

2009  
Master Plan &  
Re-Examination Report  
Garwood, New Jersey

MASTER PLAN  
BOROUGH OF GARWOOD, NEW JERSEY

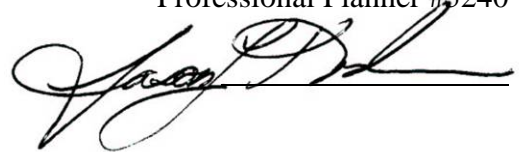
PREPARED FOR  
THE PLANNING BOARD  
OF THE  
BOROUGH OF GARWOOD, NJ

PREPARED BY  
**KASLER ASSOCIATES, PA**  
34 LITTLE BROOK ROAD  
SPRINGFIELD, NEW JERSEY 07081

2009

The original document was signed and sealed on June 10, 2009 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Jason L. Kasler, AICP, PP  
Kasler Associates, PA  
Professional Planner #5240

A handwritten signature in black ink, appearing to read "Jason L. Kasler", written over a horizontal line.

# TABLE OF CONTENTS

<b>SECTION 1 - REGIONAL LOCATION.....</b>	<b>SECTION 1 PAGE 1</b>
<b>SECTION 2 - POPULATION AND SOCIO-ECONOMIC DATA.....</b>	<b>SECTION 2 PAGE 1</b>
Population .....	1
Birth and Deaths .....	2
Migration .....	3
Age and Gender Characteristics.....	4
Racial Composition.....	6
Household Income .....	7
Number of People Per Household.....	10
Household Size .....	11
Educational Attainment .....	13
2000 Census Tracts and Block Groups .....	15
<i>Census Block Group One</i> .....	17
<i>Census Block Group Two</i> .....	18
<i>Census Block Group Three</i> .....	19
<i>Census Block Group Four</i> .....	20
<i>Census Block Group Five</i> .....	21
<b>SECTION 3 - EXISTING LAND USE .....</b>	<b>SECTION 3 PAGE 1</b>
Existing Land Use by Census Block Groups .....	4
<i>Census Block Group One</i> .....	4
<i>Census Block Group Two</i> .....	5
<i>Census Block Group Three</i> .....	6
<i>Census Block Group Four</i> .....	7
<i>Census Block Group Five</i> .....	8
Existing Land Use by Classification .....	9
<i>Residential Land Use</i> .....	9
<i>Commercial &amp; Office Land Use</i> .....	11
<i>Mixed Use</i> .....	12
<i>Industrial Land Use</i> .....	12
<i>Public Land Uses</i> .....	13
<i>Houses of Worships</i> .....	18
<i>Semi Public</i> .....	19
<b>SECTION 4 – ENVIRONMENTAL FEATURES.....</b>	<b>SECTION 4 PAGE 1</b>
Wetland Areas .....	1
<i>Managed Wetlands</i> .....	2
<i>Deciduous Wooded Wetlands</i> .....	2
Flood Prone Areas .....	4
<i>LOW-TO-MODERATE RISK ZONES (Non-Special Flood Hazard Areas)</i> .....	5
<i>Zones B, C, and X</i> .....	5
<i>HIGH-RISK ZONES (Special Flood Hazard Areas)</i> .....	5
<i>Zone A</i> .....	5
<i>Zone AE and A1-A30</i> .....	5
Soil Conditions .....	7
<i>Boonton Series</i> .....	9
Contaminated Sites .....	13
<i>Lead Agencies</i> .....	14
<i>Level of Site Contamination and Complexity</i> .....	15
Slopes.....	18
Climate.....	19

**SECTION 5: COMMUNITY FACILITIES.....SECTION 5 PAGE 1**

Public School Facilities ..... 1  
    *Garwood Schools* ..... 1  
    *Washington School*..... 2  
    *Lincoln / Franklin School*..... 2  
Arthur L. Johnson High School ..... 4  
Garwood Public School Report Cards ..... 5  
    *Washington* ..... 5  
    *Lincoln/Franklin School*..... 10  
Recreation Facilities ..... 20  
    *Recreation Needs Assessment* ..... 20  
    *Census Block Group One* ..... 20  
    *Census Block Group Two*..... 21  
    *Census Block Group Three* ..... 22  
    *Census Block Group Four*..... 22  
    *Census Block Group Five*..... 23  
Municipal Buildings ..... 24  
    *Library* ..... 24  
    *Police* ..... 24  
    *Fire Department*..... 26  
    *Garwood Rescue Squad* ..... 26

**SECTION 6 – EXISTING TRAFFIC AND CIRCULATION..... SECTION 6 PAGE 1**

Street Classification ..... 1  
    *Urban Collectors*..... 3  
    *Urban Minor Arterial Roads*..... 3  
    *Local Access Roads*..... 3  
Accident Location ..... 4  
New Jersey Straight Line Diagrams ..... 6  
    *Straight Line Diagram Legend*..... 6  
    *New Jersey Route 23 (Prospect Avenue)*..... 7  
    *Essex County Route 506 (Bloomfield Avenue)*..... 8  
Roadway Volumes ..... 10  
    *Truck Traffic* ..... 10  
Key Intersection Traffic ..... 11  
    *Center Street and NJ 28* ..... 11  
    *Lincoln Avenue and NJ 28* ..... 13  
    *Chestnut Avenue and NJ 28* ..... 14  
PUBLIC TRANSPORTATION ..... 15  
    *New Jersey Transit*..... 15  
    *Residential Site Improvement Standards (RSIS)* ..... 15

**SECTION 7 - GARWOOD’S GOALS & OBJECTIVES .....SECTION 7 PAGE 1**

**SECTION 8 - GARWOOD LAND USE PLAN ELEMENT .....SECTION 8 PAGE 1**

Single-family Residential Districts ..... 3  
    *Single-family Residential Districts - Low Density* ..... 3  
    *Single-family Residential Districts - Medium Density* ..... 4  
    *Two-family Residential District* ..... 5  
Townhouse Residential District ..... 6  
Community Commercial ..... 7  
    *Mixed Use Development* ..... 8  
Transit Oriented Development District ..... 9  
Service Oriented Development ..... 10  
Office / Retail ..... 11  
    *Industrial Land Use* ..... 12  
Public Districts ..... 13  
    *Transportation* ..... 16

**SECTION 9 - CIRCULATION PLAN ELEMENT..... SECTION 9 PAGE 1**

**SECTION 10 – CONSISTENCY WITH ZONING ORDINANCE.....SECTION 10 PAGE 1**

Lot Area consistency with zoning requirements ..... 1  
    *Land area consistency of lots in the RA1 zone* ..... 3  
    *Land area consistency of lots in the RA zone* ..... 4  
    *Land area consistency of lots in the RB zone* ..... 5  
    *Land area consistency of lots in the CB zone* ..... 6  
    *Land area consistency of lots in the CC zone* ..... 7  
    *Land area consistency of lots in the GB zone* ..... 8  
    *Land area consistency of lots in the I zone* ..... 9  
    *Land area consistency of lots in the LI zone* ..... 10  
Land use consistency with zoning requirements ..... 11  
    *Land Use consistency of lots in the RA1 zone* ..... 13  
    *Land Use consistency of lots in the RA zone* ..... 14  
    *Land Use consistency of lots in the RB zone* ..... 15  
    *Land use consistency of lots in the CB zone* ..... 16  
    *Land use consistency of lots in the CC zone* ..... 17  
    *Land use consistency of lots in the GB zone* ..... 18  
    *Land use consistency of lots in the I zone* ..... 19  
    *Land use consistency of lots in the LI zone* ..... 20

**SECTION 11 - COMMUNITY FACILITIES PLAN ELEMENT .....SECTION 11 PAGE 1**

**SECTION 12 – HISTORIC PRESERVATION PLAN .....SECTION 12 PAGE 1**

Borough History ..... 2  
Policy Statement ..... 4  
Potential Historic Sites/Structures ..... 5

**SECTION 13 - HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN.....SECTION 13 PAGE 1**

The prior round obligation (1987–1999) ..... 1  
Inventory of Municipal Housing Stock ..... 2  
    a) *Year Round And Seasonal Housing Units* ..... 3  
    b) *Housing Age* ..... 4  
    c) *Housing Conditions* ..... 6  
    d) *Purchase and Housing Values* ..... 7  
    e) *Occupancy Characteristics and Types* ..... 8  
Population Analysis ..... 11  
    a) *Population Size* ..... 12  
    b) *Rate of Population Growth* ..... 12  
    c) *Age Characteristics* ..... 14  
    d) *Income Levels* ..... 18  
    e) *Household Size* ..... 22  
THE REHABILITATION SHARE (2000) ..... 23  
Current Round Obligation 2004–2018 ..... 25  
Projection Of Municipal Housing Stock – 2004 through 2018 ..... 25  
    a) *Number of Housing Units Constructed since January 1, 2004* ..... 26  
    b) *Demolition permits issued and projected* ..... 26  
    c) *Approval & applications for development and redevelopment agreements* ..... 27  
    d) *Past 10-year trend including demolitions & certificates of occupancy* ..... 27  
Future jobs & employment characteristics – 2004 through 2018 ..... 28  
    a) *Square feet of Non-Residential Development Authorized by Building Permit since January 1, 2004* ..... 29  
    b) *Demolition Permits issued since January 1, 2004* ..... 29  
    c) *Approval and applications for development and redevelopment agreements* ..... 30  
Employment Characteristic Trends ..... 30  
    a) *Historic Employment Trends* ..... 31  
    d) *Other Regional or Community Factors Impacting Upon Municipal Employment* ..... 34  
    e) *Probable Future Employment Characteristics* ..... 34  
Fair Share Housing Plan ..... 35

Zoning to Meet COAH Obligations.....	36
<i>The Muse</i> .....	36
<i>Transit Oriented Development</i> .....	36
<i>Potential Area in Need of Redevelopment</i> .....	36
<i>Rehabilitation</i> .....	36

**SECTION 14 - RELATIONSHIP TO ADJOINING COMMUNITY MASTER PLANS. SECTION 14 PAGE 1**

Cranford.....	1
Westfield.....	2
Union County.....	4
State Development Guide Plan (SDRP).....	10

**SECTION 15 - RECYCLING ELEMENT..... SECTION 15 PAGE 1**

Solid Waste Collection .....	3
<i>BULK GARBAGE PICKUP</i> .....	3
<i>RECYCLING</i> .....	3
<i>HAZARDOUS MATERIALS</i> .....	4
<i>WHITE GOODS PICKUP</i> .....	4
<i>GRASS AND BRUSH PICKUP</i> .....	4
<i>CHRISTMAS TREE PICKUP</i> .....	4
<i>USED MOTOR OIL AND OIL FILTERS</i> .....	5
<i>SANITARY SEWER</i> .....	5
<i>BOROUGH OF GARWOOD BULK WASTE GUIDELINES</i> .....	5

**SECTION 16 – 2009 – RE-EXAMINATION REPORT ..... SECTION 16 PAGE 1**

A. The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Township's Last Master Plan.....	2
B. Extent To Which Problems And Objectives Have Been Reduced Or Have Increased Subsequent To The Last Master Plan .....	2
C. The Extent to Which There Have Been Significant Changes In the Assumptions, Policies and Objectives Forming The Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy .....	2
D. Specific Changes .....	3
E. Redevelopment Plans .....	3

## List of Tables and Maps

Table 2-1: Historic Population Borough of Garwood.....	Section 2 Page 1
Table 2-2: Historic Birth and Death Rates Borough of Garwood .....	2
Table 2-3: Historic Migration .....	3
Table 2-4: Age and Genders Characteristics - 1990 Census of Population .....	4
Table 2-5: Age and Genders Characteristics - 2000 Census of Population .....	5
Table 2-6: Race Characteristics .....	6
Table 2-8: Household Income.....	8
Table 2-9: Household Income 1999 Census of Population .....	9
Table 2-10: People Per Family .....	10
Table 2-11: Household Size - 2000 .....	11
Table 2-12: Household Size - 1990 .....	12
Table 2-13: Household Size - 1990 & 2000 Census of Population .....	12
Table 2-14: Educational Attainment - 2000 Census of Population .....	13
Table 2-15: Socio-economic Indicators Census Block Group One .....	17
Table 2-16: Socio-economic Indicators Census Block Group 2.....	18
Table 2-17: Socio-economic Indicators Census Block Group Three .....	19
Table 2-18: Socio-economic Indicators Census Tract 210 Block 4 .....	20
Table 2-19: Socio-economic Indicators .....	21
Table 3-1: Existing Land Use Borough of Garwood.....	Section 3 Page 2
Map 3-1: Existing Land Use Borough of Garwood.....	1
Table 3-2: Existing Land Use Block Group 1 .....	4
Table 3-2: Existing Land Use Block Group 2 .....	5
Table 3-3: Existing Land Use Block Group 3 .....	6
Table 3-4: Existing Land Use Block Group 4 .....	7
Table 3-5: Existing Land Use Block Group 5 .....	8
Map 4-1 Wetland Classification and Location .....	3
Map 4-2 Flood Prone Areas.....	Section 4 Page 1
Table 4-2 Area of Soils, By Soils Type .....	12
Table 4-3 Known Contaminated Sites .....	13
Map 4-4 Known Contaminated Sites.....	16
Map 4-5 Topography .....	17
Table 5-4: Recreation and Open Space Inventory and Needs Assessment Census Block Group 1 .....	Section 5 Page 20
Table 5-5: Recreation and Open Space Inventory and Needs Assessment Census Block Group 2 .....	21
Table 5-6: Recreation and Open Space Inventory and Needs Assessment Census Block Group 3 .....	22
Table 5-7: Recreation and Open Space Inventory and Needs Assessment Census Block Group 4 .....	22
Table 5-8: Recreation and Open Space Inventory and Needs Assessment Census Block Group 5 .....	23
Table 5-9: Recreation and Open Space Inventory and Needs Assessment .....	23
Table 5-10: Crime in Garwood By Year.....	25
Table 6-1: Roadway Lengths in.....	Section 6 Page 2

Table 8-1: Land Use Districts .....	Section 8 Page 1
Table 8-2: Land Use Districts by Number of Lots and Acres .....	2
Map 8-1: Land Use Plan – Low Density Residential .....	3
Map 8-2: Land Use Plan –Medium Density Residential .....	4
Map 8-3: Land Use Plan – Medium Density Residential .....	5
Map 8-4: Land Use Plan – Townhouse Residential.....	6
Map 8-5: Land Use Plan – Community Commercial .....	7
Map 8-6: Land Use Plan – Mixed Use District Residential.....	8
Map 8-7: Land Use Plan – Transit Oriented Development .....	9
Map 8-8: Land Use Plan – Service Oriented Development.....	10
Map 8-9: Land Use Plan – Service Oriented Development.....	11
Map 8-10: Land Use Plan – Industrial.....	12
Map 8-11: Land Use Plan – Public Open Space.....	13
Map 8-12: Land Use Plan – Public Educational Space .....	14
Map 8-8: Land Use Plan – Public Municipal Building .....	15
Map 8-12: Land Use Plan –Transportation.....	16

Map 10 - 1: Lot Area consistency with zoning requirement .....	Section 10 Page 2
Map 10 - 2: RA1 zoning district .....	3
Map 10 - 3: RA zoning district .....	4
Map 10 - 4: RB zoning district .....	5
Map 10 - 5: RB zoning district .....	6
Map 10 - 6: CC zoning district .....	7
Map 10 - 7: A-1 zoning district.....	8
Map 10 - 8: A-2 zoning district.....	9
Map 10 – 9: LI zoning district .....	10
Map 10 - 10: Land Use consistency with zoning requirement .....	12
Map 10 - 11: RA1 zoning district .....	13
Map 10 - 12: RA zoning district .....	14
Map 10 - 13: RB zoning district .....	15
Map 10 - 14: CB zoning district .....	16
Map 10 - 15: CB zoning district .....	17
Map 10 - 16: GB zoning district .....	18
Map 10 - 17: I zoning district .....	19
Map 10 - 18: LI zoning district.....	20

Table 13-1 Housing Characteristics.....	Section 13 Page 3
Table 13-2 Year Structure Built.....	4
Table 13-3 Equipment and Plumbing Facilities.....	6
Table 13-5 : Specified Renter Occupied Housing Units.....	7
Table 13-6 : Units in Structure.....	8
Table 13-7 : Number of Rooms .....	9
Table 13-8 : Number of Rooms .....	9
Table 13-9: Rate of Population Growth.....	12
Table 13-10:Age and Gender Characteristics .....	14
Table 13-12 :Age and Gender Characteristics .....	17
Table 13-13: Family and Household Income.....	18
Table 13-14 : Family Income.....	19
Table 13-15 : Household Income.....	20

Table 13-16 : Household Size New Jersey, Union County and the Borough of Garwood.....	22
Table 13-17 : Average Number of Person Per Household New Jersey, Union County and Borough of Garwood 2000 .....	22
Table 13-18 : Total COAH Obligation for the Borough of Garwood .....	24
Table 13-21 : Dwelling Units Authorized by Building Permit And Demolition Permits .....	27
Table 13-24: Number of Employers and Employees.....	31
Table 13-25 Employed People 16 Years Old And Over By Occupation .....	32
Table 13-26 Employed People 16 Years Old And Over By Industry.....	33
Table 14-1 Zoning Consistency with Cranford, New Jersey .....	Section 14 Page 1
Table 14-2 Zoning Consistency with Westfield, New Jersey .....	2
Table 15-1 Recycling Tonnage.....	Section 15 Page 7
Table 15-2 Recycling Tonnage for New Jersey by County .....	8
Table 15-3 Recycling Tonnage for New Jersey by Material .....	9