figure 36: An industrial building with awkward landscaping that obscures windows and façade details

#### **S** | **Objective 4: RESET / UPDATE PUD ZONING**

Update the zoning district designation for redeveloped properties within the Planned Unit Overlay district. The City's Planned Unit Development Overlay District is almost fully developed north and south of Route 4. This includes The Sheffield development, planned hotel and offices south of Route 4, and The Brownstone development north of Route 4. The current or planned development of these properties makes the underlying industrial and office zoning unnecessary.

**S4.1 Remove the underlying zoning of the PUD** Overlay districts and replace it with a new Commercial-Mixed Use District designation that mirrors the PUD requirements, along with guidelines for future development/redevelopment, buffers, and transitions.

**S4.2 Create a new Commercial-Mixed Use District** to include the existing commercial uses across from the Crowne Plaza Hotel on South Van Brunt Street.

#### **S** | **Objective 5: A T.O.D. FRAMEWORK**

Provide a Transit-Oriented Development planning framework that anticipates future light rail in South Englewood. NJ Transit is presently studying the return of rail service to the Northern Branch Line as an extension of the Hudson-Bergen Light Rail (HBLR) from 85th Street in North Bergen along the Northern Branch to Tenafly, New Jersey. The study contemplates station service for the communities of Tenafly, Englewood, Leonia, Palisades Park, Ridgefield, Fairview and North Bergen. Three rail locations are evaluated in the Remington and Vernick 2008-2009, Traffic & Parking Study: City of Englewood Central Business District: Engle Street near the Englewood Hospital, the Palisade Avenue area in downtown, and a new light rail station on Brookside Avenue, just south of Route 4. The stations will generate new opportunities for redevelopment in a transit-oriented type of development (TOD). Since funding is not yet secure and the timing for initiating service on the line is not known, zoning and uses in the vicinity of the proposed station area should probably remain unchanged, or should be modified in accordance with the recommendations outlined elsewhere in the Land Use Element of the Master Plan.

**S5.1 Near-to-Mid Term: Develop TOD Zoning Framework.** The parameters for a TOD zoning district or zoning overlay can be developed and consulted if development proposals at variance with zoning are brought forward in the interim. It is likely that provisions for the TOD district would establish an active, walkable, compact mixed-use neighborhood; guiding the mix of desired uses, parking arrangements, building height and frontage, and site design standards.



Figure 37: A business in Englewood South adding a second floor atop its building

## N **Neighborhoods, Streets and Avenues**



NEIGHBORHOODS are the places of everyday life, family and relationships—the basis of community. A strong neighborhood is one that is safe, clean and attractive; where residents have access to local and citywide programs; and where residents, businesses and other property owners respect the privacy and quality of life essential for residential living.

Englewood’s STREETS and AVENUES are an important venue for neighborhood and regional commerce, as well as home to many City residents. The varied landscape of these diverse uses requires a strategic land use approach that accommodates the unique needs of each use type, while enhancing the overall quality of place.

### Four Wards

#### Ward 1

Ward 1 is the northeast quadrant of the City and is comprised mostly of low-density residential neighborhoods. This is the most affluent ward of the City. This area has a bucolic, suburban character with dense, mature trees; and streets often without sidewalks—sometimes without curbs. On the slope of the Hudson Valley Palisades, this area was developed later than the rest of the City as it was not suitable for commerce, or agriculture. Today, the mostly curvilinear streets are lined by large homes on wooded lawns. Where there are sidewalks, often they are on just one side. Area institutions include two schools: Dwight-Englewood School (pre-K through 12) and the Elisabeth Morrow School (preK-8). The private Englewood Field Club is located in the outer edge of the ward on Engle Street. There are several multi-family residences and commercial buildings at the western and southern edges of the Ward, along Engle Street and Palisade Avenue.

#### Ward 2

Ward 2, located in the southeastern quadrant of Englewood, has the greatest variety of residential neighborhoods. Multi-family developments are located along the edges of the Ward along Grand Avenue, Palisade Avenue, and on either side of Route 4 near the southern municipal boundary. The Ward’s low-density neighborhoods are located just south of Palisade Avenue and are similar to the first ward’s districts with large wooded lots and minimal curbing and sidewalks. The multi-family districts in Ward 2 include a variety of building types—townhouses, apartments and attached housing. Small and medium size single-family neighborhoods are located in the central portion of Ward 2. Ward 2 institutions include the Moriah School, a private facility serving over 800 pre-K to 8<sup>th</sup> graders. The Flat Rock Brook Nature Center preserves one of the last remnants of the Palisades Forest. The Center provides environmental education programs, trails and picnic area for schools and the general public.

#### Ward 3

Ward 3 lies on the west side of Engle Street in the northwest quadrant of the City. The neighborhoods are predominantly single-family, albeit a higher density than Ward 1. Commercial and multi-family

districts are located along Palisade Avenue and Engel Streets, both of which are discussed further in the Downtown and Corridor sections. The Tibbs Senior Housing Complex is located on West Street.

The northern section of Ward 3 includes older neighborhoods that have compact lots with homes closer to the sidewalk. Some blocks have houses with single-lane driveways and garages that are detached from the residence and hidden from the view of the street. Sidewalks in these areas are provided on both sides of the street, and vary in material and condition. An abundance of mature trees and the absence of visible garage doors, contributes to the unique appeal of the neighborhoods. The introduction of wide driveways or expansive garages would disrupt the character of these neighborhoods.

Ward 3 also includes a variety of other neighborhoods with their own unique characteristics. Newer, larger lot homes are located in the northwest section of the ward, and small lot neighborhoods are located just north of Palisade Avenue. An apartment complex is located on Tryon Avenue, but is located in a single-family district, rendering it non-conforming. And large, historic homes are located on Tenafly Road.

Morrow Park is centrally located in Ward 3 and within a ½ mile of most residents. There are several schools in Ward 3. Englewood's only high school, Dwight Morrow High School, and middle school, Janis E. Dismus Middle School are both centrally located in Ward 3. There are four elementary schools in Ward 2: McCloud Elementary School (4-6); Grieco Elementary School (1-3); Englewood on the Palisades, charter school for grades K-5; and St Cecilia, a pre-K-8 inter-parochial school.

#### Ward 4

Ward 4 is located in the southwestern quadrant of the City. Nearly one-half of Ward 4 is comprised of industrial and commercial uses, and the Light Industrial and Office Industry districts constitute nearly a third of the district. The majority of the residential neighborhoods are single-family districts. A striking feature of Englewood neighborhoods is the variety of housing types and lot sizes. Many of the homes also have elevated first floors, presumably due to the past flooding of nearby Overpeck Creek and Metzler Brook.

Ward 4 includes at least five multi-family developments. At least one of the developments, on Lafayette Street, is partially located in a R-E, or single-family zone, making the development a non-conforming use. It appears that several other smaller multi-family structures in and around Lafayette Place are also non-conforming uses within the R-E zoning district.

In the center of the Ward 4 is Mackay Park, a 28-acre park with recreational facilities including a skating park arena. The Park is within walking distance or a short drive from all residences in the Ward. Other ongoing initiatives are described elsewhere in the Master Plan. The Ward's proximity to adjoining industrial uses should continue to be evaluated for existing or potential conflicts.

Ward 4 institutions include a private school; Yeshiva Ohr Hatalmud on West Forest Avenue; serving grades 9 – 12.

## Neighborhoods objectives, strategies, actions

Englewood boasts a wide diversity in neighborhood building types: from apartments in mixed-use, urban settings, to compact houses on tree-lined streets, to expansive homes on pastoral lanes. Land use policies and public investment should treat all of the City's neighborhoods equally to provide safe and attractive environment where community amenities are reasonably close to all residents.

### **N** | Objective 1: **SAFE, WALKABLE STREETS AND CONNECTIONS**

Provide safe pedestrian passage and street crossings throughout Englewood's neighborhoods, especially along routes that connect neighborhood-to-neighborhood and neighborhood to public destinations.

**N1.1 Inventory and plan for the improvement of streets and crossings.** Determine the need for sidewalks where not currently present, sidewalks in need of repair or improvement, and crossing locations deserving special safety treatments. Survey residents to determine areas in need of improvement. Implement improvements through the capital improvement plan and site design standards. Priority should be given to imminently unsafe conditions and to links and crossings from residential areas to public places such as parks and schools.

**N1.2 Inventory and plan for the improvement of street and sidewalk lighting.** Determine the need for lighting where not currently present, lights in need of repair or improvement, and locations deserving special safety treatments through lighting. Survey residents to determine areas in need of improvement. Implement improvements through the capital improvement plan and site design standards. Priority should be given to links and crossings from residential areas to public places such as parks and schools.

### **N** | Objective 2: **MAINTAIN THE CHARACTER OF NEIGHBORHOODS**

Preserve neighborhood character through compatible building types and character-defining features. Protecting community character is important to all residents, regardless of the size or type of the neighborhood. Identifying the "character" of each neighborhood is the first step towards protection.

**N 2.1 Create residential development design guidelines** that ensure the design details of new residential development visually complement and are compatible with the neighborhood. Details include: minimum and maximum base floor elevation, location of front doors, driveway width, percentage of façade elevation for garages etc.

**N2.2 Promote the preservation of historic residential buildings** through education and technical briefs.

**N2.3 Limit removal of natural vegetation and trees** on slopes and other places with continuous canopy.

**N2.4 Inventory of the gaps in street trees in all neighborhoods.**

### **N** | Objective 3: **PROGRAM, MAINTAIN, NEIGHBORHOOD PARKS AND FACILITIES**

Reinforce community and recreational facilities as centers of neighborhood life. Community programs and activities are important for building social bonds, physical and mental health,

and self-improvement. All residents should have reasonable access to a diverse set of community programs, both at the neighborhood level and Citywide.

**N 3.1 Provide tot lots within a ½ mile walking distance** of every neighborhood with a density of 0.5 units per acre.

**N 3.2 Encourage and promote community gardens in vacant lots.**

**N 3.3. Adopt and implement park maintenance programs for all neighborhood parks.**

**N 3.4 Support public art in community spaces.**

**N3.5 Promote community efforts to clean up and activate vacant lots.**

## Streets and Avenues

Englewood's principal thoroughfares provide a commercial venue for goods and services that are not otherwise provided for in the downtown. Along Grand Avenue, Engle Street, North Dean and Lafayette Place residents can find an array of shops and community facilities. The volumes of vehicular traffic on these corridors make them an appealing location for both local and regional-based commercial uses. These "big streets" are also home to many City residents who live in apartment buildings, row houses and single-family homes.

### Grand Avenue

Grand Avenue is the most heavily travelled north-south corridor in Englewood. Grand Avenue is reportedly aligned with one of the original King Highway routes established by King Charles II in the late 17<sup>th</sup> century. Now a one-way northern route, Grand Avenue starts at the southern municipal boundary and terminates at Palisade Avenue, where the street name changes to Engle Street. Lined by tall trees and generous landscaping, Grand Avenue has the look and feel of a boulevard. These attributes contribute to the success of the corridor and are valued by residents and commercial users. Local shops and services, automobile sales, apartment buildings and converted mansions, create a corridor that hosts a mix of uses.

The zoning along Grand Avenue is intended to maintain a compatible scale and intensity between the use types. However, with a minimum 10,000 square foot lot size, the SBD caters more to the larger lot commercial uses, than the small neighborhood shops. Pending a more detailed analysis, the SBD may be more fitting as distinct districts along this corridor to support the fine grain, small lot texture of neighborhood services, as well as the larger, landscaped lots of regional, highway commerce. At the interface of residential and commercial districts, it is important to:

- Establish appropriate requirements for transitional screen walls and buffers;
- Limit/prohibit uses that generate noise or air pollution; and
- Ensure, to the extent possible and reasonable, adequate property maintenance.

### Engle Street

Engle Street originates at Palisade Avenue as a continuation of Grand Avenue. Still a one-way street traveling north, Engle Street travels through the downtown districts and terminates at the northern municipal boundary. While Engle Street is also a mixed-use corridor, the street width is not as wide, and the density is lower than Grande Avenue. Also, the commercial uses on Engle Street are zoned CBD-2, which has similar bulk requirements as the SBD, but slightly different uses. One difference is that the CBD-2 district does not permit outdoor auto sales or storage, which has resulted in boutique-style auto sales businesses in small showrooms.

The northern half of Engle Street is characterized by green lawns and residential-scale buildings with the exception of the Englewood Hospital and Medical Center. The Englewood Hospital was incorporated in 1888 as a non-profit, non-sectarian voluntary health care facility and has been at its current site since 1890. Although the hospital is an essential medical facility for Englewood residents, it is not a permitted use in its current zone, R-D, a small lot single-family district. As an inherently beneficial use, the hospital is afforded some leniency in the application of use requirements. However, this is not a substitution for reasonable provisions setting out basic bulk and site design requirements that will assure that any future development and expansion of the hospital is compatible with the adjoining neighborhoods, and the overall goals and principles of the Master Plan. Currently, any alterations or expansion of the hospital falls within the jurisdiction of the Zoning Board of Adjustment, which has no criteria or guidelines to evaluate the application.

### North Dean Street

At the north end of Dean Street near the municipal border is a small commercial village centered around W. Hudson Avenue. The village appears like a small-scale downtown a mix of fine grain buildings and larger buildings hosting shops and services. While the village is an attractive environment for local shopping, improvements could increase the safety, convenience and appearance of the district, such as improved crosswalks, planters and site landscaping. The bulk requirements of the current zoning designation, Service Business District (SBD) should also be reviewed to determine if the more suburban SBD district is appropriate for these smaller, urban-scale businesses.

### Lafayette Place

Lafayette Place is virtually an extension of West Palisade Avenue and the downtown business districts. This SBD district between Cleveland Avenue and Palisade Avenue provides local shops and services to surrounding neighborhoods. The building types and property conditions in this district vary widely. Design guidelines should be developed to guide the expansion or redevelopment of properties. At a minimum, sidewalks should be repaired and the exterior of buildings should be maintained. Additionally, long blank walls should not be permitted as they are visually unsightly, but, more importantly, a potential safety issue as they create places that are otherwise hidden from view.

## Streets and Avenues objectives, strategies, actions

Englewood's corridors are an important venue for neighborhood and regional commerce, as well as home to many City residents. The varied landscape of these diverse uses requires a strategic land use approach that accommodates the unique needs of each use type, while enhancing the overall quality of place.



### Objective 4: DESIGN STANDARDS FOR ROADSIDE COMMERCE

Evaluate zoning and site design standards of Service Business Districts to ensure compatibility with the context of the areas. Create new zoning districts and design guidelines that accommodate the needs of the diverse businesses and promote planning and design practices that create places of distinction and compatibility.

**N4.1** Review the design guidelines for the Service Business Districts (SBD) to determine if buffer and landscaping requirements are sufficient given current development patterns and potentially conflicting uses.

**N4.2** Conduct a study of the W. Hudson Avenue village to evaluate the current SBD designation and identify appropriate design guidelines, bulk requirements and the need, if any, for private and public improvements.

**N** | Objective 5: BUFFER BETWEEN RESIDENTIAL & NON-RESIDENTIAL USES

Provide transition buffers between residential and conflicting non-residential uses. Many of Englewood's neighborhoods are within close proximity to non-residential uses that create disruptions to the privacy and quality of life of residents. These externalities can be mitigated through appropriate buffers, transition zones and land use strategies.

**N5.1.** Review and strengthen the buffer requirements in non-residential zoning districts.

**N5.2** Develop design standards for parking lots, signage, and commercial buildings that are adjacent to residential neighborhoods.

**N** | Objective 6: NEW DEVELOPMENT IN APPROPRIATE LOCATIONS

**N6.1.** Create zoning for new townhomes. Townhouse developments can offer people of various ages and family status a place to live in Englewood. They also offer long-time residents downgrading from single family homes an opportunity to stay in Englewood. The City should create appropriate townhouse zoning in strategic locations within and adjacent to downtown. The scale and design of townhouse developments should be carefully calibrated to be compatible with their environs. In non-residential zoning districts, townhouse zoning can serve as transition zoning where commerce or institutional uses are adjacent to single-family neighborhoods. Minimum acreage and design standards should be established to insure adequate landscaped buffers between single-family homes and townhouses.

**N6.2.** Consider senior-oriented development. Age-restricted, senior independent living, and assisted care facility developments can benefit both the tax base and employment opportunities in Englewood. These facilities could reasonably be located in Englewood in part because of the presence of Englewood Hospital. Age-restricted developments generally provide positive fiscal returns with tax revenues greatly exceeding public cost of services. Senior independent living and assisted-living facilities also provide positive fiscal benefits. In addition, these independent living and assisted living facilities employ many moderate-income workers who often utilize public transportation. These facilities should be easily-accessible by public transportation.

**N** | **Objective 7: ZONING GUIDANCE FOR ENGLEWOOD HOSPITAL**

Provide guidance and criteria for the facility upgrades at Englewood Hospital.

**N7.1 Support the Englewood Hospital** by acknowledging it as a permitted use and offer predictable standards for new projects and site improvements.

**N7.2 Establish a Hospital Zone** for the existing hospital and ancillary uses, with design guidelines for future expansions.

## Land Use Considerations & Zoning Recommendations (Table A)

<p>N4.2</p>	<p><b>Change SBD-1, part of SBD-3, SBD-6 to N-C Neighborhood Center</b> — The SBD district on Hudson Avenue is a small commercial village that serves nearby residents. The village core looks like a traditional Main Street with narrow, two-story buildings close to the street, shop fronts on the ground floor with offices and residences above. The 19<sup>th</sup> and 20<sup>th</sup> century buildings are similar in scale and composition to surrounding residences built in the same period. The current SBD zoning encourages suburban style development with larger lot sizes and front yard parking that threatens the urban qualities of this district. The Hudson Avenue district should be rezoned to <b>Neighborhood Center, N-C</b>, providing standards and guidelines acknowledging the pedestrian village setting. Standards could include small (approximately 1,500 square foot) lots, a minimum build-to line, a minimum of two-story structures, and parking limited to side and rear yards with auto-related uses screened from public view. Other design guidelines could include a maximum cornice height, no blank walls, vertical articulation of broad buildings, and incorporation of vernacular features into new construction.</p>
<p>D1.4c2</p>	<p>Similarly, at Wides corner, where Lafayette and West Palisade Avenue converge, just west of Brookway Avenue, commercial uses are knit together in an urban village setting. The buildings are close to the street on small, narrow lots, and the scale and materials of the buildings are similar to nearby residences. Commercial uses further north towards Palisade Avenue are more auto-oriented, with front yard parking lots and one-story flat roof buildings. This corridor should be rezoned <b>N-C</b>, to maintain the small-scale commercial development that fits within the residential character of the corridor.</p>
<p>D1.4c</p>	<p><b>Change SBD-2, part of SBD-3, and part of SBD 4.5 to D-G Downtown Gateway</b> — a proposed new zoning district that promotes signature redevelopment at entry points to the City’s downtown. Redevelopment in this district should generate high-value construction that provides jobs, residents, civic, and arts-related uses to augment the arts and retail uses of the downtown core. The quality of new development and amenities should reinforce Downtown Englewood as a walkable, destination with a vibrant public realm and cultural offerings. Key design principles should include buildings close to the street, a vibrant ground floor design, and streetscape amenities.</p>
<p>D1.5a D1.5b</p>	<p>The area of North Dean Street has been recently been developed with both urban and suburban style development. Higher density and buildings closer to the street will signal the arrival to downtown from the north and capture foot traffic that already exists downtown. This area could be rezoned from SBD to <b>Downtown Gateway, D-G</b>, to permit additional density and to create a more active street frontage over time. Memorial Circle is a great Englewood landmark; a place that could become more beautiful of a destination befitting this monument. Properties on Bennett Road and Englewood Avenue are one-story buildings, one of which has been vacant for six months. If included in the new <b>Downtown Gateway, D-G</b> district, future new development could create an anchor at this end of downtown bringing in jobs, residences, and civic and/or arts-related uses. Any changes involving Liberty School and the retail strip on the north side of the circle should be undertaken with this long-term view. The <b>D-G Downtown Gateway</b> zoning district should also be considered for the blocks along the north side of Englewood Avenue between South Van Brunt and Grand. This would include the site of the former Mitchell Simon Hardware.</p>
<p>D1.4a D1.4b</p>	<p><b>Guide the transformation of the “West Gateway.”</b> Change CBD-3 to revised <b>D-3 Downtown</b> zoning district. There is significant latent potential on this block of West Palisade Avenue that could bring new life, jobs and services to the west end of the Avenue. Mixed-use office development would generate jobs and downtown foot traffic. Consider rezoning from CDB-1 to CDB-3 to permit office development on all floors. The minimum tract size of the CDB-3 (D-3) should be reduced.</p>
<p>S2.2</p>	<p><b>Change LI zoning to LI-2 Incubator District where appropriate.</b> Introduce flexible zoning welcoming small footprint fabricators and artisans - permitting some showroom commerce. The cluster of smaller industrial buildings on Dean Street between Bancker and Honeck Streets provides a unique opportunity for entrepreneurship and small-business incubators. Typically, incubator districts provide flexible space, management training, shared office resources, and a positive work environment and are often utilized to promote growth in a particular area or industry. The district is surrounded by residential neighborhoods that continue to provide walk-to-work opportunities. This designation should also be considered for parcels fronting South Van Brunt Street. A key difference in zoning provisions between the proposed <b>LI-2 Incubator District</b> and the current Light Industrial District is that the former permits a broader range of uses and added flexibility for dividing building spaces.</p>

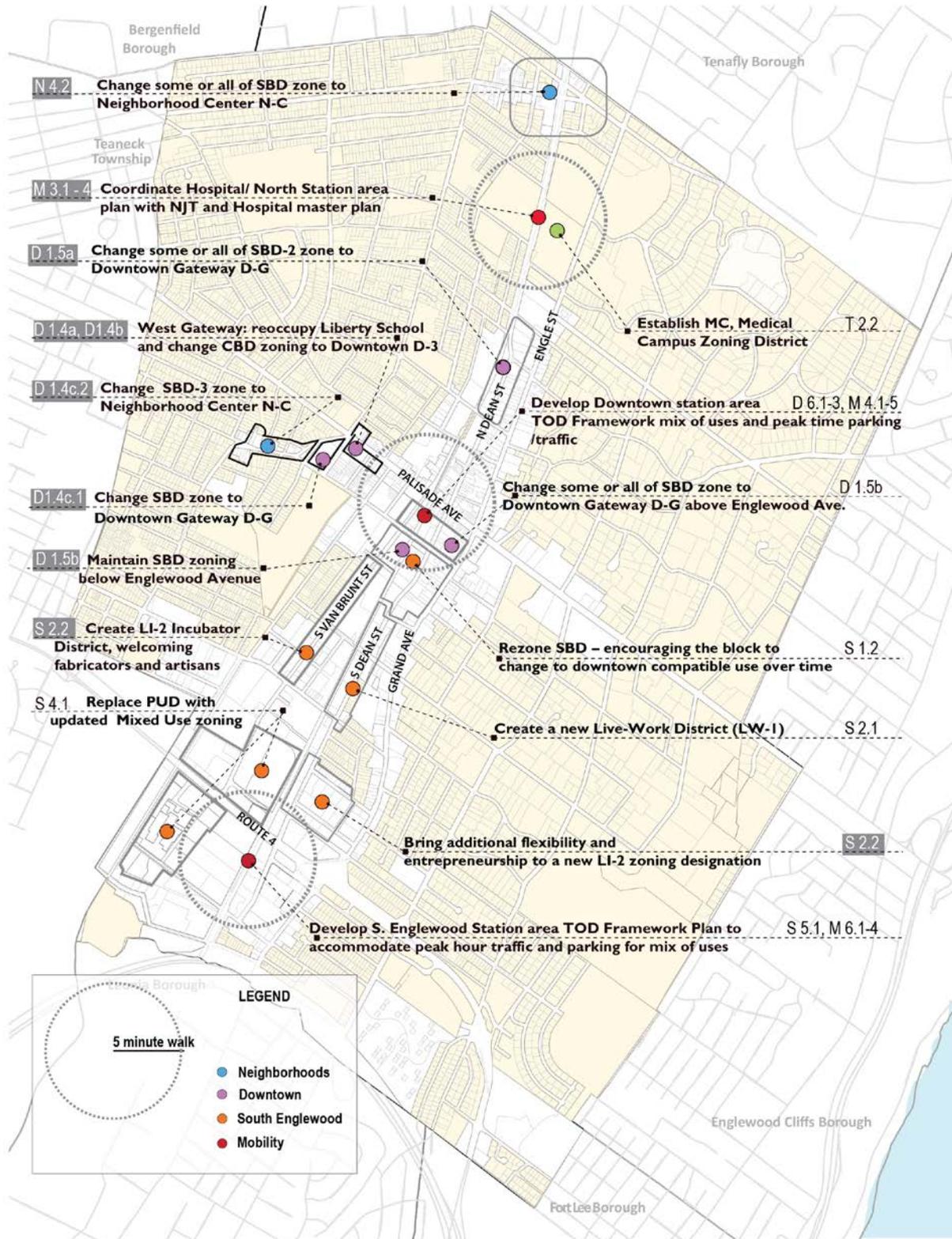


Figure 38: Land Use & Zoning Recommendations (see Table A)

## Land Use Considerations & Zoning Recommendations (Table B)

<p>T2.2</p>	<p><b>Create a new MC zone recognizes the Englewood Hospital and Medical Center as a permitted use, and provides zoning and design guidelines for future change and development.</b> Englewood Hospital and Medical Center is a medical facility in campus setting. It provides state-of-the-art patient services and serves as an educational and research facility. As an important community institution, future redevelopment of the hospital should be encouraged, but within the context of the existing residential neighborhood.</p>
<p>S5.1 D6.1-3</p>	<p><b>Develop criteria for a “floating district”</b> that may be applied by ordinance to areas in walking distance of rail station locations when resources are committed to return of passenger service to the Northern Branch Line.</p>
<p>S1.2 D 1.5b</p>	<p><b>Consider changing LI zoning to SBD for the parcels between the rail right-of-way and South Dean Street, (presently zoned LI).</b> This would cause the block to change to <b>SBD</b> downtown compatible uses over time, which is more compatible with the adjacent commercial mixed-use properties. This area includes the blocks south of Englewood Avenue that are presently zoned SBD, which should remain SBD.</p>
<p>S2.1</p>	<p><b>Introduce flexible zoning inviting entrepreneurship and compatible commerce along South Dean Street.</b> Dean Street, from Linden Avenue to Garrett Place, includes a variety of industrial, commercial and residential uses. Small enclaves of two-story residential buildings on the east side of Dean Street are in the R-E residential district. Properties share in common heavy Dean Street traffic, incompatible uses and building types, and declining property maintenance. The combination of industrial and residential uses, the variety of building types, and the visibility of Dean Street creates potential for a live-work district—an approach that has been successfully implemented in areas of similar characteristics. The <b>LW Live Work</b> district would permit industrial and commercial uses, artist/artisan live-work spaces and residential occupancy by business operators. An attractive features of this district concept will be affordability and the flexibility of combined live-work spaces. The district could include buildings at the southeast corner of the intersection South Dean Street and Forest Avenue and adjacent parcels to the east, which are currently zoned LI and R-E.</p>
<p>S4.1</p>	<p><b>Re-zone Englewood South PUDs to existing or new zoning districts.</b> The PUD ordinance promotes mixed-use development, with a minimum tract size of 12 acres. It is a complicated ordinance with many sub-districts, which are discouraged in the Municipal Land Use Law. Most of the PUD has now been completely developed and/or approvals are underway. The majority of the parcels are now under separate ownership, and the minimum tract size is no longer applicable. Furthermore, the base LI/OI zoning is no longer appropriate for most of the parcels. Both the overlay and base zoning should be replaced by a new district that recognizes the approved development projects and permits renovations and/or redevelopment on a site by site basis.</p>

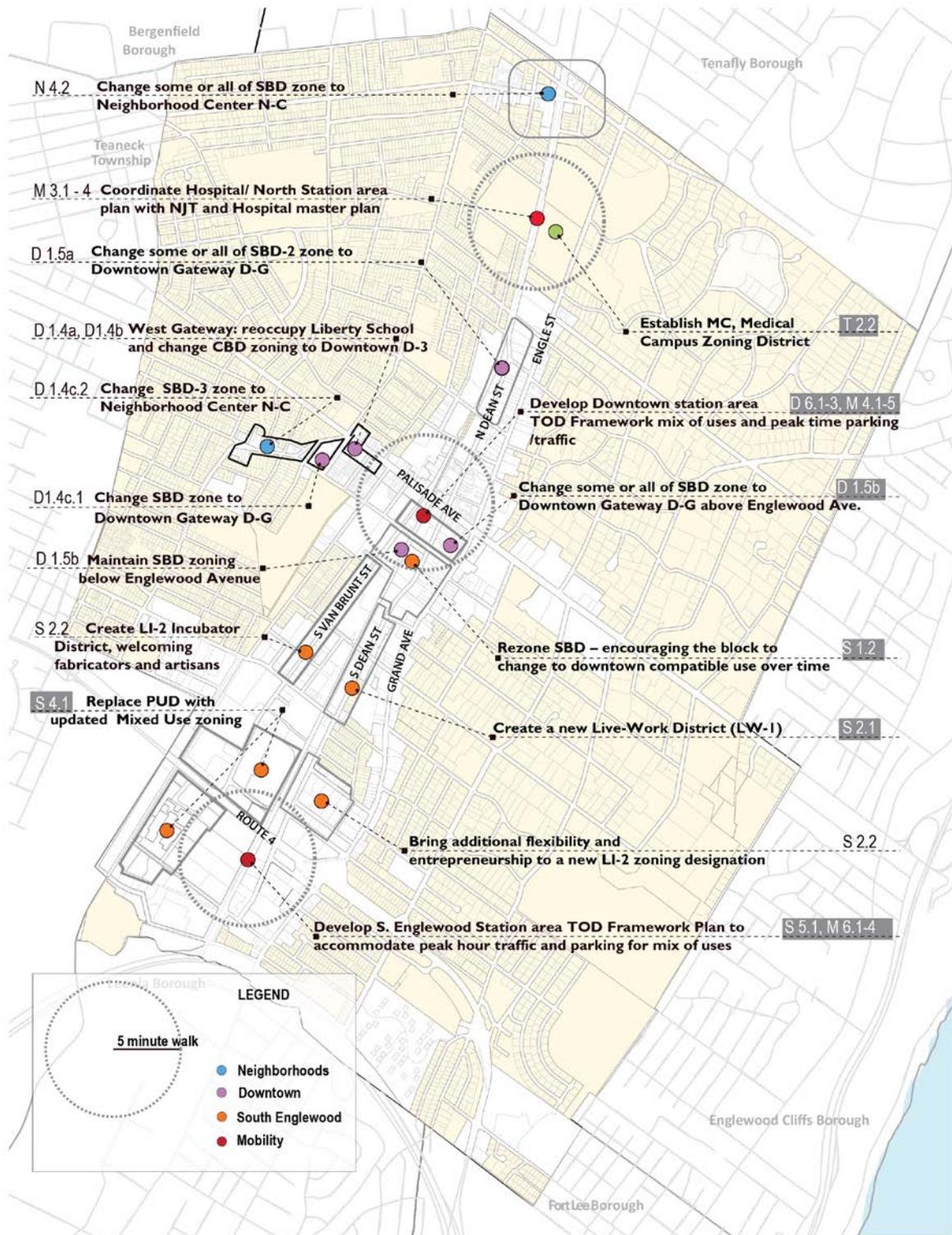


Figure 39: Land Use & Zoning Recommendations (see Table B)

# Circulation Plan

## M *Mobility, Circulation, and Community Form*

The Circulation Plan Element responds to the recommendations outlined in the Land Use Plan Element, as well as the regional context in which Englewood is located. It also addresses the Master Plan’s goal and objectives for circulation and transportation. This Plan recognizes that a safe and efficient multi-modal transportation network is critical for the economy of the City. It is critical for the viability of businesses and for the passage of employees to their places of work, both inside and outside of the City. It is also important for the economic, social, and recreation needs of residents. The Plan includes an inventory and assessment of the existing and proposed transportation network and includes recommendations to address compatibility with future land uses as well as opportunities for increased connectivity between Englewood and Hoboken, Jersey City, and New York with the planned extension of the Hudson Bergen Light Rail Line.



Figure 40: The last stop of the proposed Hudson Bergen Light Rail extension should have a direct connection for Englewood Hospital employees and commuter parking.



This Circulation Plan Element is prepared in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-28b:(4), which requires: “A circulation plan element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions, and availability of existing and proposed transportation facilities, including air, water, road, and rail.”

### Englewood’s Roadway System

Englewood has a network of approximately 74 miles of roadways. Two major highways, Route 4 and Interstate 80/95, traverse the south end of Englewood in an east-west direction. Interstate 80/95 connects directly into both the New Jersey Turnpike and the Garden State Parkway. These connections make Englewood a hub for the Northern Valley municipalities for motorists traveling in both east/west and southward directions. Englewood’s roads are under the jurisdiction of the State of New Jersey, Bergen County, and the City of Englewood. State highways, including Route 4, Interstate 80/95, and a section of Grand Avenue between Route 4 and Interstate 80/95, are 3 miles long. The nine miles of county roadway includes portions of Grand Avenue/Engle Street, Dean Street, Palisade Avenue, Liberty Road, Knickerbocker Road, Ivy Lane, Hudson Avenue, Lafayette Avenue, and Forest Avenue. The remaining 62 miles are within the City’s jurisdiction. Figure 42 maps Englewood’s roadway network and identifies roadways by functional classification.

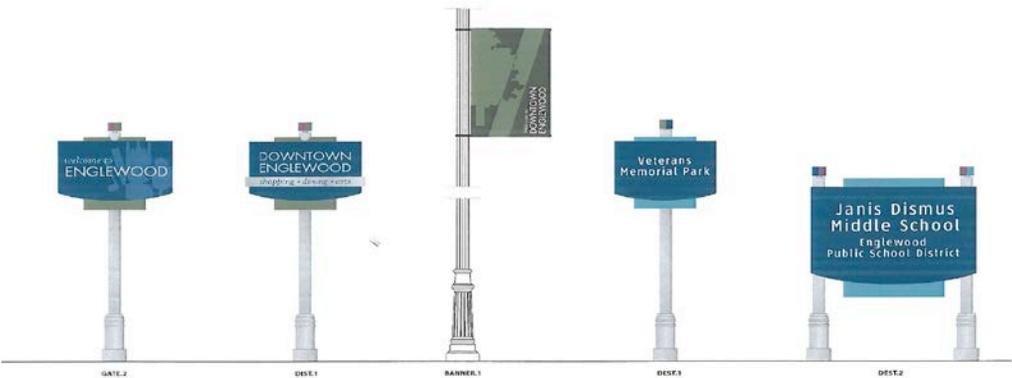


Figure 41: Proposed wayfinding system for Englewood

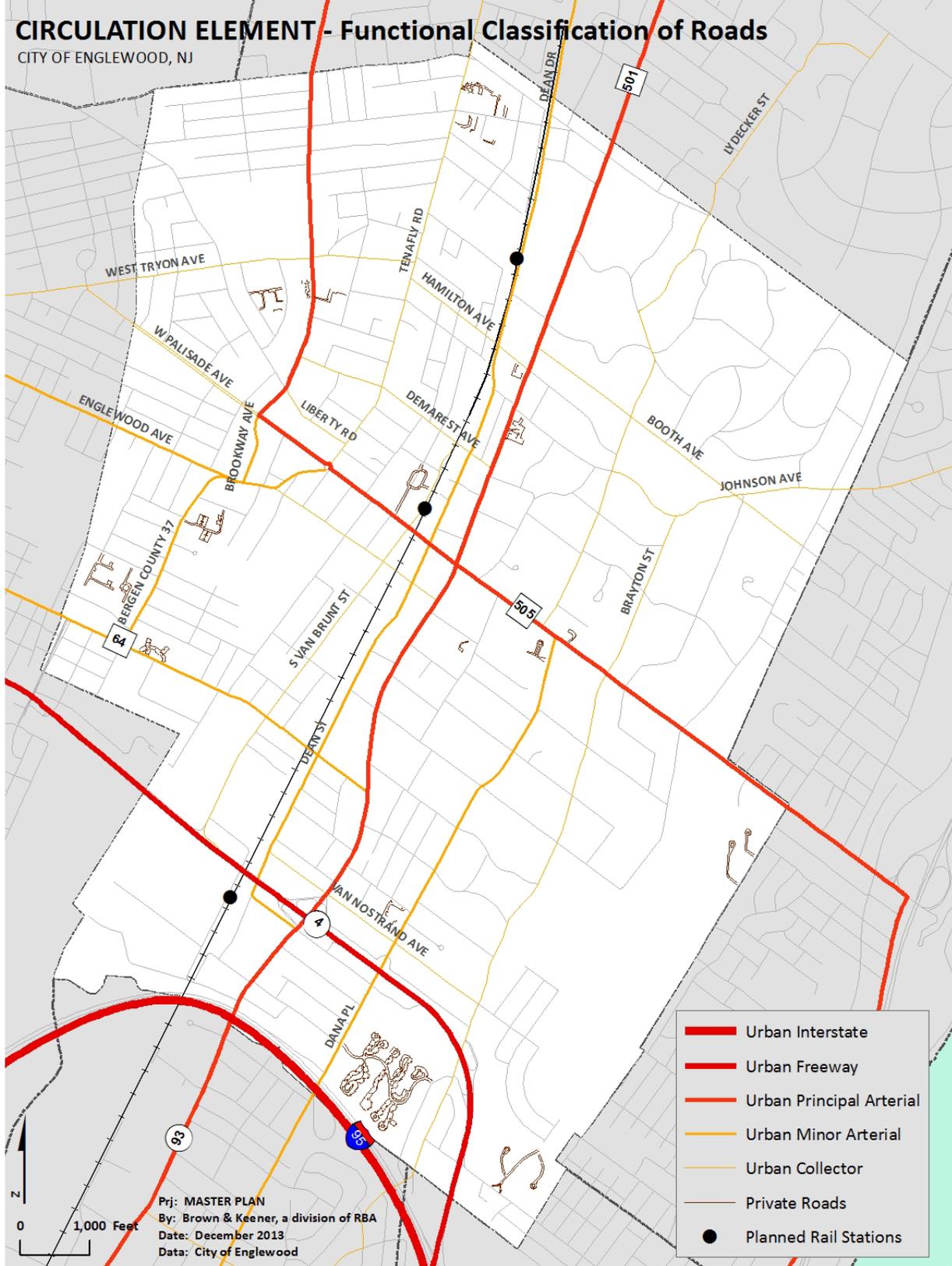


Figure 42: Functional Classification of Roadways in Englewood

## Main Roadway Corridors

The key roadway corridors in Englewood include Palisade Avenue, Engle Street/Grand Avenue, Dean Street, and South Van Brunt Street (see Figure 43). Most of Englewood's commerce and industry are wedged between and along these key corridors, while the rest of the City consists of residential blocks.

### Palisade Avenue: Englewood's Main Street

Palisade Avenue in downtown is mostly a two-way urban principal arterial with two travel lanes and diagonal parking stalls. The speed limit is 25 miles per hour. The design of Palisade Avenue as a street, along with its speed limit, generally supports its role as the "main street" of a mixed-use downtown. It also is the widest of the key roadways, curb to curb. The design of East Palisade Avenue mirrors the transition of its surrounding land uses from a downtown setting into a more residential and institutional context. East Palisade Avenue maintains the two-way traffic pattern but with two eastbound and westbound lanes and parallel on-street parking.

### Engle Street/Grand Avenue: Englewood's Commercial Boulevard

Engle Street/Grand Avenue is a one-way urban principal arterial with two northbound lanes. Grand Avenue starts a two-way street from the southern border of the City up to Route 4. Within this span, its land use context transitions from residential to retail and office. The retail/office section along Grand Avenue, which starts at the intersection of Brookside Avenue, has on-street parking. Starting at Van Nostrand Avenue just north of the Route 4 interchange, Grand Avenue becomes a long, swooping one-way roadway that is home to a myriad of medical offices and car dealerships. Interspersed between these important businesses are multi-family residential complexes and commercial businesses. Traffic often moves at a fast pace along this roadway. Some residents complain that traffic moves too fast, especially after the Route 4 interchange. The Grand Avenue corridor has maintained a certain boulevard-like character because of efforts dating back several decades when zoning was carefully written to maintain setbacks and pervious coverage. However, the roadway's design promotes speeding and could better support the mix of land uses located along the corridor. Lanes are approximately 15 feet wide without any pavement markings to delineate shoulders or parking stalls. On-street parking spaces are located on both sides of the roadway in downtown Englewood and sporadically along other stretches in the City.

# CIRCULATION ELEMENT - KEY ROADS/CORRIDORS

CITY OF ENGLEWOOD, NJ

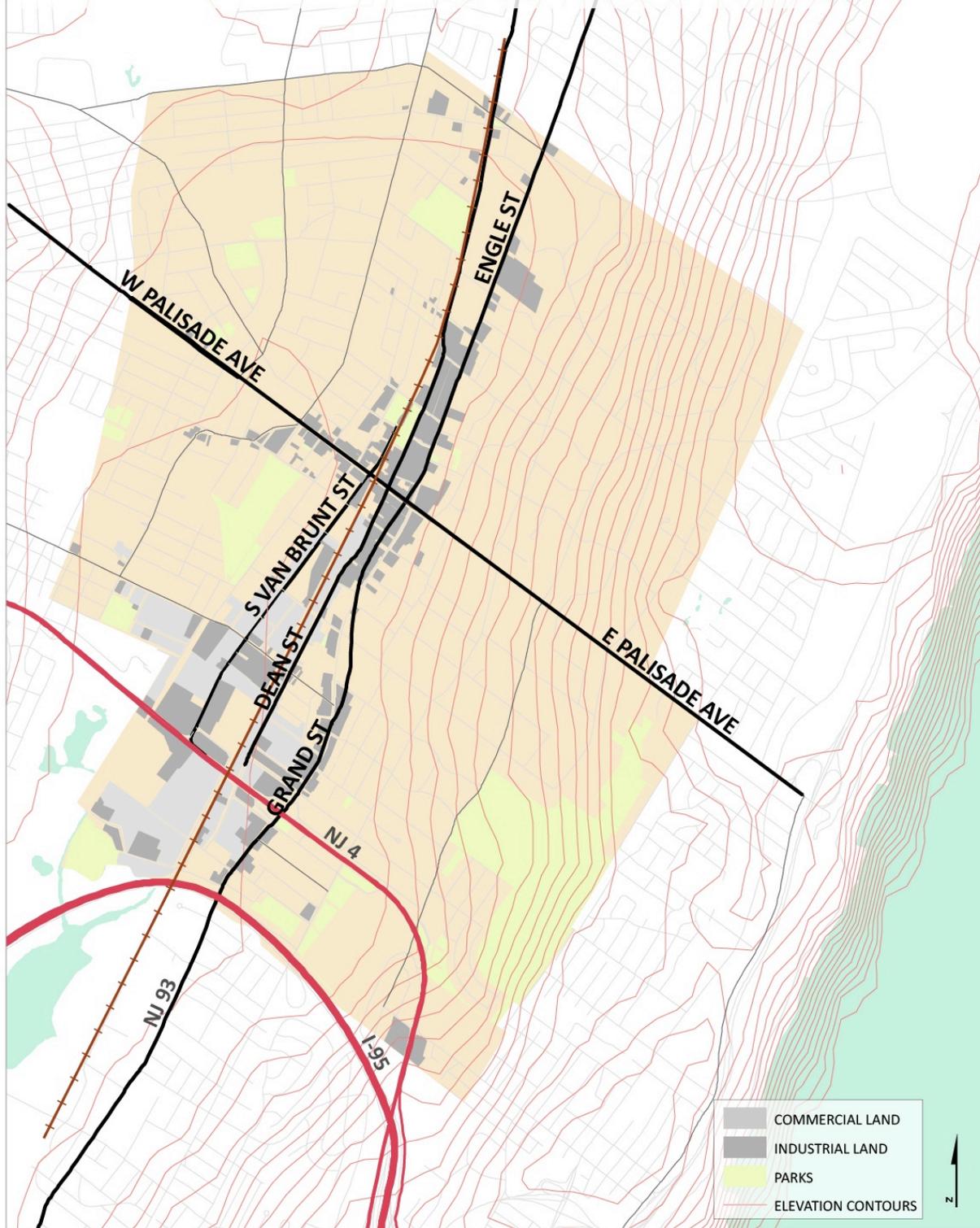


Figure 43: Key Roadways and Corridors

Near Palisade Avenue, Grand Avenue becomes part of downtown. Both sides of the street have marked on-street parking stalls. North of Palisade Avenue, Grand Avenue changes into Engle Street. The roadway cross-section remains the same, with two northbound lanes and on street parking on both sides of the street.

#### North & South Dean Street: Englewood's Downtown Crossroads

Dean Street, an urban minor arterial, and Engle Street/Grand Avenue could be considered "north-south pairs" that connect motorists to surrounding communities. Dean Street bisects Palisade Avenue in the center of downtown, serving as an important axis that is integral to downtown commerce and mobility.

Heading south from the northern boundary of Englewood, North Dean Street starts off as a two-lane roadway. Near Englewood Hospital, it widens to three lanes. The three-lane configuration continues up to Demarest Street. There are no sidewalks along North Dean Street north of Glenwood Avenue and only intermittent sidewalks south of Glenwood Avenue.

There is no on street parking available along any part of North Dean Street until the intersection at Demarest Avenue. The roadway configuration changes significantly at this point. It broadens to approximately 60 feet curb to curb with a 16-foot and 28-foot wide travel lane with on-street parking on both sides. This excessively wide lane configuration promotes fast moving traffic which creates a difficult pedestrian crossing. The roadway configuration here does not support its land use context. The redevelopment of the corner property at North Dean and Demarest into a two-story retail/office structure has generated more pedestrian activity. The roadway and crossings should better support this new, active land use.

South Dean Street starts as a two-way street with on-street parking and both sides, which generally supports its downtown context. However, there are few pavement markings for on-street parking. This cross-section continues through South Englewood's industrial/office area until South Dean Street ends at Van Nostrand Avenue, and access to Route 4.

#### North & South Van Brunt Street: Downtown/Route 4 Connector

North Van Brunt Street is a two-way road that starts at Demarest Avenue, next to Veteran's Memorial Park, and ends at Palisade Avenue. With slow speeds and on street parking on both sides of the street, this roadway supports its downtown land use context. City Hall and the BergenPAC are both located on this street.

South Van Brunt Street starts at Palisade Avenue as a narrow street one wide southbound travel lane with on street parking on one side. South of Englewood Avenue, it becomes a two-way street with on street parking along the southbound side. The land uses in this area are industrial and office. The on-street parking supports employee parking. The travel lane widths are wide: 12 feet southbound and 18 feet northbound. The street leads directly to Route 4 and is an important connection for residents living in the new Englewood South developments.

### Improving Key Roadways

The principal observations that emerge from studying Englewood's main roadway corridors include the following:

#### Surplus Pavement Area/Excess Capacity

The *Smart Transportation Guidebook* presents recommended lane widths for most land use contexts as between 10 to 12 feet, and up to 14 feet wide (if there is no shoulder). Many of the Englewood's travel lanes exceed these dimensions. In the case of North Dean Street, a third lane might not be necessary. Overall, this presents many possibilities for narrowing wide travel lanes in the interest of traffic



## Connecting Land Use & Transportation

The *Smart Transportation Guidebook (STG)*, a project-planning guide for NJDOT and Penn DOT, proposes to manage capacity by better integrating land use and transportation planning. It states, “the desire to go ‘through’ a place must be balanced with the desire to go ‘to’ a place.” The *STG* recognizes that roadways have many purposes, including providing local and regional mobility, offering access to homes and businesses, and supporting economic growth. This is especially true in urban areas, where streets serve many different modes of transportation and a variety of land uses.

### Land Use Contexts

The *STG* states that land use context and roadway type make up the organizing framework for selecting appropriate roadway design values. A “land use context” is an area consisting of a unique combination of different land uses, architectural types, urban form, building density, roadways, and topography and other natural features. In roadway projects, the existing and planned land use context should be defined in the project planning stages, and the design of the roadway should be compatible with the existing land use context, or with a planned land use context that reflects the community vision. The graphic below from the *STG* identifies seven different model land use contexts. The table accompanying the graphic classifies specific sections of Englewood’s key corridors into one of the seven identified land use contexts (see Figure 45). The *STG* further states “understanding the land use context provides guidance on who will need to use the road and how. This understanding influences the geometric design of the roadway and the types of amenities required in the right-of-way.” The three design features that need to be calibrated for each land use context are:

- Desired Operating Speed
- Roadway Design
- Roadside Design/Character

Figure 4.3  
Defining  
Contexts

	RURAL	SUBURBAN			URBAN		
							
	Rural	Suburban Neighborhood	Suburban Corridor	Suburban Center	Town/Village Neighborhood	Town Center	Urban Core
Density Units	1 DU/20 ac	1 DU/ac - 8DU/ac	2 - 30 DU/ac	3 - 20 DU/ac	4 - 30 DU/ac	8 - 50 DU/ac	16 - 75 DU/ac
Building Coverage	NA	< 20%	20% - 35%	35% - 45%	35% - 50%	50% - 70%	70% - 100%
Lot Size/Area	20 acres	5,000 - 80,000 sf	20,000 - 200,000 sf	25,000 - 100,000 sf	2,000 - 12,000 sf	2,000 - 20,000 sf	25,000 - 100,000 sf
Lot Frontage	NA	50 to 200 feet	100 to 500 feet	100 to 300 feet	18 to 50 feet	25 to 200 feet	100 to 300 feet
Block Dimensions	NA	400 wide x varies	200 wide x varies	300 wide by varies	200 by 400 ft	200 by 400 ft	200 by 400 ft
Max. Height	1 to 3 stories	1.5 to 3 stories	retail -1 story; office 3-5 stories	2 to 5 stories	2 to 5 stories	1 to 3 stories	3 to 60 stories
Min./Max. Setback	Varies	20 to 80 feet	20 to 80 ft	20 to 80 ft	10 to 20 ft	0 to 20 ft	0 to 20 ft

Figure 45: Land Use Contexts (from the *Smart Transportation Guidebook*). This diagram describes the characteristics of various types of places, broadly organized into three categories: rural, suburban, and urban

ID	STREET SECTION	RURAL	SUBURBAN NEIGHBORHOOD	SUBURBAN CORRIDOR	SUBURBAN CENTER	TOWN/VILLAGE NEIGHBORHOOD	TOWN CENTER	URBAN CORE
ND4	N DEAN ST (North of Glenwood)			X				
ND3	N DEAN ST (Between Glenwood and Demarest)					X		
ND2	N DEAN ST (Between Demarest & Depot Sq.)						X	
ND1	N DEAN ST (South of Depot Sq)						X	
E2	ENGLE ST (North of Glenwood)					X		
E1	ENGLE ST (Palisade to Glenwood)						X	
NVB1	N VAN BRUNT ST						X	
WP	W PALISADE AVENUE (Engle to Lafayette)						X	
EP	E PALISADE AVE (East of Engle)					X		
SVB1	S VAN BRUNT ST (Palisade to Englewood Ave)						X	
SVB2	S VAN BRUNT ST (South of Englewood Ave)					X		
SD1	S DEAN ST (Palisade to Englewood Ave)						X	
SD2	S DEAN ST (South of Englewood Ave)					X		
G1	GRAND AVE (North of Tracey Pl)						X	
G2	GRAND AVE (Tracey Pl to Van Nostrand)			X				
G3	GRAND AVE (Van Nostrand to Brookside)					X		

Figure 46: Assigning Land Use Contexts. This chart assigns various sections of Englewood's key corridors a land use context, as explained in Figure 45.

The City of Englewood should consider whether the classification and specifications of its main roadways support their existing land use contexts. Also, the Land Use Element of this Master Plan includes recommendations that could modify characteristics of the land use context of certain sections of roadways. These design features of roadways should be reviewed to determine how they detract from or support the future land use context(s). For example, the Land Use Element recommends rezoning of part of South Dean Street from Light Industrial to a Live Work District, which, ultimately, would bring about a change in land use context. The design of the roadway corridor should generally support the future residential aspect of this section of South Dean Street. Figure 46 identifies sections of roadways where the Land Use Element recommends zoning changes that might change the land use context.

### Transportation Context

The transportation context represents the role that the roadway plays or is anticipated to play within a community and the greater region. It also refers to the supporting street network and the interaction of the roadway with that network. Today, every roadway owned by NJDOT and NJ county governments is assigned a functional classification consistent with the AASHTO *Green Book*:

- Principal Arterial
- Minor Arterial
- Collector
- Local

Roadway Class	Roadway Type	Desired Operating Speed (mph)	Average Trip Length (mi)	Volume	Intersection Spacing (ft)	Englewood Street
Arterial	Regional Arterial	30-55	15-35	10-40K	660-1320	ENGLE ST / GRAND AVE / PALISADE AVE
Arterial	Community Arterial	25-55	7-25	5-25K	300-1320	DEAN ST
Collector	Community Collector	25-55	5-10	5-15K	300-660	VAN BRUNT ST
Collector	Neighborhood Collector	25-35	<7	<6K	300-660	
Local	Local Collector	20-30	<5	<3K	200-660	

Figure 47: Roadway Classifications Applied (adapted from the *Smart Transportation Guidebook*)

The *STG* states that the problem with the existing functional classification system is that an entire roadway is sometimes placed into a certain class based on select characteristics—such as the overall highway length, or traffic volumes—although its level of access and mobility are not consistent with other roadways in that class. For example, many state highways are classified as principal arterials even if they are far more vital to community access than to regional mobility. This creates a dilemma for roadway designers; the application of design standards for that class might encourage higher operating speeds than are appropriate for segments serving community access. To address this issue, the *STG* proposes “roadway types” (see second column in Figure 47) that better capture the role of the roadway within the community. They focus more narrowly on the characteristics of access, mobility, and speed. If a segment of an arterial roadway has a relatively low speed, is important to community access, and has a lower average trip length, it should not be designed like a high order arterial. This is the type of analysis that should be performed on Englewood’s key roadways. Figure 48 also classifies Englewood roads by roadway type. Figure 48 shows photos of specific road types in Englewood.

## Snapshot: Road Types – Englewood Streets



Figure 48: Roadway Types and Contexts: a Community Arterial at Town Center (top left), a Local Street in a Suburban Neighborhood (top right), a Regional Arterial in a Town Center (bottom left), a Local Collector in an in-town Neighborhood (bottom right)

### Design of Main Roadway Corridors

Figure 49 presents approximate dimensions of various segments of Englewood’s key roadway corridors. As the cross section of each roadway changes throughout its length, a “segment” represents a section of roadway where the cross-section remains generally consistent. Figure 50 is a map identifying each segment.

CIRCULATION ELEMENT: ATTRIBUTES OF MAIN ROADWAY CORRIDORS***											
SEGMENT ID	STREET	LANE/PKG CONFIG.	PKG LN1	TRVL LN1	TRVL LN2	TRVL LN3	TRVL LN4	PKG LN2	CURB TO CURB	SIDEWALK/BUFFER	SPEED LIMIT
ND4	N DEAN ST (North of Glenwood)	↓ ↓	N/a	14'	14'	N/a	n/a	n/a	28'	N	40 mph
ND3	N DEAN ST (between Glenwood and Demarest)	↓ ↓ ↓	n/a	13'	13'	13'	n/a	n/a	39'	N	35 to 40 mph
ND2	N DEAN ST (between Demarest & Depot Sq.)	↓ ↓	8'	28'	16'	n/a	n/a	8'	60'	Y, 0'	30 mph
ND1	N DEAN ST (south of Depot Sq)	↓ ↓	8'	14.5'	14.5'	n/a	n/a	8'	45'	Y, 0'	30 mph
E2	ENGLE ST (north of Glenwood)	↑ ↑	8'	12'	20'	n/a	n/a	n/a	40'	Y, 4'	35 mph
E1	ENGLE ST (Palisade to Glenwood)	↑ ↑	8'	12.5'	12.5'	n/a	n/a	8'	41'	Y, 0'	25 to 35 mph
NVB1	N VAN BRUNT ST	↓ ↑	8'	12'	12'	n/a	n/a	8'	40'	Y, 0'	25 mph
WP	W PALISADE AVENUE (Engle -Lafayette)	← →	15'*	19'	19'	n/a	n/a	15'*	68'	Y, 0'	25 mph
EP	E PALISADE AVE (east of Engle)	— ← ← → → —	8'***	11'	10.5'	10.5'	11'	8'***	58'	Y, 0'	25 mph
SVB1	S VAN BRUNT ST (Palisade to Englewood Ave)	↓	n/a	20'	n/a	n/a	n/a	8'	28'	Y, 0'	25 mph
SVB2	S VAN BRUNT ST (south of Englewood Ave)	↓ ↓	n/a	18'	12'	n/a	n/a	8'***	38'	Y, 0'	25 mph
SD1	S DEAN ST (Palisade to Englewood Ave)	↓ ↓	8'***	11.5'	11.5'	n/a	n/a	8'	39'	Y, 0'	35 mph
SD2	S DEAN ST (South of Englewood Ave)	↓ ↓	8'***	11'	11'	n/a	n/a	8'***	38'	Y, 0'	35 mph
G1	GRAND AVE (north of Tracey Pl)	↑ ↑	8'	15.5'	15.5'	n/a	n/a	8'	47'	Y, 0'	35 mph
G2	GRAND AVE (Tracey Pl to Van Nostrand)	↑ ↑	8'***	11.5'	19.5'	n/a	n/a	n/a	39'	Y, 0-4'	35 mph
G3	GRAND AVE (Van Nostrand to Brookside)	↓ ↑	8'***	12'	20'	n/a	n/a	n/a	40'	Y, 0-2'	35 mph
<p>*diagonal parking stall measured from curb to the end of stall mark;  **unmarked parking stalls;  ***all measurements in this table are approximate.</p>											

Figure 49: Attributes of Key Roadways. This chart shows lane configurations and dimensions of each roadway segment

# CIRCULATION ELEMENT - SEGMENTS OF KEY ROADS

CITY OF ENGLEWOOD, NJ

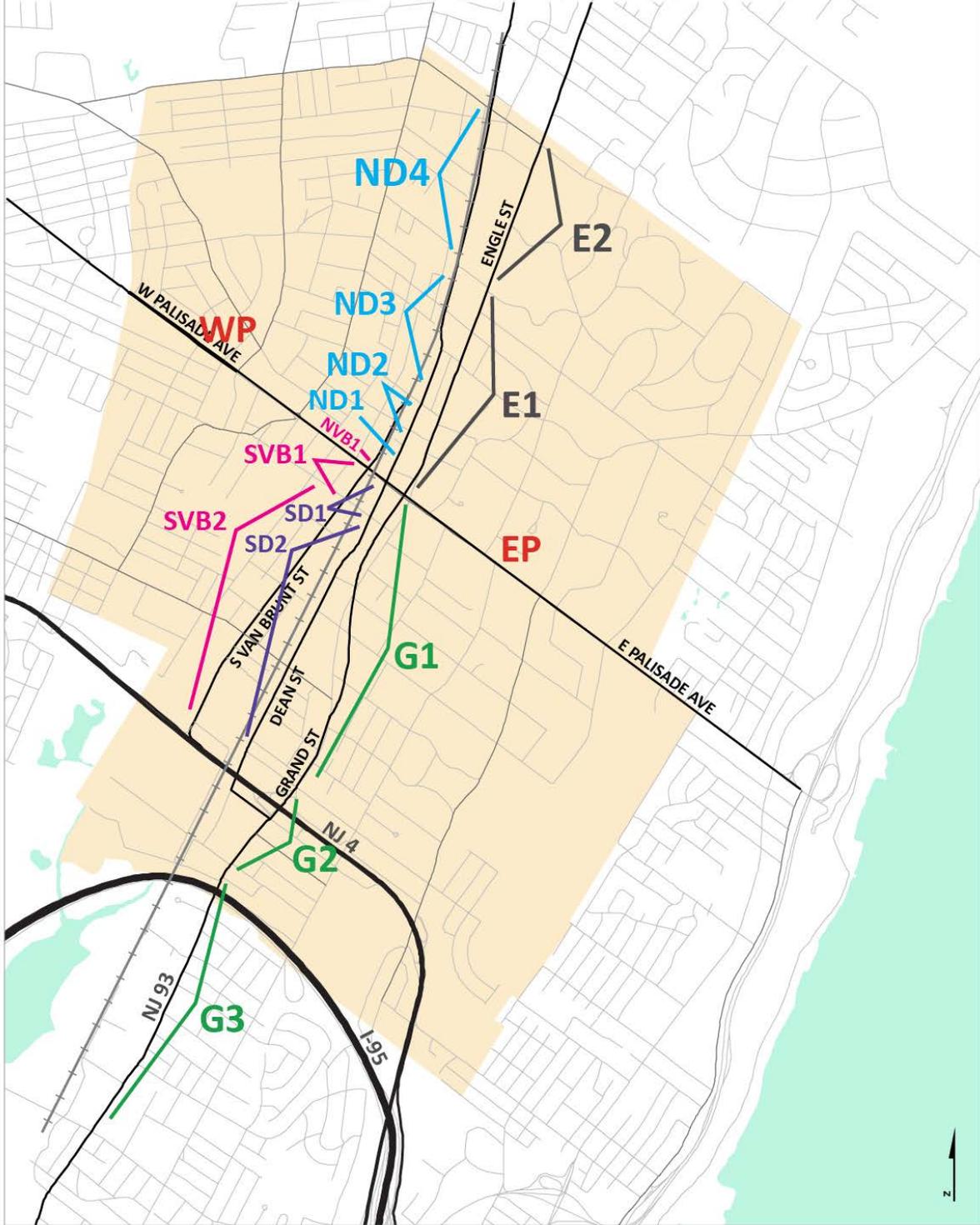


Figure 50: Key Map for Figure 49. Indicates where characteristics of key roads change as they cross the City

## Connecting Roadway Type and Land Use Contexts

Figure 51 identifies the **roadway type** and **land use context** of various sections of Englewood’s key roadways. The *STG* presents specifications for each roadway type based on land use context. Figure 52 shows recommended design values for roadway type **Community Collector** (i.e., South Van Brunt Street) within each of the land use contexts. Much of South Van Brunt Street could be considered to be within the “Town/Village Neighborhood” land use context. The design values in this table for Town/Village Neighborhood present new benchmarks possibilities for the design of South Van Brunt Street.

ROADWAY TYPE & LAND USE CONTEXT OF KEY ROADWAYS					
SEGMENT ID	STREET	BUS RTE	ROADWAY TYPE	LAND USE CONTEXT	PLANNED LAND USE CONTEXT*
ND4	N DEAN ST <i>(north of Glenwood)</i>	Y	Community Arterial	Suburban Corridor	n/a
ND3	N DEAN ST <i>(between Glenwood and Demarest)</i>	Y	Community Arterial	Town / Village Neighborhood	Town / Village Center w/TOD [See Land Use Element strategy D 1.5a]
ND2	N DEAN ST <i>(between Demarest &amp; Depot Sq.)</i>	Y	Community Arterial	Town Center	n/a
ND1	N DEAN ST <i>(south of Depot Sq)</i>	Y	Community Arterial	Town Center	n/a
E2	ENGLE ST <i>(north of Glenwood)</i>	Y	Regional Arterial	Town / Village Neighborhood	n/a
E1	ENGLE ST <i>(Palisade to Glenwood)</i>	Y	Regional Arterial	Town Center	n/a
NVB1	N VAN BRUNT ST	N	Community Collector	Town Center	n/a
WP	W PALISADE AVENUE <i>(Engle to Lafayette)</i>	Y	Regional Arterial	Town Center	n/a
EP	E PALISADE AVE <i>(east of Engle)</i>	Y	Regional Arterial	Town / Village Neighborhood	n/a
SVB1	S VAN BRUNT ST <i>(Palisade to Englewood Ave)</i>	Y	Community Collector	Town Center	n/a
SVB2	S VAN BRUNT ST <i>(south of Englewood Ave)</i>	Y	Community Collector	Town / Village Neighborhood	n/a
SD1	S DEAN ST <i>(Palisade to Englewood Ave)</i>	Y	Community Arterial	Town Center	n/a
SD2	S DEAN ST <i>(south of Englewood Ave)</i>	Y	Community Arterial	Town / Village Neighborhood	Town / Village Center (from Englewood Ave to Garrett Place) [See Land Use Element strategy D 1.5b and S 1.2]
G1	GRAND AVE <i>(north of Tracey Pl)</i>	Y	Regional Arterial	Town Center	n/a
G2	GRAND AVE <i>(Tracey Pl to Van Nostrand)</i>	Y	Regional Arterial	Suburban Corridor	n/a
G3	GRAND AVE <i>(Van Nostrand to Brookside)</i>	Y	Regional Arterial	Town / Village Neighborhood	n/a

Figure 51: Roadway Type & Land Use Context of Key Roadways

Community Collector		Rural	Suburban Neighborhood	Suburban Corridor	Suburban Center	Town/Village Neighborhood	Town/Village Center	Urban Core
Roadway	Lane Width <sup>1</sup>	11' to 12'	10' to 12'	11' to 12'	10' to 11' with bike lanes; w/o bike lanes or shoulder, 14' for bike routes	10' to 11' with bike lanes; w/o bike lanes or shoulder, 14' for bike routes	10' to 11' with bike lanes; w/o bike lanes or shoulder, 14' for bike routes	10' to 11' with bike lanes; w/o bike lanes or shoulder, 14' for bike routes
	Paved Shoulder Width <sup>2</sup>	4' to 8'	4' to 8' if no parking or bike lane	8' to 10'	4' to 6' (if no parking or bike lane)	4' (if no parking or bike lane)	4' (if no parking or bike lane)	4' (if no parking or bike lane)
	Parking Lane	NA	7'	NA	7' to 8' parallel; see 7.2 for angled	7' to 8' parallel; see 7.2 for angled	7' to 8' parallel; see 7.2 for angled	7' to 8' parallel; see 7.2 for angled
	Bike Lane	NA	5'	5' to 6'	5' to 6'	5' to 6'	5' to 6'	5' to 6'
	Median	NA	12 to 16 for LT; 6' for pedestrians only	12 to 16 for LT; 6' for pedestrians only	12 to 16 for LT; 6' for pedestrians only	12 to 16 for LT; 6' for pedestrians only	12 to 16 for LT; 6' for pedestrians only	12 to 16 for LT; 6' for pedestrians only
	Curb Return	20' to 40'	15' to 35'	20' to 40'	20' to 35'	10' to 25'	10' to 25'	10' to 30'
	Travel Lanes	2	2 to 4	2 to 4	2 to 4	2 to 4	2 to 4	2 to 4
Roadside	Clear Sidewalk Width	NA	4' to 5'	5' to 6'	6' to 8'	5' to 6'	6' to 8'	6' to 10'
	Buffer <sup>3</sup>	NA	5'+	5' to 10'	4' to 5'	4' to 5'	4' to 5'	4' to 6'
	Shy Distance	NA	NA	NA	0' to 2'	0' to 2'	2'	2'
	Total Sidewalk Width	NA	4' to 5'	5' to 6'	10' to 15'	9' to 13'	12' to 15'	12' to 18'
Speed	Desired Operating Speed	35-55	25-30	30-35	25-30	25-30	25-30	25-30

1 11' to 12' preferred for heavy truck volumes > 5% and regular transit routes.

2 Shoulders should be installed in urban contexts only as part of a retrofit of wide travel lanes, to accommodate bicyclists.

3 Buffer is assumed to be planted area (grass, shrubs and/or trees) for suburban neighborhood and corridor contexts.

Figure 52: Table showing the characteristics of a Community Collector roadway type as it passes through various land use contexts

## Corridors and Transit objectives, strategies, and actions

### **M** | **Objective 1: STREETS THAT SUPPORT MOBILITY OPTIONS**

Priority roadway projects that improve mobility, reduce traffic congestion, and calm traffic, including those that would complement the proposed light rail stations. These recommendations should be undertaken along with those under Objective 6, which cover bicycle and pedestrian circulation.

**M1.1 Support a new interchange of I-95** in the vicinity of Grand Avenue to improve highway access to Englewood’s industrial, commercial and residential areas as well as to the proposed Route 4 light rail station.

**M1.2 Reexamine the lane configurations of all key roadways** through the framework of the *Smart Transportation Guidebook*, to consider ways to calm traffic, improve the visibility of on-street parking, provide bicycle facilities, reduce excess capacity, and better fit their land use contexts. Consider, for example, demarcating shoulders and on street parking stalls or parking lanes where currently unmarked, especially on South Van Brunt Street and Grand Avenue.

**M1.3 Implement traffic calming** methods along Grand Avenue and North Dean Street such as a “Your Speed Is” radar sign system, installing more speed limit signs, and applying bold crosswalks at signalized intersections.

**M1.4 Implement traffic calming and pedestrian safety measures** along North Dean Street, especially at the widest section between Demarest Avenue and Depot Square.

**M1.5 Continue implementation of the street improvement program**, ensuring that City streets are maintained and that older pavement and potholes fixed on a regular basis.

## Transit objectives, strategies, and actions

Seven NJ Transit bus lines serve Englewood (see Figure 53)

- The 166 provides service to the Port Authority Bus Terminal in Midtown Manhattan.
- The 171, 175, 178 and 186 routes provide service to the George Washington Bridge Bus Terminal
- The 756 and 780 offer local service.

Approximately 12% of Englewood’s population takes public transit to work, and it is reported that approximately 65% of Englewood Hospital employees alone take public transit. Transit is the focus of a joint effort between NJ Transit, NJTPA, and Coach USA called the Northeast New Jersey Metro Mobility Study. The study is being conducted because bus transit services in Bergen and Passaic counties have not been evaluated in almost 25 years. With record numbers of riders being reported on all bus routes and building on recent requests for regional transit improvements, this four-phase, five-year study will look at current and future bus transit services to identify changes that are needed to best get people where they need to go. Some of the key feedback from Englewood participants includes:

- In Englewood demand is outstripping NJ Transit buses are operating at capacity on routes serving Route 4 and Route 80.
- Currently there is no one-seat-ride to downtown New York City from the bus stop located near the new developments in South Englewood. Residents can get uptown from this stop.

However, if they need to go downtown, they need to walk to a stop located on Broad Avenue, or catch a bus to the station at the base of the George Washington Bridge and then take the A Train downtown.

Coach USA's "Red and Tan" Lines provides transportation from Rockland County, NY and Bergen County, NJ to New York City. These lines stop at either Port Authority or the George Washington Bridge Bus Station. All of the lines pass through Englewood, although pick up locations vary by line. Some lines stop at the intersection of Grand Avenue and Route 4 while others stop at the intersection of Palisade Avenue and Dean Street.

For some time, the City operated a trolley shuttle service for residents. Originally envisioned to link Englewood South with the rest of the City, the service provided transportation to and from the commuter bus lines in the morning and evening rush hours as well as service into the downtown for shopping and dining. The vehicles were initially funded by the federal government and provided through NJ Transit. In the Summer of 2013 funding was discontinued and the trolleys were taken out of service.

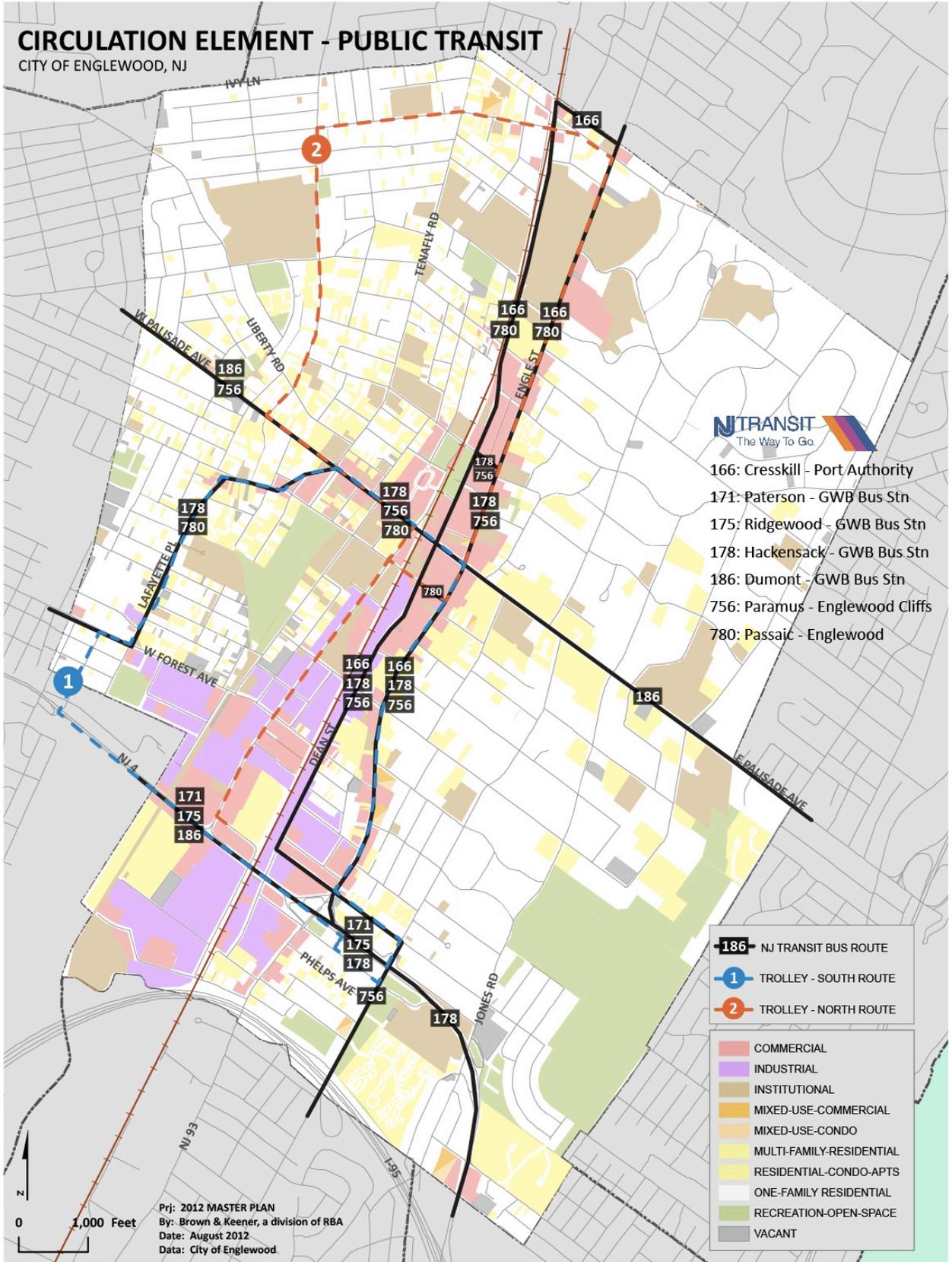


Figure 53: Public transit within the City of Englewood, NJ

## **M** | **Objective 2 RELAUNCH LOCAL SERVICE**

The City should investigate possible forms of local transit that can: 1) operate efficiently, 2) link with the downtown, and 3) provide residents broader access to employment, education and fun. The prior trolley service should be studied closely and critiqued in the interest of planning for relaunching a system that is more likely to succeed in drawing riders and being financially viable.

**M2.1 Consider business models for local transportation services.** Consider a subsidized revenue-based model and/or contracting out the management and operation of the trolleys. Work with NJ Transit, Englewood South developers, and community management companies to help finance and plan the trolley system and its marketing.

**M2.2 Continue active participation in NJ Transit’s** Northeast New Jersey Metro Mobility Study.

**M2.3 Plan for changes to bus and trolley services** with the potential introduction of light rail passenger service in the City.

### Transit (Rail) objectives, strategies, and actions

The City of Englewood is not currently served by any NJ Transit commuter rail lines. NJ Transit’s proposed extension (the preferred alternative identified in the Northern Branch DEIS) of the Hudson–Bergen Light Rail along the Northern Branch would include stations at Englewood Hospital, Town Center and Route 4. The project includes a direct connection to the existing Hudson-Bergen Light Rail system at Tonnelle Avenue in North Bergen. As part of this project, due to the need to separate light rail vehicles from freight vehicles, freight service would be moved to the overnight hours, when light rail vehicles would not be operated.

Despite opposition to the preferred alternative from the Borough of Tenafly, the City of Englewood strongly supports the preferred alternative as long as plans do not include the removal of 128 on-street parking spaces. The City feels that a properly planned light rail through Englewood will enhance the residential, commercial and industrial sectors of the diverse community by providing convenient and reliable transportation links to and from employment and population centers in Hoboken, Jersey City and Manhattan. The City believes it is critical that the new light rail include stops at Route 4, Englewood Town Center, and Englewood Hospital. For this reason the City does not support NJ Transit’s Route 4 option, which ends service before reaching the heart of Englewood. In deference to Tenafly’s strong opposition to the preferred alternative, the City instead supports a new “third option” that would bring light rail only as far north as Englewood Hospital.

While the City supports the extension of the Hudson Bergen Rail Line into Englewood, it has several specific concerns that need to be addressed at each of the proposed station areas. The City of Englewood submitted a letter, signed by the Mayor, to NJ Transit on February 21, 2012 that presents the City’s position on key aspects of the light rail extension plans.: The City of Englewood, the Mayor’s Office, City Council, the Englewood Economic Development Corporation, and the Englewood Chamber of Commerce can support restoration of rail service and the extension of the Hudson Bergen Light Rail to Englewood when plans of the agency and its consultants and the design documents and future operating agreements are revised to Englewood’s clear position—as stated in the February 21, 2012 letter and attached to this Master Plan.

**M** | **Objective 3 RETURN OF RAIL SERVICE: HOSPITAL STATION**

- M3.1 Improve Pedestrian Access.** NJ Transit should increase the customer service area for the Hospital Station by providing safe pedestrian access to both sides of the Station from the Durie Avenue neighborhood to the west and the Hudson Avenue/Ivy Land neighborhood to the north.
- M3.2 Make Traffic Improvements.** NJ Transit should provide a traffic signal on the busy N. Dean Street to allow pedestrians to cross from Englewood Hospital Station to the medical center.
- M3.3 Improve Public Safety. NJ Transit should ensure public safety by fencing** the train tracks behind the bordering Pindle Avenue homes from Durie Avenue to W. Hamilton Avenue.
- M3.4 Coordinate Structured Parking.** NJ Transit needs to integrate the proposed multi-use garage by the Englewood Hospital and Medical Center into the light rail plan and make a capital contribution to cover a proportionate share of its total cost.

**M** | **Objective 4 RETURN OF RAIL SERVICE: DOWNTOWN STATION**

- M4.1 Locate Station at Depot Square, convenient to BergenPAC.** NJ Transit should improve passenger convenience and station visibility by relocating the proposed new Englewood Town Center Station to the northern side of Palisade Avenue along Depot Square, between Bergen Performing Arts (PAC) and the former rail station. This is the commercial and cultural heart of Englewood as well as the historic location of the passenger rail service. This station stop is the City's much-preferred alternative to the W. Englewood Avenue station assumed in the DEIS.
- M4.2 Additional Land for Accommodating a Second Track and Platforms.** The City understands that a downtown station north of Palisade Avenue might require a wider right-of-way to accommodate dual-tracks in the vicinity of the passenger platform. The City owns property on either side of the current single track right-of-way and, depending on the availability of replacement parking spaces, might conceivably sell or trade this property to enable NJ Transit to provide a second track and boarding platforms at this location.
- M4.3 Coordinating Rail Schedules with Large Events.** Light rail service into the Englewood Town Center should operate until 12:30a.m. on nights when performances are scheduled so that Bergen PAC patrons can take the light rail back to their homes. While extended hours might require negotiation with the Federal Railroad Administration, we note that the volume of freight trains running through this section of the Northern Branch has declined in recent years.



Figure 54: Station Area TOD—A planned town green (top left); parking incorporated into a mixed-use building (top right); downtown living adjacent to light rail station (bottom left); rejuvenated retail stores near a new light rail station (bottom right)

**M4.4 Preserve Parking.** Englewood is already known as a “parking-constrained” town. The DEIS (pages 9-35) states that 128 on-street parking spaces would be removed from the vicinity of the Englewood Town Center Station not to make room for the train station, but rather as part of recommended “traffic mitigation” measures to improve traffic circulation in the general area. Most of these spaces are located in front of retail stores. Loss of on-street parking spaces in the downtown is unacceptable to Englewood as it would negatively impact the City’s businesses and cultural offerings. Englewood would strongly oppose any plan to mitigate traffic through the removal of on-street parking spaces. NJ Transit’s project team proposes to create a parking structure in Downtown that compensates for the loss of on-street parking spaces. One possible location is the existing surface parking lot on the west side of North Dean Street north of Demarest Avenue. Another potential location for a parking structure is the block East Palisade Avenue, North Dean Street, and North Van Brunt Street, although this location might exacerbate already congested traffic along Palisade Avenue. The City does not support either of these locations as long as the construction of a parking structure is seen only as a solution to compensate for removing on-street parking spaces.

**M4.5 Maintain a Destination.** A great deal of time and energy has been expended over the years to promote traffic calming in downtown Englewood as a means of enhancing its reputation as a pedestrian-friendly retail and entertainment destination. However, the overall NJ Transit mitigation plan proposed in the DEIS would counter these efforts. Optimizing downtown Englewood for peak traffic flow—turning downtown streets from “destination” to “thoroughfare” —will damage the character and the retailing environment downtown, and is contrary to the Complete Streets approach recommended by the City’s Master Plan.

**M** | Objective 5: RETURN OF RAIL SERVICES: SOUTH ENGLEWOOD STATION

**M5.1 Support For The Parking Deck.** The City supports the construction of the “Preferred Options” large commuter parking deck of 870 spaces at this location regardless of the rail lines terminal point. This will be a primary park-and-ride location for Englewood and out-of-town residents who wish to access the Northern Branch line.

**M5.2 Englewood strongly opposes construction of an Englewood VBF.** (Vehicle Base Facility) According to the “less preferable” Englewood VBF option found on page D-3 of the DEIS, the City would lose \$197,806 in annual property tax revenue from the proposed Englewood VBF facility (in addition to the loss of \$228,095 from the Route 4 parking deck footprint). On the

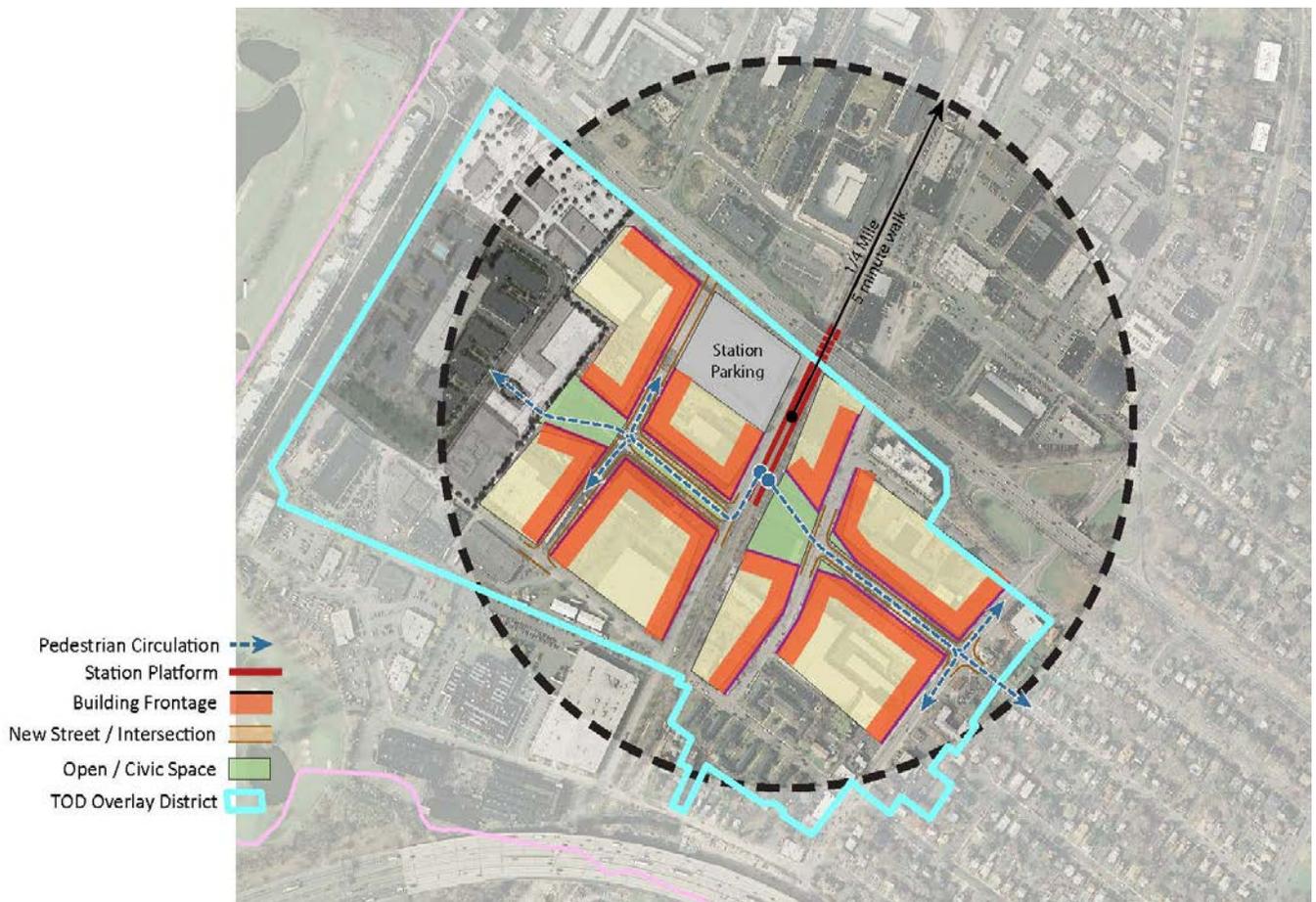


Figure 55: A Station Area plan showing a street and block arrangement for a proposed TOD Overlay District south of Route 4. Provisions would guide setback, height and will promote public open space planned to relate to the station

other hand, if the VBF is located in North Bergen, as provided in the DEIS “Preferred (North Bergen) Option,” the revenue to Englewood from the VBF site would be restored, while the incremental loss to North Bergen would be only \$2,863. The alternative Englewood VBF would take land from four additional employers and impact 85 employees, according to page 5-17 of the DEIS. This prime location is situated only minutes from the George Washington Bridge, and is targeted from major commercial and industrial redevelopment as part of the City’s Master Plan. During the last five years millions of dollars have been invested in the City’s public road network to prepare for this eventuality. Furthermore, locating the VBF next to the proposed Route 4 station would preclude larger scale reinvestment and redevelopment. NJ Transit has suggested in meetings with the City that the VBF could be

constructed as part of a mixed-use development, thereby providing opportunities for productive use of the site so that it contributes to the City's aspirations for transit-oriented development. This would require further discussion and feasibility testing. Until then, the City opposes the construction of a VBF within its limits.

**M5.3 Support a new I-95 interchange.** Given NJ Transit's close connection with its sister agency, NJDOT, the City notes that it supports a new interchange of I-95 in the vicinity of Grand Avenue to improve highway access to Englewood's industrial, commercial and residential areas as well as to the Route 4 station.

**M5.4 Plan for parking and traffic.** A recent ridership analysis conducted by RPA which looked at the Northern Branch LRT service ending at the Englewood Hospital, instead of North Tenafly as described in the Northern Branch LRT DEIS indicated that ridership for both scenarios tested (Scenario 1 - Unconstrained Parking at Englewood Hospital terminal and Scenario 2 - Constrained Parking, where LRT parking supply was limited or constrained at the Englewood Hospital and Englewood Town Center stations) compared to a terminal at North Tenafly assumed in the DEIS continues to attract a significant amount of the ridership that was accessing the LRT at Tenafly, and therefore continues to justify the project and projected level of service.

## Bicycle & Pedestrian Circulation objectives, strategies, and actions

Englewood and its blocks are of an appropriate size and scale to support bicycle and pedestrian travel. Englewood has an extensive sidewalk network. In downtown, especially, many residents and visitors walk the sidewalks to reach stores and restaurants, and some ride bicycles. While downtown has a well-connected system of sidewalks, there is a general lack of pedestrian connections between residential neighborhoods and major community resources including the library, the municipal building, Depot Square, Mackay Park, playgrounds, parks, and shopping areas. The rail tracks present challenges to making connections from, for example, North Dean Street shopping and the BergenPAC. While Englewood has several signed bicycle routes, it has no marked on-road bicycle facilities and few supporting infrastructure features such as "share the road" signs and bicycle racks.

Several neighboring communities have advanced bicycle and pedestrian planning. Teaneck completed a comprehensive Bicycle and Pedestrian Study in 2011. Based on a bicycle compatibility assessment, bicycle crash review, and input from stakeholders, the consultants that drafted the study recommended improvements to 10 roadways, some of which continue into Englewood. These improvements include the creation of shared lanes, paved shoulders, sharrows, and dedicated bike lanes. The plan also includes cost estimates. Recommended improvements were developed in accordance with guidelines for bicycle facilities developed by NJDOT, American Association of State Highway and Transportation Officials guidelines, and the Federal Highway Administration.

Figure 56 highlights existing "bicycle-friendly routes" in Englewood and also identifies roadways in Teaneck that continue into Englewood for which its Bicycle and Pedestrian Study recommends bicycle facilities. The Teaneck study recommends shared lanes for Tryon Avenue, Englewood Avenue, and Forest Avenue. These roadways have traffic volumes and existing lane widths that meet NJDOT standards for a Shared Travel Lane. This type of facility does not require additional striping because the existing lane widths can accommodate sharing by a vehicle and bicyclist. "Share the Road" signs are typically placed at regular intervals.



Figure 56: Bike friendly roads (according to GoogleMaps) and proposed bicycle facilities from Teaneck study

Some towns in the region have or are considering adopting techniques, policies, and regulations to support the concept of “Complete Streets.” NJDOT defines a “Complete Street” as a way to provide safe access for all users by designing and constructing a comprehensive, integrated, connected multi-modal network of transportation options. The Village of Ridgewood, NJ passed a Complete Streets resolution. Ridgewood’s ordinance states: “all public street projects undertaken by the Village shall be designed and constructed as ‘Complete Streets’ whenever it is feasible to do so in order to safely accommodate travel by pedestrians, bicycles, public transit, and motorized vehicles and their passengers, with special priority given to bicyclist and pedestrian safety... NJDOT strongly encourages the adoption of Complete Streets policies by regional and local jurisdictions that apply for funding through Local Aid Programs.

## **M** Objective 6: IMPROVED FACILITIES FOR PEDESTRIANS & CYCLIST

**M6.1 Improve the safety of and accommodations/facilities** for all users of the City’s transportation network: motorists, transit vehicles and riders, pedestrians, and bicyclists where feasible and most beneficial.

**M6.2 Adopt a Complete Streets resolution and interface with NJ DOT’s** Complete Streets program for technical assistance and implementation.

**M6.3 Prepare a Pedestrian Safety and Mobility Plan.** Inventory sidewalk and crossing conditions along important routes and intersections connecting the wards to community facilities, parks, and downtown. Create a plan for improved pedestrian connectivity and safety.

**M6.4 Prepare a Bicycle Facilities Plan.** Coordinate concepts with the Teaneck study. Study the possibility of a linear bike facility along the rail corridor as part of a bicycle facilities network. Include consideration of bicycle racks and storage areas.

## **Vehicular Circulation & Parking** objectives, strategies, and actions

One of the primary problems facing the City, as indicated in the 2009 Master Plan, is traffic congestion, especially in downtown. Traffic conditions along with on-street parking shortages discourage shoppers and visitors from using the downtown. The City’s traffic congestion has increased due to the success of downtown redevelopment. Increased business activity in downtown has caused road and parking demand to exceed capacity during peak hours, particularly with respect to on-street parking. Compounding the congestion, a freight train maneuvering along the CSX right-of-way, serving a nearby industrial enterprise, blocks traffic for as long as 20 minutes during peak hours. Roadway capacity is dramatically diminished during these times. It is critical for the City to minimize or eliminate the blocking of traffic by freight rail. The City is currently reviewing options.

The City of Englewood provides approximately 2,000 parking spaces in the downtown area through the South Dean Street Parking Garage, five off-street lots, and on street metered spaces (see map: Parking). The South Dean Street Parking Garage operates from 7:00a.m. to 11:00p.m. Monday through Saturday and costs \$0.50 for the first hour and \$1.00 for each additional hour. On-street meters cost 25 cents per half hour and have time limits of two hours or less. Vehicles must adhere to time restrictions shown on the meter; meters are enforced Monday through Saturday, 9:00 a.m. to 6:00 p.m.

Englewood recently became the first community in Bergen County to offer payment through Parkmobile, a smart phone application that allows drivers to enter or scan a code on the

meters and pay for time using a credit card. The service sends users a text message that the parking meter is about to expire. The user then can use their credit card to buy more time without going back to the meter. Parking enforcement officers use hand-held devices to see if drivers have paid for parking. Parkmobile charges users 25 to 35 cents per transaction in addition to the meter costs. Figure 57 shows both municipal off-street parking and on street parking in and around downtown Englewood.

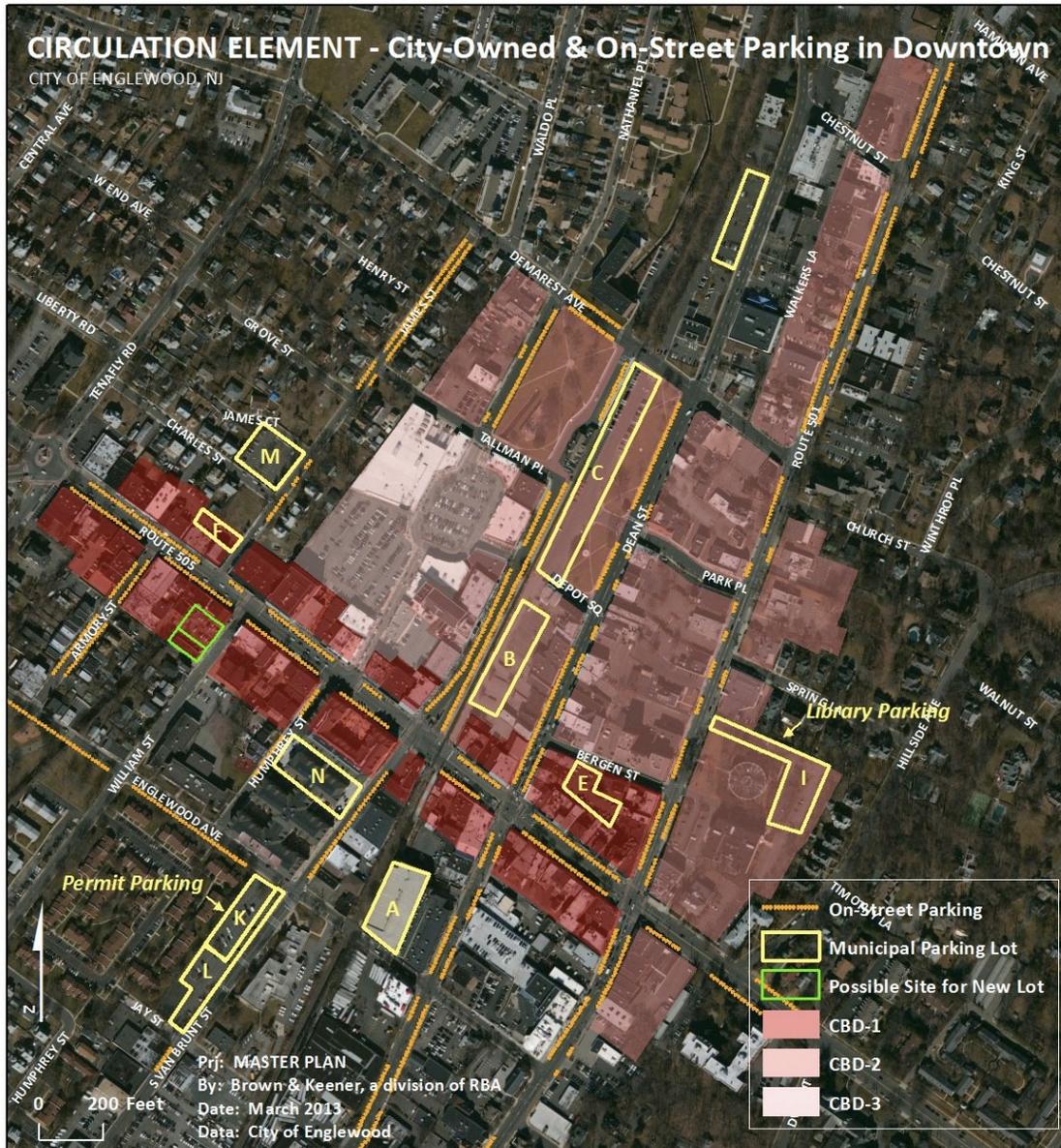


Figure 57: Municipal Off-Street Parking and On-Street Parking in Downtown Englewood

### Traffic & Parking Study

In 2008-2009, the *Traffic & Parking Study: City of Englewood Central Business District* was commissioned to study, analyze, and develop options to improve traffic and parking in downtown. To improve traffic flow through downtown, the study recommended:

- Updating existing traffic equipment to meet MUTCD standards, establishing an arterial progression along Palisade Avenue, and properly delineating crosswalks.

- South Van Brunt Street from Palisade Avenue to Englewood Avenue remains a one-way street. If street became two-way, on-street parking would have to be eliminated to make space for the new lane.
- Improve safety at the Van Nostrand Avenue and Broad Street intersection. This accident prone intersection can become safer by making the following improvements:
- Northbound left turns could be given a lead green protected phase. This would reduce crashes that were a result of poor sight distance for vehicles when approaching the exclusive left turn lane along Broad Avenue.
- Widening turning lanes and making pavement markings more visible would reduce accidents. Moving stop bars on the pavement back 4' would make traffic signs and lights more visible. It would also better accommodate vehicles with wide turning radiuses.
- The 2009 Traffic & Parking Study determined there is sufficient parking in the central business district. However, residents, visitors, and business owners still feel parking is insufficient. Currently people are permitted to park at the Palisade Avenue meters for a maximum of one hour. Most indicate this is not enough time to take care of their business in downtown. A two hour maximum would be more appropriate. Business owners and their employees park on the street and continually feed the meters every hour, occupying parking spaces that are meant for customers. Increasing fines for expired meters and the fines for towing would create a higher turnover for the on-street parking stalls.
- Increasing meter costs on Palisade Avenue would discourage storeowners and employees from parking at these locations. A higher meter cost would also discourage parking for short periods of time and would reduce traffic maneuvering along Palisade Avenue.
- Reduced parking rates for storeowners and employees would open up more on-street parking spaces for customers.
- Englewood Police Department can continue to monitor parking meters to ensure that parking is being paid for and that there is a turnover in parking spaces.

The City has stepped up enforcement but this has only frustrated downtown constituents and has not mitigated the parking shortage. The South Dean Street Parking Garage is underutilized and reported to be losing money. Furthermore, some of the City's parking requirements might be placing burden on businesses to supply parking. In the CBD-1 zoning district, places of assembly and eating/drinking establishments are required to provide one parking space for every two seats. All other uses within the CBD-1 are exempt, with the acknowledgement that "existing development renders [parking requirements] impractical." Off-street parking facilities can be used meet parking requirements "provided that such off-site facility is reasonably and conveniently accessible to, and in no event more than 300 feet from, the building or use served." This typically means leasing spaces in an off-street parking facility.

## **M** | **Objective 7 REDUCED PEAK HOUR TRAFFIC CONGESTION**

**7.1 Eliminate the roadblocks** caused by the freight rail and truck delivery (see also Land Use Element) along Palisade Avenue and South Dean Street, respectively.

**7.2 Implement the Citywide way finding system** to highlight locations of parking facilities and key destinations, as well as to direct non-local traffic away from Palisade Avenue and onto alternate routes.

## **Objective 8 IMPROVED PARKING MANAGEMENT AND INCREASED PARKING AVAILABILITY**

The 2009 Traffic & Parking Study determined that, numerically, there is sufficient parking in the central business district through on- and off-street parking. Despite this fact, residents, visitors, and business owners still cite a lack of parking as a significant problem. Parking is an important resource that needs to be managed not only in downtown, but also in South Englewood.

- 8.1 Assign or create an entity to manage parking.** Better management of downtown economies requires a holistic approach and a broad view of the overall economy and the factors that make it work: marketing, recruitment, infrastructure, development, etc. Among the many important components of a healthy downtown is the availability and accessibility of parking, especially during peak periods. Managing this component requires special skills, experience, and focus. The City should consider entering into an arrangement such that the EEDC operates City surface and garage parking in ways that maximize benefits to downtown businesses. The EEDC should also plan for the enhancement and expansion of parking as the Downtown economy continues to evolve.
- 8.1 Create incentives** for employees of businesses on Palisade Avenue to park in municipal lots and disincentives for them to park in on-street spaces along Palisade Avenue.
- 8.2 Re-time meters and re-sign spaces** along Palisade Avenue for 90 minute or two-hour maximum parking.
- 8.3 Develop additional off-street parking** areas where feasible. Consider the City-owned property along William Street.
- 8.4 Consider adding on-street parking stalls on the east side of North Dean Street** north of where it intersects with East Demarest Avenue.
- 8.5 Reduce parking requirements for restaurants** in the CBD-1 district.

# Community Facilities Plan

## T *Our Town: Facilities and Institutions*



The "infrastructure" of any town includes schools, hospitals, emergency services, libraries, religious institutions, government offices, public works operations, and recreational facilities and meeting places. Long-range planning for municipal facilities is discussed in the Community Facilities Element. This section of the Master Plan introduces land use topics related to municipal facilities and other important Englewood institutions. While the Board of Education sets policies for the City's public schools, this Master Plan recognizes the importance of safe schools offering high-quality education to the economic and social success of the City of Englewood, its residents, and its prospective residents. This Master Plan supports efforts to coordinate planning of facilities and programs between the City and the Board of Education.

## Background

Land use policy will be informed by the symbolic importance as well as functional considerations associated with the activities supported by these institutions and facilities.

In 2013, the Community Facilities Element was updated to provide further direction to the recommendations and alternatives presented in the 2009 Community Facilities Plan. It also presents updates on existing community facilities and plans for future facilities.

Community facilities plans customarily address municipal facilities and services including public education, administrative operations, public safety (fire, police, rescue), libraries, hospitals, and public works. Parks and recreation facilities are also community facilities. They are typically identified in the Community Facilities Plan inventory but are discussed in greater detail in the Recreation & Open Space Plan. Given the frequent overlap among social, educational, and recreational programming, the Community Facilities Element includes parks and recreation facilities in the overall discussion of community facilities, but detailed programmatic recommendations about parks and recreation are made in the Recreation & Open Space Element.

It is important to note that religious institutions and non-profit organizations also provide important community services, especially in Englewood, which has many houses of worship of various faiths.

### Community Institutions

Important community institutions sometimes create complicated planning issues in Englewood and elsewhere because they sometimes:

1. Bring traffic to neighborhood, which can be of concern to near neighbors of in-town schools and colleges. Sometimes events can complicate parking and traffic when on-site parking overflows into surrounding neighborhoods;
2. Generate noise and light trespass during sporting events;
3. Cause storm water runoff and dust, especially during construction projects; and
4. Expand into the surrounding neighborhoods by acquiring residential properties and converting to support institutional or commercial uses.

Englewood has sought to limit friction by initiating a number of “good neighbor” ordinances and everyday practices. For example, educational and religious facilities are generally located on the streets and avenues that can accommodate high traffic volume at peak times.

### Municipal Emergency Services

Emergency services; police, ambulance and fire generally need to be located centrally within their service area to keep response times low; but location selection is complicated because the noise and traffic disruption that emergency vehicles create when responding to a call can be a disruptive presence in a quiet residential neighborhood. The preliminary design phase for the construction of a new fire house was completed.

### Municipal Sponsored Recreation & Community Services

Across the country shrinking federal, state and local government resources for municipal recreation facilities and community services has meant big cutbacks. Another outcome in many towns is new reliance on outside funding sources to cover a portion of the cost of operating the library, some school programs, and recreational facilities. As capacity to maintain or expand program offerings changes, the City will endeavor to provide access and opportunity to participate in community sponsored activities and events to all residents.

## Community Facilities Updates

The Community Facilities Map (Figure 58) pinpoints the locations of the City’s community facilities. Important changes since 2009 include the following:

### Public Schools

The Englewood Public School District is comprised of five schools with a total of almost 3,000 students in grades K-12. The schools are: Dwight Morrow High School, Academies at Englewood, Janis E. Dismus Middle School, McCloud Elementary School, Grieco Elementary School, D.A. Quarles Early Childhood Center. The Grieco School is the first new school to be built in Englewood in more than 50 years. The 90,000 square foot elementary school was built in part to alleviate crowding. In the context of community facilities, it is important to note that the Grieco Elementary School cafeteria is designed to also serve as a multipurpose room for community use.

The Dwight Morrow High School gym was renovated in 2010 with new bleachers and basketball backboards. The gym is heavily used for seasonal sports. The Winton White Stadium, built in the 1930s, underwent further renovations in 2011. The field house was the focus of this renovation.

### John T. Wright Arena

In 2012, the City dedicated \$450,000 to upgrade the John T. Wright Arena in Mackay Park for a new cooling tower, pipes, valves, gas lines and heating system. In addition to a new zamboni, 300 pairs of skates to rent, and a refreshed parking lot, the city entered into a 10-year agreement with the Boys &

Girls Club of Garfield to operate the ice rink and offer year-round activities. Unfortunately, the October 2012 “super-storm” Sandy put this momentum on hold – high winds took a portion of the roof off the arena. Though the cost of replacing the roof will be covered by insurance, plans to add additional amenities to the arena became complicated by the storm damage and related delays.

### Liberty School

The City purchased the Liberty School, at 12 Tenafly Road and the Lincoln School on Englewood Avenue, for \$11.5 million in 2003. The Lincoln school was vacated and boarded up in 2008, but the district kept its administrative offices and an alternative school in the building until this year.

An adaptive reuse study completed in 2010 considered three options for the reuse of Liberty School: residential, community center, and performing arts school. In the short-term, conversion of the school building for residential use was deemed to be not viable. The study concluded that it might be five years or longer until residential reuse options would be financially feasible. The cost of rehabilitating the building for residential uses would be expensive, requiring substantial subsidies.

The 2010 study recommends that in the short-term, the City maintain the status quo, which at that time meant keeping the Board of Education offices and alternative school in place. It was estimated at the time that the rehabilitation of the building to accommodate a community center would cost between \$9.5 and \$13.7 million (not including annual maintenance and operational costs).

The BergenPAC had considered the Liberty School to be the site of the magnet school. Based on a successful pilot program that BergenPAC has led for four years, the magnet school would provide students with an opportunity to shadow performing arts professionals, attend expert lecture series and experience master classes taught by world class artists. This model program would set a standard for future programs in other cities, counties and states to follow.

Since 2010, Englewood’s Recreation Department has relocated to the Liberty School. Part of Liberty School houses Bergen County YWCA recreation programs. It offers fitness and dance programs for adults and seniors and children. The desire for adult and senior fitness classes among Englewood residents is reported to be high, so this programming helps meet this need. The Liberty School space allows the YWCA to serve more people and in a more comfortable environment. In October 2012, the department held a “Rec Fest” that offer a rotating schedule of programs every hour, including music lessons, photography, sports, theater, art, and dance classes.

### Library

State law requires Englewood to contribute approximately \$1,780,000 (1/3 of a mill) to the Library’s \$2,500,000 budget. A further \$200,000 is provided by Englewood Cliffs under a sharing arrangement. Accordingly, approximately \$2,000,000 (80%) of the library’s budget cannot be reduced. In 2013, the City increased the library’s budget to just over \$2 million because of the rising maintenance costs of the almost 50 year-old building. It then added \$70,000 to bring new programming to the facility, including bringing in high profile authors, a film series during evening hours, and a number of new workshops. The library hopes to draw in more residents.

Library representatives have noted that the present layout of the library into physically separate reference, circulation, and childhood sections requires more staffing. The Mayor’s Commission on Budget and Finance recommended that the City Manager, the Library Board, and library management work together to produce a detailed plan to reduce costs through a combination of staff and facility re-organization, automation, collaboration with the Board of Education, and increased utilization of volunteers.

## Lincoln School

The City purchased the vacant Lincoln School for \$6.5 million. Together with the firehouse site, the Lincoln School is the subject of a RFP inviting interest from development teams that can bring a well-designed project—one that that will bring activity downtown and will be a welcome neighbor to the surrounding district.

## Fire House

The Englewood Fire Department operates in an 88-year-old firehouse on William Street. The building is reported to have cracked floors, faulty wiring, vermin infestation, mold, broken restroom facilities, and a lack of storage (e.g., there is no room to properly park the City's hazardous materials truck). The department has been cited for violations several times by the federal Occupational Safety and Health Administration. In 2009, the City had planned to build a fire station that would have also included the Building Department, currently housed in City Hall, opening up space for a new council chamber. That fire house also would have incorporated the Volunteer Ambulance Corps and EMT. The City dropped the City Hall renovation plan and outsourced its medical response services.

Several locations of the fire house were considered for a new Fire Station facility. Ultimately, the City elected to construct a new facility on block with the police department. The design of the fire house is part of a \$3.2 million bond issue for buying generators, a fueling station at the Public Works Department, a new sign for Mackay Park, four dump trucks, new computers, and to fund step repairs at the library.

The preliminary design phase being substantially completed, City Council will introduce a bond ordinance in early 2014, which will enable appropriation of funds sufficient to begin and complete the new firehouse. As the City has made definitive steps toward the construction of a new firehouse, the Mayor and City Council passed a resolution naming the new facility after long-time Councilman and City father Jack Drakeford. This is a fitting tribute because Jack started his career decades earlier as a fireman in Englewood and later served the City and its residents in a variety of capacities for the rest of his life.

The relocation of the firehouse leaves its current site available. The City has included the parcel into the adjacent Lincoln School redevelopment project, which is the subject of a Request for Proposals for Redevelopment.

## City Hall

The City is interested in renovating City Hall, but has put improvements on hold in order to focus on the relocation and reconstruction of the firehouse. The Land Use Element presents a concept that includes relocating City Hall to the Liberty School as part of the West Palisade Gateway.

## BergenPAC

The BergenPAC is an important community and regional resource and destination. It hosts a full calendar of performances by popular musicians and an array of performing arts related programming for children. Part of BergenPAC's mission statement is to expose as many children as possible to the arts and to provide a place where they can learn and experience the arts. The education program at BergenPAC features a series of classes, school residencies, workshops, live performances, student productions, and ensemble groups in the performing arts for students up to the age of 21. The program was developed to revitalize BergenPAC's Arts Education and Community Outreach Program and has reached more than 30,000 students annually since its inception. The education program provides students with unique and hands-on arts training by industry professionals that allow them to gain real world experience and enhance academic achievement through the arts. BergenPAC's arts education

initiatives occur on-site in the BergenPAC facility and off-site at schools. BergenPAC is expanding its educational facilities by leasing and renovating the Depot Square Train Station building.

### Depot Square Train Station

The vacant Victorian-style rail station at 1 Depot Square will have a new life when BergenPAC completes a \$300,000 renovation of the facility and leases it from the city. BergenPAC will expand its performing arts school, which now enrolls nearly 500 children in ballet, dance, and theater classes. The expansion will enable the school to triple its current enrollment of 500 students and to offer additional dance and theater classes.

## A Community Center

The 2009 Community Facilities Plan introduces the creation of a community center. It presents three paths to this end:

- Create a central community center, housed in a dedicated building.
- Work with the Englewood School system to create a centralized community center that is funded by and also functions as part of the public school system.
- Utilize existing resources in the community and have a central programming arm to provide a coherent and comprehensive program.

The 2009 plan presents the first two paths as long-term solutions and the third path as a short-term measure. It states that each of the above options has a variety of advantages and disadvantages and that in difficult economic times, the third option possibly provides a viable way to implement communitywide programs in the present.

Englewood has been resourceful in providing services, especially recreational services, to its residents through partnerships with other organizations to administer programs or to borrow facilities to offer programming. For example, the YWCA of Bergen County provides exercise classes at the old Lincoln School building for adults and seniors while the Crowne Plaza Hotel's pool host's City swimming classes. The Department of Parks & Recreation offers coordinated programming by season and publishes a guide several brochure containing classes and schedules several times a year. The library offers educational community services such as computer classes, language classes, book clubs, and English as a Second Language Classes.

### More than a "Rec Center"

Despite the City's efforts, there has been a longstanding desire among many residents for a physical facility to serve as a Community Center. As expressed in meetings and public workshops over the past several years; this is an aspiration for more than a high-quality recreational facility but rather a social, cultural, educational, and recreational center. As stated in a 2007 report to Council by the Englewood Area Community Foundation, a community center is to "provide ways for citizens to interact, to learn from each other, to recognize and celebrate their shared community," providing opportunity for interaction among the different wards and groups of people in Englewood. The 2007 study envisioned a multi-functional civic hub in downtown that would include profit-making activities and help offset costs by drawing more people to West Palisade Avenue businesses of a for-profit Englewood Civic Center, which the Community Center would be a part of. It would include conference facilities, public meeting rooms, social and recreation functions, and a post-secondary continuing educational facility. Preliminary construction cost estimate of nearly \$11 million, but does not define the scale or dimensions of the facility.

Teaneck's Richard Rodda Community Center, for example, was founded for a similar purpose: to offer a central meeting space for everyone in the community. Teaneck determined that investing in a new

facility would be more cost-effective than improving existing ones. The 50,000 square-foot facility was built in 1998 and is fully utilized. Other examples include the Fort Lee Community Center, which involved the purchase and renovation of an old supermarket, which cost at least \$10 million. Tenafly mounted a professionally managed campaign to raise more than \$40 million to build its Jewish Community Center. Many of the facilities draw revenue from non-resident visitors, low resident user fees, and facility rentals.

# COMMUNITY FACILITIES

CITY OF ENGLEWOOD, NJ

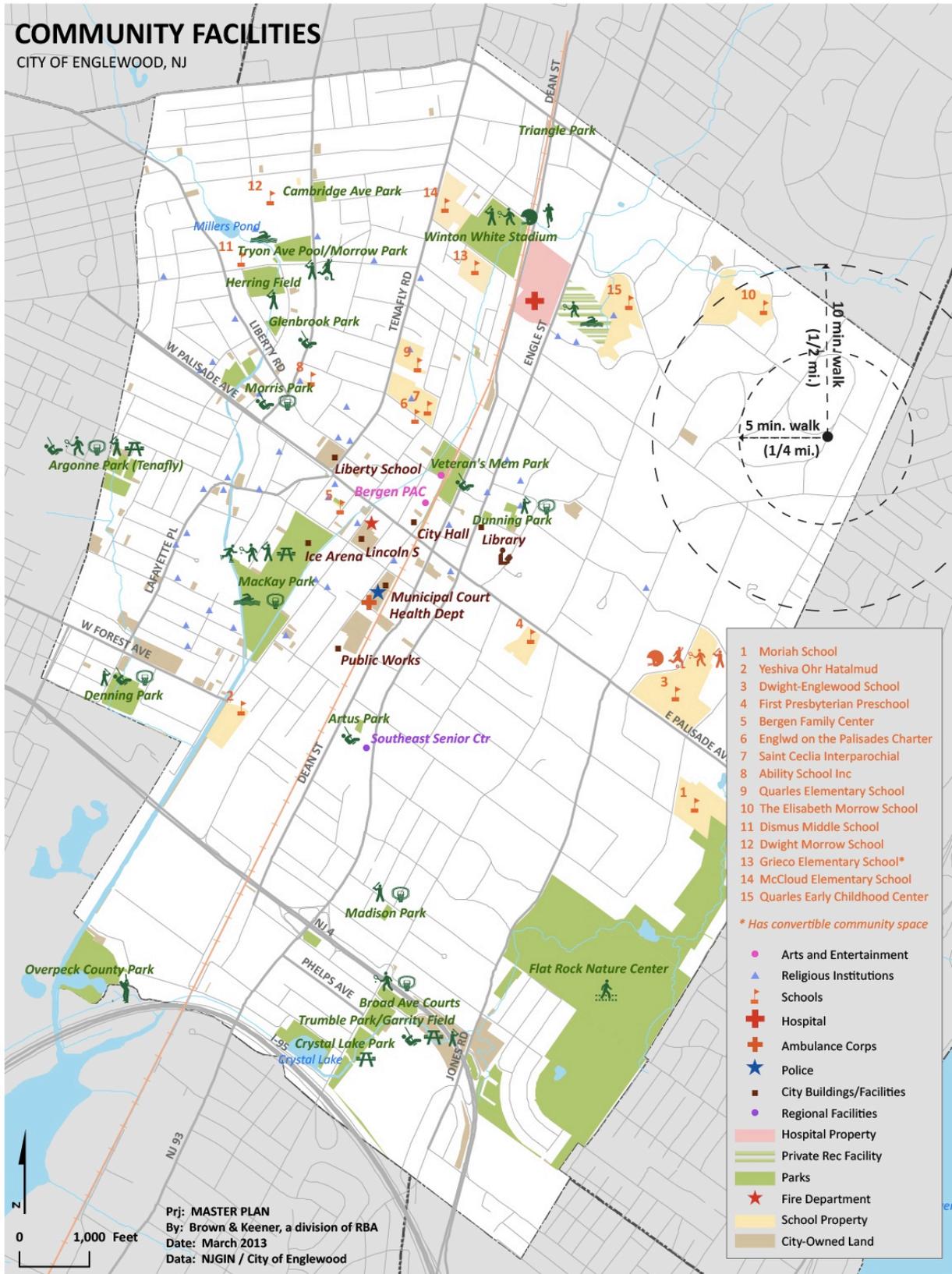


Figure 58: Community Facilities: Schools, Parks, Public Safety, Civic and Cultural Facilities, Religious Institutions

## Public Discussion

Through the public discussions and workshops that inform this Master Plan a general consensus emerged around specific aspirations. These include the need for more activities for youth, especially after school; more meaningful interaction among Englewood’s diverse groups; and activities for seniors.

The City has facilities that can be improved to increase use and accommodate more community-oriented programming, especially for young people. Residents feel there should be also be more programming such as farmers markets, sports, etc. Many cited sports programming as an effective way to bring the community together. One issue is that some residents simply are not aware of the community-oriented programs that the City already has in place or might not have the transportation available to take advantage of these programs. Others cautioned that a new community center could drain resources from or reduce activity at other existing facilities. Of further concern is the issue of high property taxes, which could increase if the community center were to be funded wholly or in part by the municipality. People recognize that resources to design, construct, staff and maintain a new community center are not available at present. Nevertheless, the City can focus on improving what Englewood already has and develop, program, and manage an Englewood Community Center that is “virtual” with venues located in various places in the City.

## Policy Statement on a Centralized Community Center

People across the City of Englewood have been talking about building a centrally located community center for some years, documented in the 2007 Englewood Area Community Foundation study and the 2009 Master Plan presented three options – described previously.

Financing for a new community center could come from various sources: individuals, foundations, government, etc. The City of Englewood can contribute to the cost of such a facility and may be in a position to do so in the future, but today, Englewood is not in a position to make such a large investment. Englewood has been paying its bills by deferring maintenance on existing facilities, failing to pay down the principal on its debt, and decreasing spending on capital improvements. All the while, state aid has decreased by more than 30% and health insurance expenses have increased by 30%. The City has two significant facilities that need attention: the Wright Ice Arena, damaged by Hurricane Sandy, and the design and construction of a new firehouse. Therefore, this Master Plan sets forth the City’s policy at this time as “option 3,” to ***utilize existing resources in the community and have a central programming arm to provide comprehensive programs***. The principal goals and aspirations embodied by the concept of a centralized community center are important and relevant toward improving services and civic life among the people of Englewood. In pursuing this third option, the City and its partners should use these goals and aspirations to guide its efforts. Of course, this policy statement does not preclude private and non-profit organizations from establishing new community-serving facilities in Englewood. The City can endorse new facilities—proposed by private or non-profit organizations—that serve a local and/or regional base.

## Community Facilities & Institutions objectives, strategies, actions

One of the most important challenges for New Jersey cities, boroughs and towns is to maintain, update and expand regular public access to quality recreational experiences. Resources to offer well-designed facilities for sports, for family fun, for active and passive recreation are more constrained than ever, even as other public facilities, such as the firehouse, grow obsolete.



### Objective 1: MAINTAIN & IMPROVE COMMUNITY FACILITIES

Like any City, Englewood has a wide range of facilities of varying ages, physical conditions, and capacities. The City should invest in upgrading and improving existing community facilities. In cases such as the firehouse, where facilities are inadequate and not cost-effective to continue to maintain, new facilities need to be planned and constructed.

**T1.1** Continue to plan for and provide adequate police, fire protection and emergency services for City residents. Ensure appropriate facilities, staffing, and equipment are distributed according to existing and future needs and development patterns.

**T1.2** Consider requiring new development to pay its proportional share of any off-tract community facilities to the extent permitted by law.

**T1.3** Provide or seek adequate capital funding for maintenance, improvements, and enhancements to the City's facilities.



### Objective 2: IMPROVE MARKETING & COORDINATION OF FACILITIES

**T2.1** Improve the marketing, programming, and accessibility of the City's community facilities and programs to residents of all wards. This could be achieved through various means, including through implementing direction sign initiatives and exploring Internet-based methods to promote services to citizens.

**T2.2** Create a task force to share information and coordinate the provision of community programs and services Citywide. Participants could include the Recreation Department, library, School Board, and non-profit providers. Consider an experienced person (volunteer or part-time paid position) to lead the task force.

**T2.3** Participate in regional initiatives to coordinate and promote community programs, services, and facilities. The City and City residents can participate in regional initiatives designed to coordinate and promote various aspects of community life, education, athletics, and the arts.

**T2.4** Collaborate with private and/or non-profit organizations to plan and provide new community-serving facilities and programming. Seek opportunities to link existing City community facilities to enhance their utilization and/or prevent duplication of programs.

# Recreation & Open Space Plan

## Background

Among a community's most important public facilities are its parks, playgrounds, recreation centers, and open spaces. This is particularly true in a suburban City such as Englewood, which derives much of its attractiveness from its uncrowned character, and whose residents want the best possible living environment for themselves and their families. The value of recreation for people of all ages is well established, and its importance is bound to increase in the future as advances in technology give the average person greater amounts of leisure time. Likewise, in preserving the character of a City, which in time can develop a greater degree of intensity, the establishment and preservation of landscaped, permanently open spaces will assume an ever increasing importance.

## Parks & Open Spaces

Englewood has numerous parks, ranging in size from intimate pocket parks to a large park serving the entire City, Mackay Park, which covers over 20 acres, to 140 acre nature preserve (Allison Park and Flat Rock Brook Nature Center). Englewood has well over 300 acres of open space, including 200 acres of parks (see Figure 59).

The parks vary considerably in character: some feature playgrounds, ball fields, and other recreational activities that attract athletes and youngsters; other parks are tranquil places for relaxation, while Flat Rock Brook Nature Association is a 140 acre conservation area with a variety of trails, a rock quarry, meadows, and ponds.

Open space is a precious resource for the residents of Englewood that must be preserved for future generations. In 1996, the City adopted a zoning district that recognized all existing available open space as a distinct and valuable asset. The Planning Board recommends that the City maintain this important ordinance so it reflects current conditions in the City.

Englewood currently has 214 acres of parkland and recreation areas, which amounts to approximately 6.8% of the total land area of Englewood. There are several methodologies to calculate what constitutes a healthy amount of open space in a built up suburban community.

Balanced Land Use methodology is used by the State of New Jersey to assess open space needs of a community. The current park inventory is over double that which is calculated through the Balanced Land Use Criteria. Balanced Land Use methodology also recommends that the county set substantial open space aside. The state and the federal government and Englewood are devoid of such land preserves. The National Park and Recreation Association (NPRA and this is known as the core system standard and it is based on population) also provides estimates. The NPRA standards recommend that public park and recreation areas be provided at a ratio of 8.375 acres per 1,000 people.

Using the 2010 U.S. Census, the City of Englewood has approximately 28,000 people. The recommended public park and recreation area in Englewood should be approximately 234 acres.

Englewood's 214 acres is close to this figure but somewhat deficient. Englewood has done an excellent job of preserving additional space along the railroad right-of-way north of Demarest Avenue and through zoning, tree preservation ordinance and steep slope ordinance that result in open space buffers throughout the residential zoning districts.

Englewood has a great advantage over typical auto-dependent suburbs because it has a town center with a variety of uses. But, for the most part, it is necessary to drive downtown because residential

neighborhoods are not connected to the downtown by pedestrian paths. A chain of paths can knit the neighborhoods and commercial center together, alleviate the reliance on the automobile, and even foster a sense of unity between different parts of town.

Streets need not function only as traffic conveyors; they have the potential to serve as social connectors bringing people together. To fulfill that potential and enable people to easily circulate on foot, there needs to be more sidewalks and landscaped paths so that residents can use the streets in safety. The Circulation Element includes recommendations to improve these connections among downtown, nearby parks and open spaces, and residential neighborhoods.

## Parks & Open Spaces objectives, strategies, actions

Given the level of development in Englewood, there are few opportunities to increase the supply of open space and recreation acreage. Taking full advantage of the parks and other open spaces in Englewood, parks should function together as a linked system. Tailoring parks in each neighborhood the surrounding demographics could improve people traffic in each park and allow parks to be a focus of daily community life.

### **T** | Objective 3: Increase Utilization of Parks and Open Spaces

Many parks and open spaces in Englewood are underutilized. Often vacant, they do not function as a neighborhood hub nor do they reinforce a sense of community. Through intelligent design and an effort to satisfy the specific needs of residents, pocket parks can begin to function as centers of neighborhood life. In many communities, residents are invited to plant and maintain gardens in neighborhood parks. Active participation of residents becomes an important factor in maintaining the park and its furnishings, creating a safe and protected environment, and encouraging use.

**T3.1 Program and design pocket parks for the immediate neighborhood.** There is no reason to insist on uniformity of design among the City's pocket parks.

**T3.2 Program parks to encourage/enable environmental education.** For example, structured activity or play space for young children.

**T3.3 Engage other community groups,** including the Garden Club, youth groups, and nature organizations, to participate in a program of park-based activities

**T3.4 Update map to include changed OS zoning district** - according to provisions of the 1996 ordinance recognizing all existing available open space as a distinct and valuable asset.

### **T** | Objective 4: Connect Parks & Open Spaces

The impact of Englewood's impressive inventory of open space would be magnified if landscaped paths physically connected our parks by a network of landscaped paths, sidewalks, and multi-purpose trails.

**T4.1 Enhance and connect the City's recreational resources** by providing a long, varied, and scenic path that could be used for walking, jogging, skating, and biking.

**T4.2 Highlight important routes that connect to the City's parks.** Certain landscape or streetscape features along streets leading from West Palisade Avenue to Mackay Park would heighten awareness of the park as a great civic resource and center of community life. The Land Use Plan makes specific recommendations about improving streets that connect downtown to nearby open spaces.

**T4.3 Expand, improve pedestrian and bicycle connections**, encouraging people of all generations to walk or bike from their homes to downtown, to the public library, to school, or to a neighborhood park. The Circulation Plan recommends pedestrian and bicycle enhancements and connections.

**T4.4 Implement the Citywide Way finding System**, which would contain signs that direct pedestrians and motorists to the City's major parks and recreation resources.

#### Mackay Park

Mackay, the city's largest park at 28.6 acres, offers a broad range of facilities, programmed activities for all ages, as well as trails, picnic areas and other amenities. Attractions include The John T. Wright Ice Skating Arena, a public swimming pool, tennis & basketball courts, pre-school & youth playgrounds, a bicycle path, picnic areas, softball & baseball diamonds, soccer fields, bleachers, parking areas, grassy lawns, and sitting areas here-and-there throughout the grounds. Some courts and play equipment have been recently refurbished or replaced. Many of the other facilities and furnishings, however, have exceeded their useful life, have become damaged, or are not in compliance with present-day regulations.

During the public workshops, residents cited dilapidated toilet facilities, poor lighting, and park safety as serious concerns. A related issue, also cited during the public discussions of the Master Plan, is the arrangement of gates, fences and bridges (mostly closed) around the edge of the 28.6 acre park. The city is presently evaluating ways to make for better and more welcoming access around the park perimeter without compromising security and safety.

The Wright Ice Arena, which is located in the park, suffered storm damage in September of 2012. Federal relief funding and insurance coverage will enable the City to reopen the facility once repairs have been completed and management arrangements have been secured. Further design enhancements should include evaluation of ways to improve sight-lines and connections into the park.

#### The Park at Depot Square (Veteran's Memorial Park)

The intersection of Demarest and North Dean Streets is a major point of entry to the Englewood's downtown. Three of the four corners were occupied by gas stations; but, there has been a transformation of the area in the past several years. There is a new bus stop at the southwest corner. Recent and near-future park improvements include seating, Wi-Fi connectivity, and landscape. This park is part of a generous downtown green that any towns would envy, but even now it is under-used and under-programmed. In the meantime, new private investment has brought a handsome new mixed-use building to southeast corner (Bartolomeo) and a newly built branch for regional banking operation (TD Bank) on the southwest corner. As a result, the appearance of this important gateway to downtown has much improved. Further actions to connect the attractive green to the downtown and to life of community residents will activate the space. The city dedicated its 9/11 Memorial at this park in the fall of 2013.

#### Eleanor Harvey Park

Englewood's most recent park is Eleanor Harvey Park, located at 500 Liberty Road. Eleanor Harvey, a long-time resident and a founder of the Historic Society, willed the property to the City before she passed away in 2007. Ms. Harvey's will stated that that land is to be used as a passive park, meaning that rather than playground equipment and basketball courts, it will be a place that is home to trees, flowers, pathways and benches. The City started design work in June of 2012 and construction in the summer of 2013. The next step in the process of is

pruning trees and thinning plantings. The city will then construct pathways, using pebbles or stone fines to keep concrete and impervious surfaces to a minimum. At the same time the city will bring in water and electricity lines for watering the greenery and for lighting in the park.

### Management and Programming of Parks and Recreation Facilities

The mission of Englewood’s Parks & Recreation Department is to: “provide quality recreation opportunities to residents of the community through creative programs and safe, clean facilities in the most efficient way possible.” Through this mission, its purpose is providing lifelong leisure experiences that will assist in contributing to a positive way of life. The department maintains and supervises all parks and playgrounds and provides a full, year-round schedule of programs, activities, and special events for adults and children. The Parks and Recreation Department also partners with the YWCA of Bergen County to offer an array of programming for all ages, including swim lessons and fitness programs. The department is housed in the Liberty School. The YWCA of Bergen County offers many classes in this building. Facilities maintained by the department include 15 parks with playground or athletic facilities, several grassy picnic or play areas, and two municipal swimming pools. All facilities are available to Englewood businesses, organizations and residents.

## Recreation & Open Space objectives, strategies, actions

The Englewood Recreation Department has developed goals and objectives to provide an operational structure for future decisions related to provision of parks and recreation for the Englewood Community. These goals and objectives are reviewed annually and modified as necessary.

### **T** | Objective 5: Parks & Facilities Are Maintained & Accessible

Assure parks and recreation facilities are well maintained and accessible to all residents of the community. Residents of Englewood take good care of their private homes and grounds as evidenced by the abundance of landscaping contractors. Quality is important to residents and it is expected that community assets are protected and valued as well.

#### **T5.1 Analyze and improve universal accessibility.**

**T5.2 Update and maintain park equipment** and facilities as needed, including playground equipment, hard pavement surfaces, and landscaping.

**T5.3 Implement standardized park signage**, and review and provide lighting, benches, and waste receptacles where appropriate

### **T** | Objective 6: Promote Active Lifestyles

Create a community of healthy residents by providing opportunities that promote and encourage active lifestyles. Englewood wants to encourage and develop an active resident base that includes runners, walkers, cyclists, and team athletes.

**T6.1 Increase non-motorized transportation connections** between parks, historical sites, community facilities and shopping districts that allow residents to cycle, walk, and run.



**Objective 7: Use Existing Community Resources Efficiently**

Demonstrate fiscal responsibility. Use existing community resources efficiently; maximize collaboration with other organizations and municipalities

**T7.1 Explore opportunities with Bergen County** to minimize duplication and competition among agencies.

**T7.2 Continue to share facilities** with the Englewood Public Schools at school properties.

**T7.3 Recruit civic and business organizations** for assistance with park improvement projects.

**T7.4 Provide additional environmentally oriented programs** and use parks as outdoor classrooms.



**Objective 8: Barrier Free Accessibility**

As parks and facilities are improved or developed, a high priority must be placed on upgrades that improve barrier free accessibility with improvements to proper surfaces for wheelchairs, accessible picnic tables, and play equipment that provides universal access.

**T8.1 Inventory locations where accessibility is compromised** and seek funding support to remedy.

# RECREATION & OPEN SPACE

CITY OF ENGLEWOOD, NJ

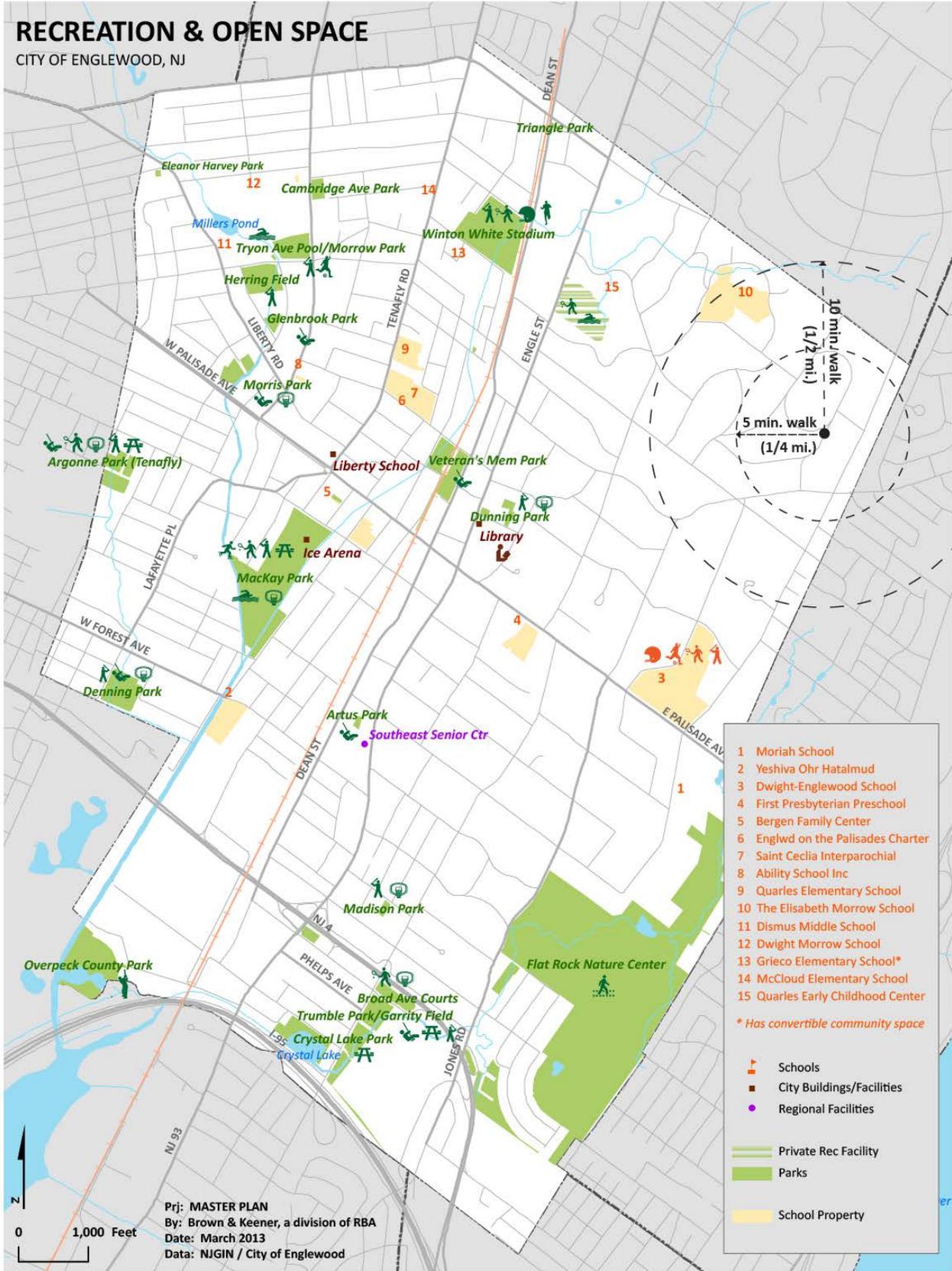


Figure 59: Parks and Public Open Space in the City of Englewood

# Historic Preservation Plan

## Background

The purpose of the Englewood Historic Preservation Plan is to identify the historic resources in Englewood that are worthy of preservation, outline a process for protecting and preserving them through municipal planning, and providing criteria to evaluate additional historic resources that have not yet been identified in this plan.

Historic preservation is the identification, evaluation, and protection of historic and archaeological resources. The purposes of preserving historic resources are many, including the strengthening of local economies, the stabilization of property values, the fostering of civic beauty and community pride, and the appreciation of local and national history.

The Englewood Historic Preservation Plan Element is authorized by the New Jersey Municipal Land Use Law (MLUL) to provide a policy basis for local historic preservation planning. The MLUL requires the following three components of a historic preservation plan element:

- location and significance of historic sites and historic districts;
- standards used to assess worthiness for historic site or district identification; and
- the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

The MLUL further defines "historic district" as one or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites. "Historic site" is any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archeological, cultural, scenic or architectural significance.

## History of Englewood

Englewood has a special feeling, a distinctive sense of place that residents and visitors alike associate with the City's historical architecture, streetscapes, and landscapes. In its general outlines, the history of Englewood reflects the history of Bergen County's Northern Valley: Dutch, Huguenot, and English farming interrupted temporarily by the Revolutionary War. The arrival of the railroad in 1859; and the opening of the George Washington Bridge in 1931. These events shaped the entire region. Yet, Englewood's unusually rich and varied inventory of historic buildings over the past two centuries manifest its own history as well this broader context.

The 32-page "Architectural History of the City of Englewood" in Volume 1 of the *1981-2 Bergen County Survey of Historic Sites*, written by T. Robins Brown, a well-respected professional architectural historian, remains the fullest account. This much briefer summary draws on Brown's work while supplementing it and correcting a few errors.

### The Aftermath of the Revolutionary War

Englewood's earliest historic houses all date to a period in the earliest years of the nineteenth century when surviving American families and new owners of property formerly belonging to Tories were building Dutch Colonial stone houses to replace the wooden structures burned by both sides during the Revolution.

Building after the Revolution reflected the patterns that were laid down before the revolution. Between the Hudson and Hackensack Rivers, strips of land that ran east and west from the King's Highway, now Grand Avenue, included forested acres on hillsides, hay fields, and relatively flat, arable fields suitable for farming. Four "Jersey Dutch" sandstone farmhouses along Grand Avenue, survive from that period. Each had a gambrel roof overhanging a full front porch.

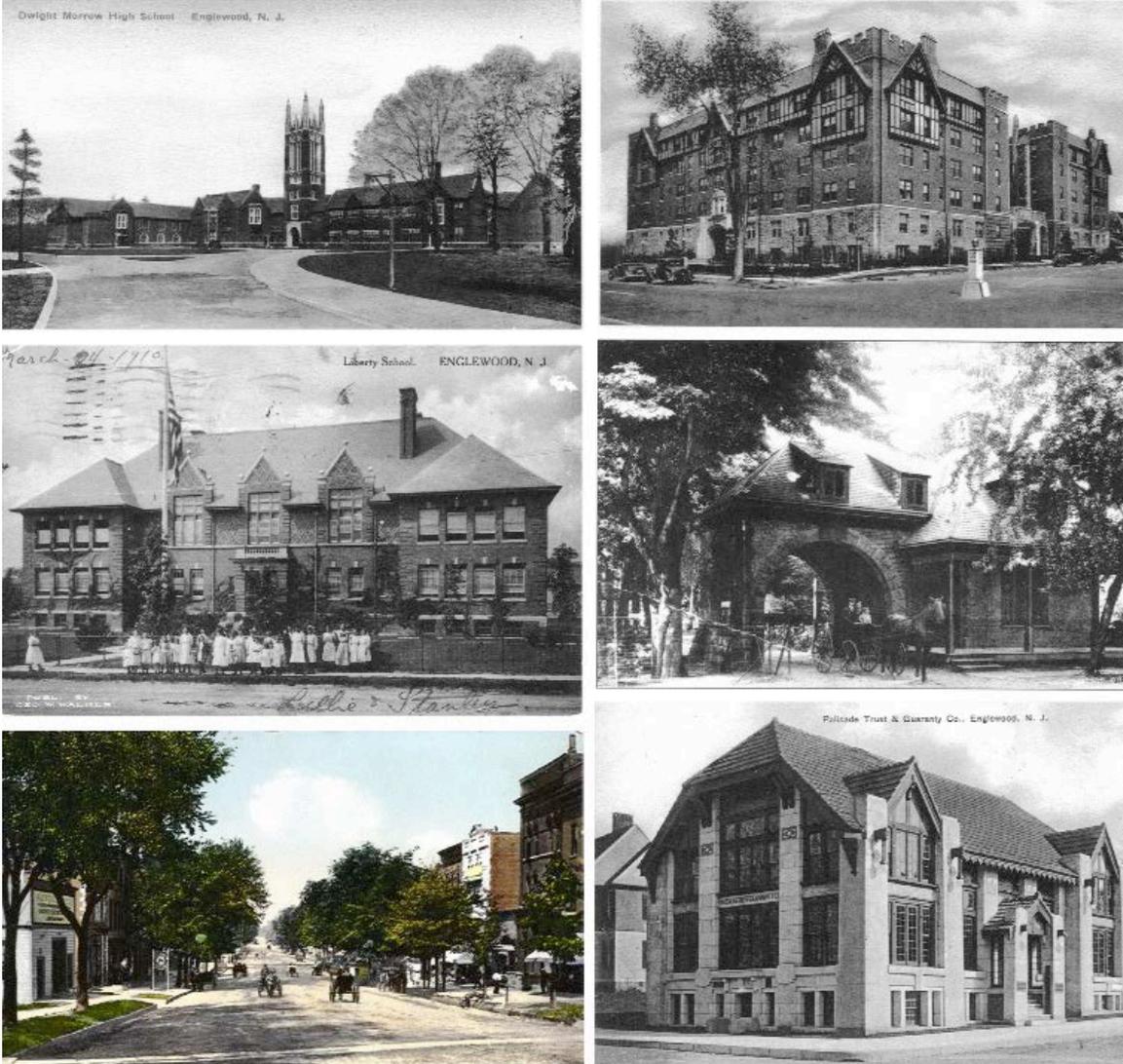


Figure 60: Historically significant buildings in Englewood

Upper Left: Dwight Morrow High School

Upper Right: Tudor Hall Apartments

Middle Left: Liberty School

Middle Right: Mackay Park Gatehouse (c. 1908)

Lower Left: Palisade Avenue (c. 1899)

Lower Right: Palisade Trust and Guaranty Co.

The road took a turn west along what is now known as Palisade Avenue. At the location of Englewood's World War I monument, a number of properties converged, including the only wooden residence that survived the Revolution, a probable George Washington headquarters at Liberty Pole that he referred to in a 1776 letter. In arguably the most significant blow to historic preservation in the history of the City, this headquarters was demolished in the middle of the twentieth century to make way for a strip mall on the northeast corner of Palisade and Tenafly Roads. The name "Liberty Pole," which appears on military maps used during the Revolution, took hold in 1766 when local partisans raised a liberty pole

to protest the Stamp Act. A replica of that Liberty Pole, the third such, serves as a flagpole across from the monument, and the names of both Liberty School and Liberty Square reflect that early history. A charming 1818 stone schoolhouse with arched windows, another sandstone replacement for a colonial wooden structure, was moved from that same intersection to its current location at 486 Tenaflly Road.

From the monument, Tenaflly Road, another axis for farms running east and west, ran north toward Closter and the Closter Dock Road. A fifth Jersey Dutch sandstone house rebuilt after the Revolution survives at 303 Tenaflly Road. Liberty Road once ran straight from the monument west toward New Bridge landing, and a small portion of a sixth stone house can be found at 501 Liberty Road, although most of the house dates from a later period. In November 1776, a portion of Washington's troops stationed at Fort Lee retreated through Englewood toward the New Bridge as Cornwallis' invading troops were marching south along Tenaflly Road after climbing up from the Hudson River near Closter.

### The Nineteenth Century: From Farm to Village to Township

Very little architecture dates back to the period between 1810 and 1859. Though maps show a certain amount of building, including the Liberty Pole Tavern, once mistakenly thought to date back to the Revolution. Almost nothing survives until the coming of the Northern Railroad, which opened in 1859. The railroad completely transformed a farming community into a village with a great many residences ranging from the vernacular to the ornate. Already by 1873, Englewood had become important enough for the Township of Englewood, formerly a part of Hackensack Township, to be founded. At that point, Hackensack, Englewood, and Ridgewood were the most important political subdivisions of Bergen County.

From 1859 through 1899, when the City of Englewood was incorporated, prosperous landowners built substantial houses and ambitious estates on the East Hill and along the major roads. Englewood's founder, J. Wyman Jones, was more responsible than anyone else: he helped name Englewood, built an impressive estate around a Gothic Revival house reminiscent of a Welsh castle on a square block north of Palisade Avenue, and attracted friends in the banking and real estate industries to join him in making real estate investments and building houses. Architects were mostly from New York City, but the activity attracted builders, trades people, shopkeepers, workers, and employees, many of whom built their own smaller houses near the growing village downtown, which mostly ran along Palisade Avenue from Grand to Tenaflly. Notable streets where their houses survive are Cottage Place and Grove, Henry, and Charles Streets in the Liberty Historic District established by Bergen County in 2002-3.

Because of this history, houses were built reflecting every Victorian style of architecture. Enough of these survive to give Englewood the richest inventory of both fancy and vernacular Victorian houses in Bergen County. Styles include Victorian Gothic, Second Empire, Swiss Chalet, Italianate, and Queen Anne. The first church, an 1860 Gothic Revival chapel, was moved stone by stone in 1877 to its current location in Brookside Cemetery, itself a marvelous example of a Victorian picturesque cemetery. Its original location is the site of the First Presbyterian Church, larger than the chapel from the beginning and expanded several times to accommodate its growth. Other churches of the nineteenth century include the Dutch Reformed Church (1875, SE corner of Tenaflly Rd. and Demarest Ave.), the Highwood Village Reformed Church built around the same time (63 Hudson Ave.), St. John's Episcopal Church in Nordhoff village (1867, 568 Grand Ave., now a design studio), and St. Paul's Episcopal (1899-1900). St. Cecilia's large Romanesque Revival church was built a bit later in 1910 to accommodate a wave of immigrants. Eventually, Englewood boasted five railroad stations, one for freight, one for the village of Highwood to the north, one for the village of Nordhoff to the south, and one for each side of the tracks at Depot Park. Residential sites within walking distance of these stations, accessible both to homes on the hill and homes in the valley, were especially prized. The railroad continued to be a central factor in Englewood's growth until the George Washington Bridge was built in 1931. At the peak of its activity, 47 trains ran each way per day. Population grew faster during some decades than others. Some styles are represented more fully than others. We cannot capture here the sheer number and variety of the

Victorian era homes and buildings in Englewood, which are detailed in the original 3-volume 1981-2 *Bergen County Historic Sites Survey*, available for reference in the Englewood Library.

Between 1894 and 1895, the boroughs of Bergenfield and Englewood Cliffs and the township of Teaneck, much of it owned at one time by William Walter Phelps, seceded so that Englewood no longer bordered the Hudson River and shrank to well under half its original size. Englewood tried to incorporate in 1896 but succeeded on March 17, 1899. It was during the first half of the twentieth century that Englewood developed many of its municipal institutions and amenities: the library, Liberty School followed by Lincoln and Cleveland Schools, Mackay Park on land given by former mayor Donald Mackay, the police department, three fire stations, and the impressive Collegiate Gothic campus of Dwight Morrow High School, which opened in 1932. Like the City's other school buildings built earlier in the twentieth century, and like the new school and major additions built in this century, it conveys an inspiring vision of public education.

### The Twentieth Century: the City of Englewood

During the first half of the twentieth century, the process of subdivision tended to follow patterns laid down in the second half of the nineteenth century. Now, however, most larger homes were built on the East Hill, filling out the large and impressive East Hill Historic District that runs approximately from Booth to Linden Streets and from Grand and Engle Streets to North and South Woodland. During this period, Englewood became known as "The Bedroom of Wall Street." In terms of style, Aymar Embury II, a professor at Princeton and later Robert Moses' chief architect responsible for several New York City bridges and for the recreational facilities built during the Depression, introduced the Dutch Colonial Revival style. Dutch Colonial Revival echoed early Jersey Dutch stone houses. He and other architects added Shingle Style, Federal Revival, Colonial Revival, Jacobean Revival, Tudor, Arts and Crafts, American Foursquare, and numerous other architectural styles to enrich Englewood's inventory of historic sites. Again, the best source for the number and variety of this second great architectural era is the original three-volume 1981-2 *Bergen County Historic Sites Survey*, supplemented by the 2002-3 one-volume update, which expanded the East Hill Historic District. Both are available for reference in the Englewood Library.

After World War II, most developments were on small-lot subdivisions that welcomed the families of soldiers and others into the area as America recovered from the war effort, and Englewood continued to grow more ethnically diverse. At the same time, architecturally significant houses and additions were designed by famous architects including Eleanore Pettersen, Frank Lloyd Wright's most famous student, and Edward Durrell Stone.

Englewood's development depended on numerous factors: a location during the Dutch and English colonial eras favorable to roads that gave good access to farmable land; the victory of the Americans during the Revolution; the coming of the railroad in 1859; a mixture of extremely prosperous residents with middle class and lower class residents; ambitious citizens who turned Englewood into a Township in 1873 and a City in 1899; the opening of the George Washington Bridge in 1931; the channeling of waterways to reduce the probability of damage due to floods; the planning of citizens and their municipal governments after World War II; and the integration of the public schools. The unusual number and high quality of Englewood's historic sites serve as one of the City's most significant strengths, one worth both preserving and building on. In the original 1981-2 *Bergen County Survey of Historic Sites*, Englewood was the only municipality with three volumes devoted to it. Only Ridgewood, which lacks the rich variety of Victorian homes in various styles, is remotely comparable within Bergen County. *The 2002-3 Bergen County Historic Sites Survey: City of Englewood Revisions and Update* adds a fourth volume to the original three.

## Value of Historic Sites, Buildings and Structures and Districts

A substantial body of research demonstrates the economic benefits, including the strengthening of property values, associated with preservation. Studies have demonstrated that the value of renovated historic properties increased at a significantly higher rate than that of new construction (since 1970 in selected cities—see Kim Chen, “The Importance of Historic Preservation in Downtown Richmond,” *Historic Richmond Foundation News*, Winter 1990). Additionally, the 1998 study, *Economic Impacts of Historic Preservation*, by the Center for Urban Policy Research at Rutgers University, explored the economic impacts of historic preservation in New Jersey and concluded that there are concrete economic benefits to a community that supports the preservation of its building and housing stock. In *Keeping Time. The History and Theory of Preservation in America* (New York, rev. ed., 1997, 111), William Murtagh found that “no American neighborhood zoned as a historic district has ever decreased in value.” On the contrary, designation “tends to escalate economic values.”

Englewood also derives many other benefits from the City’s historic heritage. Collectively, Englewood’s historic residences and buildings embody the history of the City. They create beauty and visual appeal. And foster local pride and civic loyalty. Englewood’s buildings span two centuries and establish a meaningful and authentic connection with the past that give the City identity and sense of place. To promote these qualities and to safeguard the distinctive character of Englewood, the Master Plan attaches a high priority to the preservation and protection of the City’s historic heritage.

## Policy and Practice of Historic Preservation

Historic preservation is by no means a new practice. Federal legislation promoted preservation beginning with the Antiquities Act in 1906. Congress established the National Trust for Historic Preservation in 1949 and passed the landmark National Historic Preservation Act in 1966. The tax laws of 1976, 1981 and 1986 created incentives for historic preservation. The Supreme Court and state courts have ruled that preservation laws, like zoning, height restrictions, and other laws regulating private property, are constitutional.

In New Jersey, the designation of historic properties occurs at the national, state and municipal levels. While the national and state designations are similar, the municipal designation of historic properties is quite different. The National and State Registers of Historic Places identify historic resources for the purpose of certain protections against public encroachment. Any project involving federal or state funding, such as road improvements and public buildings, must be reviewed for potential impact on historic resources. While national and state designations protect historic resources from public encroachment, they do not protect any historic site from privately initiated actions such as renovations, unsympathetic additions, or demolition. Inclusion in the *Bergen County Surveys of Historic Sites* likewise offers no protection from private actions.

By contrast, locally designated historic resources can be identified in municipal Master Plans and regulated as districts or landmarks by municipal ordinance. Unlike state and national designations, local historic sites designated by local ordinance can provide advisory or regulatory protection from private disturbances including renovation, restoration, and demolition.

## Criteria to Evaluate the Worthiness of Historic Resources

Historic resources are evaluated for their worthiness of protection and preservation using 1) criteria established by the County of Bergen in connection with its surveys of historic sites and/or 2) National Register criteria. While the two sets of criteria are similar, the Bergen County criteria focus on the local significance of buildings, structures and districts and are generally less rigid than the National Register Criteria.

## Bergen County Criteria

The first page of the introduction to Volume 1 of the original *1981-2 Bergen County Historic Sites Survey: City of Englewood* (3 volumes) addresses criteria for inclusion in all the county surveys of historic sites in general terms:

“Properties are included which are readily recognized as being valuable for their historical associations or aesthetic design. Other properties are included which illustrate the architectural diversity of their communities and are remnants of the area’s history of development. Many of these buildings are modest designs, which are examples of vernacular architecture. They represent the conventional approach to architecture and construction in the locality. . . . [T]he choice of a particular building for inclusion is often arbitrary as usually there are other examples equally worthy of record. However, often the chosen building retains its original appearance to a greater degree than other similar designs. . . . [S]everely altered structures are included only when they are the only extant example of their type in the community or have special historical significance due to age or association with important persons or events . . . . Occasionally recent buildings, which have recognized architectural or historical significance, are included. However, greater emphasis is placed on resources over fifty years of age. Additional information on the ‘Criteria for Inclusion in the Bergen County Historic Sites Survey’ is in the appendix.”

The appendix of the *1981-2 Bergen County Historic Sites Survey: City of Englewood* includes sites, buildings, structures, streetscapes and districts dating from the “pre-history” period (i.e. native Americans) to today. “Types of sites included are:

Agricultural, including barns, farmhouses, shed, minor outbuildings and fences.

Commercial, including stores, office buildings, banks, restaurants, taverns, markets, warehouses, spas, utility company buildings and gas stations.

Educational, including schools, academies, colleges, universities, museums, libraries, theatres, concert halls, opera houses and zoos.

Governmental, including courthouses, city halls, town halls, borough halls, civic centers, jails, post offices, custom houses, firehouses, police stations and firehouses.

Industrial, including mills, factories, foundries, furnaces, breweries, tanneries, ropewalks, mines, quarries, kilns, windmills, water mains, dams and machinery.

Landscape Architecture, including commons, squares, parks, gardens, greens, cemeteries, gazebos, monuments, pavilions, fences, fountains, paving and street furniture such as benches, street lights and statues.

Medical, including hospitals, sanitariums, infirmaries, clinics and dispensaries.

Military, including arsenals, armories, forts, barracks, camp sites, reservations and battlegrounds.

Recreational, including racetracks, amphitheatres, swimming pools, gymnasiums, bandstands, stadiums, playing fields, courts, parks and cinemas.

Religious, including churches, chapels, synagogues, meeting houses, seminaries, convents, burial vaults and mausoleums.

Residential, including houses, cottages, apartment buildings, tenements, industrial housing complexes, hotels and motels.

Scientific and technological, including laboratories, test sites and agricultural stations.

Social, including lodges, clubhouses, fraternity houses and amusement parks

Transportation, including paths, trails, milestones, railroads, canals, ferries, bridges, aqueducts, viaducts, airports, tollhouses, lighthouses, tunnels, subways, stables, carriage houses, garages, car parks, road markers, boats, ships and train stations.

Other, Architectural curiosities and archeological sites” [sic]. That same appendix of the *1981-2 Bergen County Historic Sites Survey: City of Englewood* provides a specific list of criteria for designating a local resource as historic: “whether the resource(s) is determined to be:

Important to the general development and cultural heritage of the city; or,

Significant as an example of an architectural style or period; or,

Representative as an example of vernacular architecture of the city; or,

Associated with important persons or groups, with a social or political movement, or with an historical event; or,

Significant as an example of structural or engineering techniques; or,

Significant in their setting, such as landscaping, planning or other aspects of the environment, either natural or manmade; or,

Contributory to a cohesive grouping of sites which meet one or more of the above criteria, so as to justify an historic district, or thematic grouping of sites. “

## National Register Criteria

Here are the National Register criteria: “whether the resource(s) satisfies the National Register criteria for quality of significance in American history, architecture, archeology, engineering, and culture. Historic significance is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

That are associated with events that have made a significant contribution to the broad patterns of history; or

That are associated with the lives of persons significant from the past; or

That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

That have yielded, or may be likely to yield, information important in prehistory or history.

National Register Criteria considerations:

“Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register.”

However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.

A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

A property achieving significance within the past 50 years if it is of exceptional importance. "[This exception is described further in NPS's "How To" booklet No. 2, entitled "How to Evaluate and Nominate Potential National Register Properties that Have Achieved Significance Within the Last 50 Years," available from NPS.

## Historic Properties in Englewood

The following historic sites and buildings have been determined to be worthy of local historic designation in accordance with the National Register and/or Bergen County evaluation criteria noted above. Many historic properties that do not qualify as historic because of National Register considerations do qualify under categories established by Bergen County in connection with their historic sites surveys.

The *1981-2 Bergen County Historic Sites Survey: City of Englewood* (3 volumes) lists sites of "particular historical or architectural interest" (Volume 1, pp. 5-8). Within that list, the following districts sites "probably eligible for SR and NR" are identified as follows:

Two Entire Historic Districts:

District 0215-D1 East Hill Historic District “basically east of Engle St., north of Huguenot Ave., Hutchinson Rd., south of Booth Ave., and west of Flat Rock Brook. The district contains numerous properties, which are of particular interest and may individually be eligible for SR and NR. They include:

#3	41 and 47 Beech Rd; Coe-Pomeroy House
#4	56 Beech Rd.; Lamont-Ticknor House
#15	200 Booth Ave.; Dan Fellows Platt House
#28	52 Brayton St.; Accessory building of Jones Estate
#43	162 Cedar St.; G.W. Betts House
#57	78-80 Chestnut St.; Miss A.R. Delany House
#60	95 Chestnut St.; King-Sheppard House
#62	114 Chestnut St.; Tilyou House
#78	229 Chestnut St.; Bale House
#80	241 Chestnut St.; Richard Prosser House
#147	69 East Hamilton Ave.
#157	118 East Hamilton Ave.; General Charles G. Sawtelle House
#180	123 Hillside Ave.; Waterbury-Wylie-Eiglunie-Cleveland House
#210	42 Lincoln St.; Howland-Barber House
#214	81 Lincoln St.; Homans-Graham House
#231	255 Lincoln St.; Dr. Lenoard G. Johnson House
#235	83 Linden Ave.; Probst Hosue
#248	156 Linden Ave.; McAllister House
#266	406 Linden Ave.; Mernarr MacFadden House
#270	59 Lydecker St.; Lodge of J. Wyman Jones Estate
#278	140 Lydecker St.; E.A. Barton Hosue
#324	209 Maple St.; A. Deronde House
#334	265 Mountain Road; Dudley Evans House
#336	280 Mountain Road; H.N. Flanagan House
#337	320 Mountain Road; Maxwell M. Upton House
#349 and 350	120 and 150 East Palisade Ave.; First Presby. Church Building & Rectory
#358 and 361	394 and 440 East Palisade Ave.; banks-Coffin Houses
#360	431 East Palisade Ave.; James Imbrie House
#363	156 Sherwood Pl.; Brinckerhoff House [Sherwood-Brinck. House]
#373	197 Sherwood Place; F.G.R. Von Roth House
#385	87 Spring Lane; Munroe House
#386	59 Walnut Court; J. Wyman Jones House
#407	277 Walnut St.; Mrs. A.J. Post House
#412	325 Walnut St.; F.G. Blackwell House
#413	345 Walnut St.; E.H. Jewett House
#415	377 Walnut St.; H.W. Blake House
#421	135 Winthrop Pl.; Howland-Cowan-Hunter House

- #429 41 North Woodland St.; Eugene Shaefer House
- #435 83 North Woodland St.; Stevan Ponyatovsky House, "Gloria Crest"
- #453 131 South Woodland St.; Benjamin I. Ward House
- #454 140 South Woodland St.; F.M. Burr House
- #457 and 458 181 and 191 South Woodland St.; Lewis and Ralph Hird Houses

Note that the *2002-3 Bergen County Historic Sites Survey, City of Englewood Revisions and Update* added Extensions A, B, and C to the East Hill Historic District, expanding the map of the district, but it did not extend the list of "properties which are of particular interest and may individually be eligible for SR and NR."

- 0215-D2 Brookside Cemetery Historic District "East and west sided of Engle St., north of Davison Place and extending toe N. Dean St. . . including 0214-29, 425 Engle St. Brookside Chapel.

Individual sites in addition to the early stone houses already included below:

- 215-17 21 Park Pl., NE corner N. Dean St. and Park Place: Palisade Trust and Guarantee Company Building (Aymar Embury II, Architect)
- 0215-24 113 Engle St.; St. Paul's Episcopal Church
- 0215-30 509 Engle St.; Taylor-Bliss House
- 0215-49 274 Knickerbocker Road; Dwight Morrow High School
- 0215-51 501 Liberty Road; John I. Van Buskirk House
- 0215-52A 480 Next Day Hill Drive; Dwight W. Morrow Estate (Elizabeth Morrow School)
- 0215-56 West side of Tenafly Rd. bet. W. Palisade Ave. and Liberty Rd.; Liberty School
- 0215-61 486 Tenafly Rd.; Liberty Union School Bldg. (English Neighborhood School)

The following properties are current listed or are eligible for listing on the State and/or National Registers of Historic Place:

Armory Street Historic District (ID#2942)  
Armory Street between Engle and Palisade  
Avenues  
SHPO Opinion: 4/17/1997

John G. Benson House (ID#470)  
60 Grand Avenue  
SR: 10/3/1980  
NR: 1/9/1983 (NR Reference #: 83001465)  
(#33 - Thematic Nomination of Early Stone  
Houses of Bergen  
County)

Bergen Building (ID#3644)  
18-22 Engle Street  
SHPO Opinion: 3/4/1985

Thomas Demarest House (ID#471)  
370 Grand Avenue  
SR: 10/3/1980  
NR: 1/9/1983 (NR Reference #: 83001498)  
(#30 - Thematic Nomination of Early Stone  
Houses of Bergen  
County; Demolished May 1995)

Demott House (ID#472)  
488 Grand Avenue  
DOE: 1/9/1983  
SR: 10/3/1980  
(DOE/Owner Objection; #29 - Thematic  
Nomination of Early  
Stone Houses of Bergen County)

Demott-Westervelt House (ID#473)  
285 Grand Avenue  
SR: 10/3/1980  
NR: 1/9/1983 (NR Reference #: 83001500)

(#32 - Thematic Nomination of Early Stone  
Houses of Bergen  
County; previously listed as: Peter Westervelt  
House and Barn  
(NR: 3/19/75, SR: 9/6/73, NRIS 75001117);  
Barn - disassembled and moved.)

Grove Street Historic District (ID#4534)  
Grove Street between Tenafly Road and James  
Street.  
SHPO Opinion: 2/23/1998

Liberty School (ID#3830)  
12 Tenafly Road  
SHPO Opinion: 8/13/2001

Garret Lydecker House (ID#474)  
228 Grand Avenue  
SR: 10/3/1980  
NR: 1/9/1983 (NR Reference #: 83001530)  
(#31 - Thematic Nomination of Early Stone  
Houses of Bergen County)  
Mackay Park Gatehouse (ID#5114)  
130 West Englewood Avenue  
COE: 10/19/2011

Saint Paul's Episcopal Church (ID#5195)  
113 Engle Street  
COE: 8/10/2012

Van Horn-Newcomb House (ID#475)  
303 Tenafly Road  
SR: 10/3/1980  
NR: 7/24/1984 (NR Reference #: 84002590)

(#34 - Thematic Nomination of Early Stone  
Houses of Bergen County)

## Historic Preservation objectives, strategies, actions

The Englewood Advisory Historic Preservation Committee has raised public awareness of Englewood's inventory of historic buildings, streetscapes and districts, advised the Planning Board and the Board of Adjustment about applications involving historic buildings, brought attention to endangered properties, and recorded the numerous homes lost through demolition in the City. In recent years, the City has passed ordinances intended in part to limit the demolition of homes. These measures placed limitations on tree removal and impervious coverage, and increased setbacks for pools, tennis courts, and other hard surface play areas. While removing some incentives for demolition and protecting open space, the ordinances have failed to preserve many of Englewood's historic homes. Although the economic climate has slowed the number of demolitions demolition of historic homes has continued,

While past Master Plans have recommended policies and ordinances to protect historic resources, some Englewood residents have feared that the preservation measures would limit their ability to make home improvements or impose cumbersome regulations. This Plan therefore offers a phased, but comprehensive approach to preservation that addresses residents' concerns as well as the continued loss of historic structures. First, the creation of a Historic Preservation Commission is recommended because it could serve a valuable role in advising the Englewood Planning Board, the Board of Adjustment, the City Council and residents and businesses in the City about all matters concerning historic preservation. The current Englewood Historic Preservation Advisory Committee otherwise conforms to state land use law, changing its name to the Englewood Historic Preservation Commission would bring about results.

Second, a local zoning ordinance using the Secretary of the Interior's standards for rehabilitation could include the four early stone structures identified in this plan as well as other historic sites, streetscapes, and districts. The ordinance could stipulate that the designations will be advisory only for a period of approximately three years. During that period, it was hoped judicious work of the Historic Preservation Commission would establish a broad consensus for preservation so that these designations and possibly additional ones will become regulatory after three years. In addition to these recommendations, continued public education, technical assistance and advisory design guidelines are recommended for a comprehensive approach to preservation. The strategies for this approach follow.



### Objective 13: AN ENGLEWOOD HISTORIC PRESERVATION COMMISSION

**T13.1 Create an Historic Preservation Commission** to be established by the Mayor and City Council.

*T13.1a The Commission should be created in accordance with the Municipal Land Use Law, NJS 40:55D-107. The Commission shall review all City development applications that affect historic resources at the earliest possible stage, when there is still time for changes in plans. The Planning and Zoning Boards as well as the Zoning official should forward development applications to the Commission upon receipt, to give the Commission sufficient time to provide comments prior to a public meeting or official action. Pre-application meetings are encouraged for all applications that involve historic properties.*

*T13.1b As the initial basis for identifying or recommending designation of sites and districts with historic or architectural significance, in addition to properties listed in this Plan, the Commission should draw upon the 1981-2 Bergen County Historic Sites Survey, the 2002-3 Revisions and Update to the Bergen County Historic Sites Survey, and any subsequent updates*

to the county survey, the 2001 EHPAC Database of Historic Sites, and any updates to that database.

*T13.1c The Commission should develop rules* and procedures for the periodic examination and modification of existing surveys and databases.

**T13.2 The Commission should establish protocols that leave room for:**

- architectural creativity and innovation when designing an addition to an historic site or a new structure within an historic district;
- home improvements and remodeling;
- providing property owners with information about available historical exterior colors for different time periods and about how to discover the original paint colors of their properties while not restricting their choices of exterior colors; and
- additions that match the original structure or complement it while remaining distinct from it.

**T** | **Objective 14: ENCOURAGE HISTORIC DESIGNATION**

**T14.1 Encourage landowners to accept designation** of their properties as individual historic sites or as sites within historic districts.

**T14.2 Promote community outreach and education** on the benefits of historic designation, to be provided by the Historic Preservation Commission and others.

**T14.3 Develop incentives for property owners** to apply for historic preservation designation: Seek funding or volunteer professionals to provide architectural and engineering support services for homeowners interested in the designation of their property;

Encourage the City to provide infrastructure and streetscape improvements on a priority basis, particularly to groups of homeowners that have formed historic preservation districts. Improvements should include sidewalk restoration (typically the homeowner's responsibility), lighting improvements, and curb and street improvements;

Provide technical testimony in support of applications before the Planning Board and Board of Adjustment;

Seek grants and the corresponding benefits (historic preservation grants, neighborhood preservation grants, etc.) for designated properties and districts; and

Provide other incentives that are within the legal parameters established by the MLUL and local ordinances.

**T** | **Objective 15: CREATE LOCAL HISTORIC PRESERVATION ORDINANCES**

Adopt voluntary historic preservation ordinances to protect the City's historic resources, followed by regulatory ordinances after a three-year trial period.

**T15.1 Adopt a historic preservation zoning ordinance** that provides voluntary guidelines to encourage the protection and preservation of protect the specific historic districts and structures listed above in the "Historic Properties" section

**T.15.2 Undertake a study to determine whether of floor area ratio limits** would have a positive impact on historic preservation. Experiences of other communities should be reviewed and

assessed to determine if FAR limits can be utilized by Englewood to preserve its existing housing stock.

**T15.3** City Council should consider ordinance designating Englewood's sites as historic after approximately three years of “voluntary” historic preservation established by ordinance, and establishing a regulatory framework for their protection and establishing design guidelines for infill development within historic districts and streetscapes. The Secretary of the Interior’s standards should be used as the criteria for proper preservation, repair, and restoration projects

## **T** Objective 16: **LIMIT DEMOLITIONS OF HISTORIC BUILDINGS**

**T16.1** Adopt a demolition ordinance that requires demolition permits for historic properties to be referred to the Commission for review and approval. City Council should consider adopting an ordinance establishing a “waiting period” after an owner has applied for a demolition permit to explore options that will preserve an historic structure or site through private purchase that will not lead to demolition, a public-private partnership, purchase by the municipality, or other such means.

## Relationship of the Historic Preservation Element to other Plan Elements

### Englewood Land Use Plan

provides a comprehensive policy framework for the physical development and design of the City. Among other things, the Plan includes policies that guide and influence development and change that occur in and around historic resources. Internal consistency and compatibility between the Land Use Plan and Historic Preservation Plan is therefore essential for preservation to be successful. Indeed, these two plan elements in Englewood are not only consistent but are complementary and mutually supportive in their policies.

The Englewood Land Use Plan supports preservation for its intrinsic value of protecting local heritage, as well as its role as a revitalization and economic development tool. The plan supports the preservation of historic resources throughout the City to protect community character and strengthen neighborhoods. A key component of the Land Use Plan’s neighborhood strategies are both the appreciation and the protection of historic sites and buildings. Cultural heritage also plays a significant role in Englewood’s downtown revitalization efforts to (galvanize) the City’s diverse populations and to enhance the vitality and authenticity of the City’s downtown. The downtown strategies also recommend the adoption of design guidelines so that future development of the downtown is compatible with its historical development.

The Historic Preservation Plan element complements the Land Use Plan’s policies by providing the identification and significance of historic resources in the City, and a brief local history that provides the historical context of the City’s resources.

The Historic Preservation Plan also includes recommendations for design guidelines in and around historic properties to provide a predictable and anticipatory approach to design within the historical context.

### Englewood Circulation

Plan offers planning policies for the development of the City’s multi-modal transportation network, including walking, bicycling, bus, auto and rail. The Historic Preservation Plan is not inconsistent with

the Circulation Plan, but, rather, offers important documentation on the location and significance of the City's historic properties so they can be incorporated early in the transportation planning process.

#### Englewood Community Facilities Plan

Documents the City's publicly owned structures and facilities with recommendations for future programming and public development. The inventories of historic properties in the Historic Preservation Plan and in the Bergen County Historic Sites Surveys are important resources for the City. Should one of these historic properties be offered for sale, the City may want to consider its purchase for public use, if the need and financial resources are available.

#### Englewood Sustainability Plan

Provides Citywide policies for growth and development that minimize the impact on natural resources. The Historic Preservation Plan is consistent with the Sustainability Plan as the continued use of existing structures produces less of an environmental impact than new construction.

#### Englewood Recreation and Open Space Plan

Offers a compendium of policies and strategies to develop, manage and protect the City's publicly owned parks and open space. Included in these strategies is the protection of Englewood's cultural resources. The Historic Preservation Plan complements these strategies by providing the location and significance of historic properties so that they can be managed and protected. The Historic Preservation Plan's recommended guidelines for historic properties and districts would also provide the City with important guidance on maintaining and preserving the publicly owned historic properties.

Many of the parks themselves could be considered historic sites. Mackay Park, for instance, includes the most impressive gatehouse to the massive William Walter Phelps estate, which included trees Phelps planted that still survive in the park. A former mayor of Englewood, Donald Mackay, purchased the land from the Phelps estate and gave it to the City of Englewood.

Finally, the Englewood Historic Preservation Plan is not inconsistent with the **Englewood Recycling Plan** and the **Englewood Housing Plan** which are limited in scope to the responsible recycling of everyday waste, such as paper, metal, and plastics, and a citywide affordable housing plan, respectively. The impact of any new affordable housing on historic resources should, of course, be carefully considered during planning and before construction.



Figure 61: Historically significant buildings and places in Englewood

Upper Left: Carpenter Gothic Cottage

Upper Right: West Side Presbyterian and Liberty Pole

Middle Left: Palisade Ave Historic Buildings

Middle Right: Englewood Public Library

Lower Left: Hillside Houses

Lower Right: Englewood Memorial

# Recycling Plan

## Background

The City of Englewood has a long-standing commitment to recycling that preceded the enactment of mandatory recycling by the state of New Jersey in 1987. In the 1970s and 1980s, Englewood had a far-reaching recycling program that was administered and operated by volunteers. Englewood was well prepared to develop and operate a successful mandatory recycling program upon the adoption of the state requirement that each municipality establish and implement a municipal recycling program (Chapter 102, Laws of NJ 1987). In the late 1980s Englewood's recycling program was professionally operated by the Department of Public Works. The City of Englewood, following the guidelines in the Revised General Ordinances, requires recycling and source separation of recyclables from other garbage and rubbish. Recyclable materials include newspapers, glass, aluminum, mixed metal containers, white metal, plastic bottles, batteries, waste motor oil, corrugated paper, high-grade bond paper and leaves. Englewood also recycles asphalt materials as part of its road reconstruction projects.

## Englewood Recycling

Englewood collects glass and aluminum materials and newspaper and other white paper, once each week throughout the residential areas of the City. Also, private haulers are required to report recycled amounts collected from the commercial sectors. In a joint venture with its neighboring Borough of Leonia, Englewood operates a leaf-composting site that recycles leaves from both municipalities and transforms them into mulch. Not only is this effort an excellent model for shared services between communities but it also removes 100% the leaf waste out of the solid waste stream.

Waste generation in New Jersey has consistently increased from 1985 to the present, almost doubling in quantity during that period. In 2006, the last fully reported year, 22.7 million tons of solid waste were generated. Bergen County generated over 2 million tons of that waste, second only to Middlesex County in the state. In 2005, the State of New Jersey generated over 21 million tons of solid waste per year. In that year 53% of the solid waste was recycled, including glass, plastic, aluminum, newspaper, scrap iron, concrete and wood.

In the 1990's, the state established a goal of recycling 60% of the total waste stream. This goal was exceeded in 1996 and 1997 (the recycling rate was 61%), but in 1997 a federal court decision deregulating solid waste in the state led to County control of the waste flow. The result was that the state tax that provided grant monies to municipalities for recycling ceased and there was less promotion of recycling throughout the state. As a result, since 1997, the state as well as most municipalities, have not provided the same level of education and support for recycling in New Jersey. Both local and statewide recycling efforts ended up with decreased amounts of recycling. This trend must be turned around.

Englewood generates approximately 13,000 tons of municipal waste (residential waste) annually which is consistent with Bergen county as a whole. Of that 13,000 tons, 2300 tons of material were recycled in 2008. Since that time recycling tonnage has increased by 575 tons, (2012 figure) making steady progress year after year. Englewood now has a ratio of 20.7% recyclables to garbage.

In these difficult economic times, an investment in education and enforcement could be enormously beneficial to the City. An increase in recycled tonnage will have direct value to the City by decreasing dumping fees (the fees charged by landfills) which is currently \$83 per ton but it will also produce increased revenues from the sale of the recycled materials.

## Recycling objectives, strategies, actions

The Department of Public Works is has been reviewing its entire recycling program and preparing an increased education program that will focus on the schools in the City. In January 2014, the City started single-stream recycling collection. The Master Plan continues to support the concept of recycling. It is an environmentally sound practice with important practical benefits. The Master Plan encourages the City to provide a continuous education program in both the City's private and public schools, particularly in the elementary school level, and to enlist students in programs designed to increase recycling throughout the City. A carefully crafted and funded recycling effort will more than pay for itself.

### **T** | Objective 17: INCREASE RECYCLING AWARENESS & EDUCATION

**T17.1 Provide a continuous education program** in private and public schools In partnership with the Board of Education and the private schools throughout the City.

**T17.2 Involve/enlist students** in programs designed to increase recycling

**T17.3 Expand community partnerships to improve communication** to the community about the necessity and relevance of recycling.

- Provide recycling education for residents of the City's multi-family complexes.
- Develop multilingual recycling information communications, in particular in Spanish and Korean.
- Develop a communication strategy and advertising campaign using the City of Englewood website. Vigorously monitor and enforce recycling within the City. Identify those multi-family and commercial developments that are not complying and use enhanced communication, monitoring and enforcement to achieve the overall goals of the program.
- Provide information to residents on the new dual stream recycling program.
- Provide information and a demonstration area to inform residents on backyard composting.
- Provide community wide information on how to stop junk mail.
- Support a municipal Reuse Day, or week, when residents can set out their unwanted goods at the curb for other residents to pick up.
- Provide community information on websites and organizations that link free, unwanted, useful items from donors to recipients.

An enhanced recycling program should establish specific tonnage goals for each material and should have a public education as well as an enforcement component. Recycling in New Jersey and the City of Englewood is mandatory and the program outcomes should reflect the fact that all residents as well as businesses are required to recycle a variety of materials. The current quantity of recycled materials indicates that there is not full participation in the program. In fact, an analysis of the quantities of waste generated and the percentage of recycled materials that are actually being diverted from the waste stream through recycling shows that recycling can and should be dramatically increased in the City. To accomplish greater participation in the recycling program, the program itself will need to be transformed. Additional staff and other Public Works resources may be required. Educational materials will need to be generated and distributed and specific ordinance revisions will be necessary.

Increased education, communication and enforcement should be fundamental components of a comprehensive effort.

A marked increase in recycled quantities will require a holistic approach and the Master Plan encourages the City to make this needed investment. With regard to ordinance revisions, a number of changes are recommended to the Englewood Municipal Land Use Ordinance (MLUO) including but not limited to a requirement that applications for site plan approval for commercial or industrial development utilizing 5,000 square foot or more of land should be required to have a centralized collection point that is adequate in size and configuration to accommodate recycling of each of the mandatory materials to be recycled. The section governing “Major Subdivisions” adequately addresses residential development but this section should be placed in the site plan section and not the subdivision section.

Both the Planning Board and the Board of Adjustment should require provisions of the state Recycling Act to be fully implemented in all site plans, however the inclusion of relevant provisions of this act as well as Englewood’s Municipal Recycling Ordinance into the appropriate sections of the Englewood MLUO would advance the required outcomes of the State Act and the Municipal Recycling Ordinance.

### **T** | **Objective 18: CENTRALIZED COLLECTION POINTS NEW PROJECTS**

The section governing “Major Subdivisions” adequately addresses residential development but missing is a requirement that applications for site plan approval for commercial or industrial development utilizing 5,000 square foot or more of land should be required to have a centralized collection point adequate to accommodate recycling.

**T18.1 Adopt ordinance requiring centralized collection point** be included in site plan submission for commercial or industrial projects of over 5,000 sq. ft.

**T18.2 Adopt resolution encouraging centralized collection points** for downtown businesses citing the centralized/shared compactor managed by a group of Palisade Avenue businesses

**T18.3 Require that the provisions of the State Recycling Act be implemented** on all site plan submissions

### Waste Reduction

Recycling is just one part of an overall effort to decrease the amount of waste that requires management and disposal. Reduction, (also known as source reduction or waste prevention), is the first and most important tier of the “Reduce, Reuse, Recycle” solid waste management hierarchy. The term, waste reduction, is used to describe activities that decrease the amount (weight or volume) or toxicity of waste entering the solid waste stream. Simply stated, waste reduction means cutting disposal by going right to the source: deciding not to make or buy something that becomes waste in the first place. Waste reduction includes activities that increase product durability, reusability, and reparability. Reuse programs keep materials that would normally be discarded out of the waste stream.

Waste reduction together with recycling and reuse form a comprehensive approach to eliminate waste from entering the disposal stream and decreasing the need to

### **T** | **Objective 19: INITIATE WASTE REDUCTION BEST PRACTICES**

The municipality should integrate waste reduction efforts with the recycling program. Education is a key component of a waste reduction program and special events can be used to

support activities related to waste reduction and reuse. A municipal waste reduction program should include waste reduction for all municipal offices and buildings.

**T19.1 Initiate a waste reduction program for all municipal offices and buildings**

- Work with the Board of Education to purchase recycled paper.
- Require that all discarded paper be recycled.
- Purchase items that are all or partially recycled paper products: paper towels, toilet paper, trash bags, scratch pads, business cards, paper towels, toilet paper and tissues.
- Recycle and use recycled toner cartridge.
- Use computers to reduce paper use: post notices electronically, and send documents for review by email; let the recipient decide whether to print or not; set up shared file systems to let people access documents without requesting a hard copy; store files electronically only.
- Reformat fax forms to avoid a cover sheet.
- Buy printers and copiers that print on both sides. If you cannot print two-sided documents, and if you have many printers, designate one to be the draft printer, and print on the back of used paper; print odd number sides, then print even number sides.
- Reuse old folders; use old memos for scrap paper.
- Reuse office furnishings.
- Use refillable products such as pens, pencils, tape dispensers and calendars.
- Use solar powered calculators.
- Eliminate single use cups.
- Encourage municipal workers to bring in their own reusable drinking cups.

**T | Objective 20: ESTABLISH RECYCLING STANDARDS FOR CONSTRUCTION**

The City of Englewood should review and revise its recycling ordinance and the Municipal Land Use Ordinance to reflect the mandatory nature of recycling and to ultimately increase the amount of recycling in Englewood.

**T20.1 Require demolition contractors to recycle certain materials** (copper, lead, aluminum, white metals, etc.) and submit a report to the Building Department as part of the permit process.

**T20.2 Require that all new commercial development meet the requirements** set forth above [cite reference] to establish recycling plans and construct the facilities needed to carry out recycling.

# Sustainability Plan

## Background

There is a growing and compelling consensus, in New Jersey and throughout the world, that climate change is a real threat requiring an immediate and ongoing response from all parties to avoid severe and permanent damage to the environment. According to several studies (see in particular Frumhoff, P. c., J.J. McCarthy, J.M. Melillo, S.C. Moser, and D.J. Wuebbles. 2007. *Confronting Climate Change in the U.S. Northeast: Science, Impacts, and Solutions*. Synthesis report of the Northeast Climate Impacts Assessment (NECIA), Cambridge, MA: Union of Concerned Scientists (UCS). The Northeast section of the United States will be particularly vulnerable to the environmental, ecological and economic impacts of global warming including major changes to the shoreline and the ecology of New Jersey.

In recognition of the problems faced by New Jersey, Governor Corzine in 2007 signed into law the Global Warming Response Act (GWRA) (P.L. 2007, c.112), which calls for dramatic reductions in emissions, supporting changes in transportation policy and providing a framework for future modifications to achieve the requirements of the act. In 2008, the New Jersey Department of Environmental Protection developed a draft Energy Master Plan.

This effort to reduce greenhouse gases and a reduction in energy costs must be incorporated into land use decisions in order to have a comprehensive achievable program. Toward this end, the state Assembly and the state senate each overwhelmingly passed legislation amending N.J.S.A. 40:55D 28, which authorizes a local planning board to include in its Master Plan a “green buildings and environmental sustainability plan element.” This law governing Master Plans for all municipalities in New Jersey, now permits a sustainability element:

“A green buildings and environmental sustainability plan element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of building on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design” - N.J.S.A. 40:55D 28b( /6)

## Sustainability and Land Use

In plain language, sustainability means that people must live within the means of what the Earth can provide over a long term. A process is sustainable when it can be carried out over a long period of time without damaging the environment or creating impossibly high costs. The United Nations World Commission on Environment and Development adopted a definition that is also suitable for Englewood’s Master Plan, “[s]ustainability meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Sustainable development implies economic growth together with the protection of environmental quality, each reinforcing the other. Limiting or eliminating dependence on non-renewable resources is a basis for sustains ability. Land use policy on a local level can make a meaningful contribution to this effort.

In examining the various sources of greenhouse gas emissions it is readily seen that the transportation sector contributes more than one third of New Jersey’s greenhouse gas emissions and is its fastest growing source. Land use policy on the local level must take into account this fact. If suburban sprawl continues in the same pattern as it has in recent history, transportation costs and greenhouse gas emissions will continue to increase. Identifying opportunities for smart growth, creating pedestrian-friendly communities and seeking opportunities to create transit villages are all ways that local land use planning can support sustainability. Land use decisions should consider the overall impact of

developments on sustainability. When sustainability is ignored, poor land use decisions will affect the impact of those decisions. Land use policy, transportation planning, open space policies, water use and storm water management plans, when properly implemented, can be consistent with sustainable objectives while also supporting quality of life issues.

## Land Use Policy

When considering sustainability, land use policy looks at issues such as density, the location of varying densities, proximity to public transportation and recreation areas, the specific use of open space including the use of open space that is part of residential and commercial developments; the need for pedestrian-friendly development and of course recycling policy and implementation. The Master Plan in its Land Use Element is consistent with smart growth and sustainability issues with regard to downtown development and redevelopment of the Office Industrial Zone using mixed-use planned developments. Locating higher density residential developments in close proximity to the downtown and public transportation should continue while maintaining the current density of the outlying residential areas.

## Energy Issues

The City of Englewood needs to promote increased energy efficiency to provide long-term economic savings to the community, while reducing our overall environmental footprint on the Earth. Unlike many aspects in our day-to-day lives, reducing energy consumption is an activity that can be addressed by all sectors of the community. It is vitally important that municipal government take leadership in this arena, but to accommodate significant change it is incumbent on residents, commercial and industrial interests, in addition to our political leaders, to share responsibility in reducing energy usage. Energy conservation can indeed be a sustainable solution by providing long term economic benefits through reduced utility bills, benefits to society by fostering energy independence and preserving natural resources, and improving our environment by reducing pollution.

There are many ways to improve energy conservation, and therefore many potential solutions. Thoughtful leadership and the willingness of the community to support and participate in the various initiatives will be an important part of any program. Technologies that were once considered promising for the future, are becoming today's mainstream solutions. Renewable sources of energy including solar, wind, geothermal, and sustainable biomass are ready to become significant players in the energy game, and with prudent application some or all of these renewable technologies can be utilized within the City.

The green building movement is moving ahead with steady expansion, and being "green" is becoming mainstream with environmental alternatives now being a factor in decision making in all sectors of the community. If the City of Englewood starts to think long term about energy conservation, the results will likely be a stronger economy, with less pollution, lower energy costs, and reduced demand for electricity.

## Sustainability Plan objectives, strategies, actions

The goals of a comprehensive energy program would be to:

- Reduce the City of Englewood’s municipal energy usage, and encourage residents to follow suit;
- Improve the environment by lowering emissions of fossil fuels while providing long term economic savings to the community; and
- Encourage the installation of renewable energy systems on municipal buildings and promote renewable options for residents and commercial enterprises.

The implementation of such a program would include the following activities:

### **T** | Objective 21: A COMPREHENSIVE ENERGY PROGRAM

Reduce the City of Englewood’s municipal energy usage, and encourage residents to follow suit;

**T21.1 Conduct energy audits for all municipal buildings** taking advantage of funds available through the New Jersey Board of Public Utilities’ Local Government Energy Audit program.

**T21.2 Install energy saving components on municipal buildings** as delineated within the energy audits.

- Installing solar arrays on appropriately oriented municipal buildings and schools.
- Install Light emitting diode (LED) traffic lights on all municipally controlled signals, and urge Bergen County to do the same on county controlled signals.
- Purchase and install Energy Star equipment, mechanicals, and appliances whenever possible considering long term economic value as the main factor in decision-making.
- Consider incentives offered by the New Jersey Clean Energy Program’s Alternative Fuel Vehicle Rebate Program, Biodiesel Fuel Rebate Program, and Alternative Fuel Infrastructure programs.
- Consider viability of Power Purchase Agreements (PPAs) in which the City of Englewood would allow solar panel installation companies to install systems on appropriately oriented buildings in exchange for the City receiving reduced energy bills.
- Consider the feasibility of becoming an Energy Star Municipal Partner offered through the United States Department of Energy. Explore the tracking services of Energy Star’s Portfolio Manager service.
- Expand the City of Englewood’s role in the New Jersey Clean Power Communities program run through the New Jersey Board of Public Utilities. The Clean Power Communities Program is a statewide initiative that urges residents and businesses to choose clean, renewable sources of energy as opposed to the typical utility energy offerings, which do not emphasize renewable energy alternatives.
- Investigate the technology options available for converting the municipal fleet to higher fuel economy alternatives.

- Encourage the facilitation of green building technology to reduce energy consumption within municipal buildings and throughout the greater community.

### Transportation Issues

Englewood is only five miles from New York City and therefore is susceptible to heavy traffic from its residents, commuters and commercial traffic. Traffic, particularly in the Central Business District, has been a problem from both a congestion standpoint and a parking perspective. The CSX freight rail connection also causes considerable traffic problems during key times in the mid-day and early evening hours. The City should continue to investigate measures to limit or eliminate the mid-day freight train which blocks traffic in the center of town. The train is blocking traffic at peak lunch time hours when employees/visitors are either out for lunch, attempting to conduct business, or visiting houses of worship. In addition, the City should continue to support light rail or DMU (a combination of diesel and electric) commuter service thus eliminating freight service while providing greater public transportation options for Englewood residents.



### Objective 22: REDUCE CONGESTION & ENGINE IDLING DOWNTOWN

Traffic, particularly in the Central Business District, has been a problem from both a congestion standpoint and a parking perspective

**T22.1 Investigate measures to limit or eliminate the mid-day freight train** through incentives, regulatory means, or exercise of redevelopment powers. The locomotive and tanker cars disrupting midday traffic are delivering to only one business that is immediately adjacent to the downtown. The city should investigate options to encourage or assist that business to relocate. In addition, the Master Plan recommends that the zoning designation be changed (see S1.2) anticipating future uses that create a better transition between Downtown and Englewood South.

**T22.2 Open up parking along Palisade Avenue** through greater enforcement, and improvements to the meters. As noted in the Circulation and Land Use elements, the new public garage on South Dean Street has helped alleviate some parking issues but meter feeding continues to be a problem, causing traffic tie ups along Palisade Avenue and creating greater circulation problems in the downtown area. Greater enforcement, and improvements to the meters will open up parking along Palisade Avenue and should help to limit congestion. Englewood should review, strengthen, and enforce traffic ordinances relating to jay walking and pedestrian safety. New controllers along the avenue will also limit congestion. The City can develop bicycle routes and install bike stands in strategic locations along Palisade Avenue and the parks. Fleet management by the City can play an important role in limiting greenhouse gases, providing increased efficiency in energy use and limiting the amount of gasoline and diesel fuel utilized by the hundreds of vehicles in the City's fleet. The Traffic and Circulation Element has been enlarged in this Master Plan and is consistent with sustainability principles.

### Water Use and Stormwater Management

Demands on Englewood's water supply have greatly increased due to population growth and development, making water conservation necessary for Englewood's citizens year round. Over the past several years New Jersey has been subject to periodic droughts and water shortages. In addition, the creation and treatment of potable water uses resources such as electricity and chemical processing agents that have an environmental impact.

The City of Englewood recognizes that a successful water conservation program starts with the development of a comprehensive water management and conservation plan and public education is a critical component of any plan. This plan should provide information about how the community uses its water and how water conservation can be achieved through increased efficiency. The Environmental Commission together with the Department of Public Works can be a force in creating and continuing a public education program for water efficiency. The environmental benefits of water efficiency include:

- Fewer sewage system failures caused from excess water overwhelming the system.
- Reduced water contamination caused by polluted runoff due to over irrigation.
- Reduced need to construct additional water and wastewater treatment facilities.

A water emergency and/or drought contingency plan should be developed which will describe how businesses and residents will meet minimum water needs in an emergency and/or reduce water consumption in a drought or other water shortage.

The public should be informed of the priority Englewood places on water efficiency. Residents, business and contractors should be encouraged to take water supply, wastewater, storm water issues and water efficiency best management practices into account when making equipment purchases, and at the earliest stages of planning and design for renovation and new construction Education is the primary tool to be used for meaningful change. Some of the ways this might be accomplished include:

- A user friendly hot line or other system to report leaks or other wastes of water; and
- Greater use of the City's web site to publicize water efficiency.

## **T** | **Objective 23: SUSTAINABILITY AWARENESS INFORMS DECISIONS**

The public should be informed of the priority Englewood places on water efficiency.

**T22.1 Develop a water emergency and/or drought contingency plan** that will describe how businesses and residents will meet minimum water needs in an emergency and/or reduce water consumption in a drought or other water shortage.

**T22.2 Initiate a public education program for water efficiency** Environmental Commission together with the Department of Public Works can be a force in a public education program.

Storm water management policies must be supportive of sustainability principles. Englewood has long had strong storm water management ordinances that support groundwater recharge and limit soil erosion and sediment transport.

With regard to land use policies, site plan review before the Planning Board and Board of Adjustment should include an assessment of water efficiency and sustainability issues including the limitation of lawn areas and the replacement of lawn areas with vegetative areas requiring less water and limited pesticides and fertilizers. In this manner, the protection of groundwater and streams can be protected from pollutants that in the past were thought to be benign. Site issues for particular developments should evaluate:

The landscape design and its need for supplemental water and fertilizer and pesticides.

An irrigation system that applies the appropriate amount of supplemental water in an efficient manner.

Water efficient landscapes using native and other "climate appropriate" landscape materials can reduce irrigation water, stand up better to drought, reduce the drought loss or damage to

plant material and require less time to maintain which will lower maintenance costs. Reduced turf and other irrigated areas can also significantly reduce time and money spent mowing, fertilizing and maintaining landscapes.

Experts estimate that more than 50 per cent of commercial and residential irrigation water is wasted due to evaporation, wind, poor management and/or improper system design, installation, or maintenance.

## **T** | **Objective 24: SITE PLAN REVIEW OF WATER EFFICIENCY & SUSTAINABILITY**

Site plan review before the Planning Board and Board of Adjustment should include an assessment of water efficiency and sustainability.

**T24.1 Encourage efficient irrigation practices.** Developers, contractors and residents to become familiar with water efficient irrigation practices through seminars and/or published information. A lawn management plan for all large development should be made part of site plan review.

**T24.2 Set standards for new irrigation systems.** Require all newly installed irrigation systems have rain-sensing technology to prevent irrigation from taking place during periods of sufficient moisture. Recommend that all irrigation systems be designed, installed and maintained according to irrigation best management practices. (<http://www.irrigation.org>)

### Rainwater Harvesting

Education efforts and site plan reviews should also consider rainwater harvesting. Rainwater harvesting captures, diverts, and stores rainwater for later use. Captured rainwater is often used in landscaping, because the water is free of salts and other harmful minerals and does not have to be treated. It is also useful in attracting and providing water for wildlife. Rainwater harvesting can also help to prevent flooding and erosion, turning storm water problems into water supply assets by slowing runoff and allowing it to soak into the ground. Reducing run off also helps to reduce the contamination of surface water with sediments, fertilizers, and pesticides in rainfall run off. Rainwater can be collected in cisterns and used with little or no treatment for a variety of non-potable purposes. The major components of a rainwater harvesting system include the catchment area/roof or surface upon which the rain falls, gutters and downspouts to carry the water to storage, leaf screens to remove debris, cisterns/storage tanks to store the harvested rainwater, conveyances to deliver the stored water either by gravity or pump, and a water treatment system to settle, filter, and disinfect the water, if required.

### Building Issues

Beginning in 2009, all public buildings in Englewood will be undergoing a comprehensive energy audit. The findings of these audits should be incorporated in an energy efficiency program for the City. As public facilities are renovated, green initiatives should be considered to move these facilities towards sustainability. New public facilities should undergo a sustainability assessment and be LEED certified or LEED compliant. Solar energy for public buildings should be assessed and implemented, if feasible.

### Recycling Issues

Increasing waste reduction throughout Englewood is critical to sustainability. The Recycling Element addresses specific objectives related to waste reduction. All commercial and multifamily residential developments must have a recycling plan incorporated into the site

plan. This plan should be on-file with the city and updated annually. The Planning Board and Board of Adjustment should implement a thorough review of recycling plans during all site plan review applications.

# Relationships to Other Plans

## Introduction

Englewood shares common boundaries with six municipalities: Bergenfield, Englewood Cliffs, Fort Lee, Leonia, Teaneck and Tenafly. This section of the Master Plan reviews the plans and zoning ordinances of the municipalities bordering Englewood City, as well as relevant Bergen County Plans and the New Jersey State Development and Redevelopment Plan (SDRP) and examines the respective plans for consistency and potential conflicts with one another. Each of the six surrounding communities has an impact on the City of Englewood as Englewood has an impact on the surrounding communities. All seven communities have the same utility suppliers for water (United Water Company), electricity, and natural gas (PSE&G). The local sewers of these towns flow directly into the trunk lines of Bergen County Utility Authority (BCUA), and all sewage is brought to the BCUA Little Ferry Plant for treatment and discharge. Leonia and Englewood have interlocal agreements for leaf composting and some code enforcement activities. The relationship of Englewood to its neighbors must be viewed in its regional context and long term planning and coordination are needed to address some of the more important issues:

Englewood has a commonality of interest with Leonia over I-95 related traffic and the proximity of both towns to the George Washington Bridge.

Redevelopment consistent with the State Redevelopment Plan requires adequate sewage transport and treatment. Fort Lee's sewer problems may have an impact on the region's redevelopment unless the combined sewer system is addressed or increased sewer capacity is generated by BCUA.

The Northern Branch of the proposed light rail/DMU system has enormous consequences for Englewood and its neighbors and will have an impact on redevelopment, traffic, and other infrastructure conditions. The federal stimulus funding may be used to expedite the development of the light rail/DMU system. Englewood has been and continues to be supportive of the commuter rail initiatives for the City.

The Englewood Land Use Plan is substantially consistent with the land use pattern in adjacent municipalities. The zoning of these municipalities is discussed below.

## Adjacent Municipalities

History has played a significant role in the land use patterns of all of the surrounding municipalities. As such, similar forces have had an impact on all of the communities in terms of land use. The land use pattern of the areas along Englewood's perimeter is compatible with each of the land use patterns found in the adjacent municipalities. The specific zoning and land use of these municipalities are discussed below.

### Borough of Bergenfield

The Borough of Bergenfield shares a small municipal border along the northwest corner of Englewood. Bergenfield last prepared a Master Plan in 2005. Bergenfield's last zoning map was prepared in 1979. The Knickerbocker Country Club currently occupies the municipal boundary in Bergenfield, although it is zoned for single-family development on 15,000 square foot lots. This is consistent with current and proposed land uses in Englewood that permit single-family development on 7,500 square foot lots.

Borough of Englewood Cliffs

### Borough of Englewood Cliffs

The Borough of Englewood Cliffs occupies the eastern municipal boundary of Englewood. Englewood Cliffs conducted a comprehensive Master Plan and Master Plan Reexamination Report in 2001.

Englewood's Master Plan is consistent with the goals and objectives of this document, which calls for maintaining low to medium density residential development.

#### Borough of Fort Lee

Englewood's Master Plan is largely consistent with the Master Plan and zoning ordinance of the Borough of Fort Lee. Fort Lee conducted a Master Plan Reexamination Report in 2008 and last prepared a full Master Plan and zoning ordinance in 1988. The reexamination report includes the objective 'to ensure that future development in the community is sensitive to the Master Plans and zoning of adjacent municipalities.' The Borough of Fort Lee shares a relatively small municipal border to the southeast of Englewood. The land use plans contained with Fort Lee's 2008 Reexamination Report, prior reexamination reports and 1988 Master Plan call for low-density residential development in the form of one and two family dwellings on 5,000 square foot lots in the area adjacent to Englewood. The land use plan in Englewood's Master Plan also calls for low-density residential development in the area, but on larger, single-family lots of 7,500 and 44,000 square feet. Both municipalities plan for business uses in the vicinity of Route 4. Englewood's plan specifies businesses fronting Route 4, with the remaining area to be zoned for single family on 7,500 square foot lots. One of the important issues facing Bergen County communities in the coming decade is sanitary sewer capacity, treatment, and overflows. Redevelopment, an important component to community renewal in the area, could be significantly restricted if the sanitary sewer discharges are increased beyond the capacity of Bergen County's treatment plant. The Fort Lee Master Plan is largely silent on this issue despite the fact that Fort Lee still maintains a combined sanitary sewer/storm sewer system that contributes significant discharges to the Bergen County Utilities Authority treatment plant. A portion of the Fort Lee discharges flows through Englewood, thus impacting on the total available sanitary sewer capacity in Englewood. This Master Plan element encourages Fort Lee to steadily reduce the amount of flow in the combined sewer system and to eventually eliminate all combined sewers.

#### Borough of Tenafly

The Borough of Tenafly occupies the majority of Englewood's northern border. Tenafly's last Master Plan was produced in 1992, and the Borough conducted a Reexamination Report in 1998 and another in 2005. The Englewood Master Plan is consistent with current and proposed land uses along Tenafly's municipal border. Both municipalities currently contain single-family development in this area. The Tenafly 2005 Reexamination Report was largely supportive of a commuter rail line but expresses a number of serious concerns including the issue of parking should the line terminate in Tenafly. In more recent 2012 Periodic Reexamination Report of the Master Plan the issue the Northern Branch line was raised as an unresolved matter, noting that in November 2010 a non-binding referendum was held in which Borough residents voted by a 2:1 margin to reject the idea of light rail service extending to Tenafly. Planning policies of the two municipalities are not aligned, as Englewood supports the return of passenger rail service. In February 2011 the Municipal Council approved #R11-84, which outlines the Borough's strong opposition to any construction of the Northern Branch light rail line within the Borough's corporate limits. This cited concern over parking and the impact that such an extension would have on neighboring residential district, along with its potential impacts on public safety and the functionality of its emergency services.

#### Borough of Leonia

The Borough of Leonia is located to the south of Englewood. Interstate 95 physically separates the two municipalities. While the physical separation of the highway makes adjacent land uses largely irrelevant, Englewood's Master Plan is consistent with the Master Plan of Leonia. Leonia adopted a new Master Plan in June, 2002. This plan expressed a desire to 'maintain the Borough as a predominantly single-family residential community.' This objective is largely consistent with the existing and proposed land use pattern of the two municipalities. Leonia currently contains the following uses along

the municipal border; Park, single-family residential on 5,000 square foot lots, multi-family residential (14 units per acre), and Park. Englewood's land use element plans for multiple residence (Cross Creek), single family, (6,500 square foot lots), commercial and residential mixed-use, light industrial and Overpeck Park. The Borough's 2009 Master Plan Reexamination Report identifies the potential impact of light rail necessitating additional studies and analysis. The Borough has been meeting with NJ Transit to explore the most advantageous integration of the proposed new commuter rail station and its parking facilities. Also specified as a concern is Englewood's Redevelopment Plans "Englewood's large-scale redevelopment plan is expected to have traffic and land use impacts in Leonia" The Report acknowledges that: "Englewood's redevelopment efforts have been realized through substantial new construction. The extent of impacts has not been measured at this time." Interstate 95 buffers the light industrial uses and commercial and newly constructed residential mixed-use development from adjacent residential areas in Leonia. Interstate 95 has a significant impact on traffic in Englewood and Leonia. This issue is addressed in the section of the Master Plan on Traffic & Circulation.

### Township of Teaneck

The Township of Teaneck shares a long municipal border to the west and south of Englewood. Teaneck developed a new Master Plan in 2007 and created a new zoning map. The new plan reiterates the prior Master Plan objective to preserve the character of low-density residential development and buffer these areas from industrial uses. This objective is consistent with both Englewood's Master Plan and existing land use patterns. Both municipalities currently contain significant single-family residential development and open spaces along their western border. In the southwest section of Englewood, the Bergen County Golf Course serves as a large buffer between residential use in Teaneck and Englewood's Office-Industrial Zone. Englewood's mixed-use overlay district within the Office-Industrial Zone is therefore fully compatible with existing land use patterns in Teaneck.

In March of 2011 the township completed a Bicycle and Pedestrian Master Plan, which delineates preferred bikeways and locations for pedestrian-related improvements. Recommendations were developed to address on-road bicycle facility improvements, pedestrian facility improvements, and adopt a Complete Streets Policy. The network anticipates connecting at Tryon, Englewood and Forest Avenues. This initiative deserves consideration and is completely consistent with the objectives of the Master Plan.

### Bergen County

Bergen County last produced a Master Plan over 20 years ago. Due to significant changes in the county, both in terms of land use, socioeconomic and demographics since that time, the County Plan can be considered out of date. However, Englewood's Master plan is consistent with the goals and objectives contained within the County Plan. It is of critical importance, given the unique character of Bergen County, its proximity to New York City, the need for open space, the state's Redevelopment Plan, and the potential changes to the transportation network including light rail, that the county create a new plan. In 1998 Bergen County adopted a Cross Acceptance Report regarding the state plan. The county participated in Cross Acceptance again in 2008 and the report serves as the most recent general county planning document. While the published report does not contain any direct response from Englewood, it does contain several issues of relevance to the City. In 2010 a countywide Master Plan was initiated. The most substantial of the Elements will be Transportation. The objectives are consistent with the goals of the Englewood Master Plan – promoting the conversion of the Northern Branch Corridor to a commuter line, promoting circulation improvements to reduce automobile dependence, preserving open space and promoting redevelopment. These objectives are consistent with the goals of the Englewood Master Plan.

## State of New Jersey

In 2009, the State of New Jersey published a draft of the proposed 2009 State Development and Redevelopment Plan. This draft was abandoned by the newly formed state Planning Commission and in 2011, the Planning Commission prepared a new draft that presented a strategic approach to planning in response to the fiscal crisis. Public hearings were held throughout the state in 2012.

This draft document is a completely new plan and is expected to be adopted by the State Planning Commission in 2013. The 2009 Englewood City Master Plan is substantially consistent with the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP).

The draft document continues to address the competing land uses for redevelopment and conservation and emphasizes redevelopment along corridors in the state. The plan encourages cooperative regional programs and processes that empower municipalities to act jointly in replacing aging infrastructure, to maintain and expand employment opportunities, to upgrade housing to attract a balanced residential population, to stabilize a threatened environmental base, to protect existing community character, and to create greater opportunities for inter-municipal transportation planning. Englewood is a fully developed community, with much of the new growth occurring through redevelopment. The objectives of the prior state plan (the 2009 document as well as the prior adopted plan) are consistent with the new draft document with regard to built-up communities and are intended as guidelines. The prior plan objectives are stated below (the new objectives have not been adopted yet):

- Land Use: Guide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of the concentrated development patterns.
- Housing: Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.
- Transportation: Capitalize on the high-density settlement patterns that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, any remaining wildlife habitats and to Critical Environmental/Historic Sites generally. Give special emphasis to addressing air quality concerns; provide open space and recreational amenities.
- Recreation: Provide maximum recreational opportunities by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding the system through redevelopment and reclamation projects.
- Historic Preservation: Integrate historic preservation with redevelopment efforts in a way that will not compromise either the historic resource or the area's need to redevelop.
- Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and enable future development and redevelopment efforts.
- Intergovernmental Coordination: Provide for the regionalization of as many public services as feasible and economical, and coordinate the efforts of state, county and municipal governments to ensure sound redevelopment by encouraging private sector investment and providing supportive government regulations, innovative tax policies and other governmental policies and programs. The City of Englewood Master Plan is consistent with both the adopted SDRP and the proposed Strategic Plan. The objectives and policies of the Master Plan, particularly land use,

redevelopment, open space, circulation, and historic preservation are consistent with the goals and objectives of the Metropolitan Planning Area.

## Other Planning Documents

### Stormwater Management Plan

In January of 2005, the City of Englewood developed a Stormwater Management Plan. This plan was revised in March of 2005 and remains in place as an integral part of the Master Plan. It is fully consistent with the goals and objectives of the plan and the distinct elements of the plan. It is also consistent with the County Management Plan and the State of New Jersey Stormwater Management regulations as developed by the New Jersey Department of Environmental Protection.

### Bergen County Solid Waste Plan and Amendment

The City of Englewood has been part of the Bergen County Plan since its inception in 1983 and the Master Plan is consistent with the Bergen County Solid Waste Plan. Englewood's solid waste collection has undergone changes in the past year and the City of Englewood should review and if necessary update the county with regard to recent changes and any anticipated future changes to the collection and disposal process. This is particularly important if the City stops operating the Transfer Station located on South Van Brunt Street on a permanent basis.

### The Northern Branch Corridor DEIS

This was prepared by NJ TRANSIT in cooperation with the Federal Transit Administration (FTA) to evaluate the benefits, costs and social, economic, and environmental impacts of constructing and operating passenger rail service between North Bergen in Hudson County, NJ and Tenafly and Englewood in Bergen County, NJ.

The DEIS evaluates two Build Alternatives. The Build Alternatives are comprised of an electric light rail system that would operate along an existing freight rail right-of-way from North Bergen, Hudson County to Bergen County. The Preferred Alternative, referred to as Light Rail to Tenafly, would terminate at a station near the Tenafly/Cresskill border. The second Build Alternative, referred to as Light Rail to Englewood Route 4 would terminate at a station near Route 4 in Englewood. The project includes a direct connection to the existing Hudson-Bergen Light Rail (HBLR) system at Tonnelle Avenue in North Bergen.

This analysis and impact statement considers and identifies potential effects on land use and economic activity, community facilities and services, natural resources and habitats, air quality, noise, vibration, hazardous materials, traffic and parking, historic resources, archaeological resources, environmental justice, and construction impacts. Additionally, the DEIS examines potential adverse effects on parkland, historic, and archaeological resources. It also provides mitigation measures to reduce the incidence and severity of adverse impacts.