

BOROUGH OF EAST NEWARK

MASTER PLAN

1984

Prepared by

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BOROUGH OF EAST NEWARK

Subject: Master Plan Dated: December 10, 1985

Resolution Introduced by Councilman: W. Cifelli

Resolution Seconded By Councilman: W. Knudson

BE IT RESOLVED, By the Mayor and Council of the Borough of East Newark, County of Hudson, State of New Jersey, that

The Master Plan of the Borough of East Newark that was prepared and submitted by Storch Engineers, 220 Ridgedale Avenue, Florham Park, N.J.; known as the Borough of East Newark - Master Plan - Project S.E. # 1392 is hereby approved.

Vote 5-0

ATTEST:


Robert A. Holzschuh, CMC, Clerk

APPROVED:


Raymond D. Graham, Sr. Mayor

I, Robert A. Holzschuh, Clerk of the Borough of East Newark, New Jersey, do hereby certify that the aforementioned Resolution is a true and correct copy as passed and adopted by the Council of the borough of East Newark at a Regular Meeting held on the 10th day of December, 1985.

In witness thereof I have set my hand and seal, this 10 days of December, 1985.


Robert A. Holzschuh, Borough Clerk

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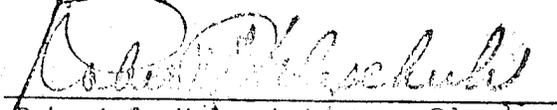
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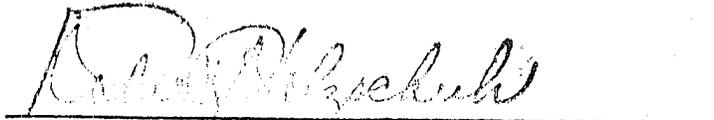

Robert A. Holzschuh, Borough Clerk

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FORWARD

A municipal master plan is a compilation of documents, written and in map or graphic form, that portrays the key factors in the community's growth and development and makes proposals and recommendations for the community's future.

These proposals and recommendations are made based upon many factors, these factors include technical studies and surveys done in preparing the Plan, the ability of the municipality to carry out the proposals and, most importantly, the goals and objectives of the community itself.

INTRODUCTION

General

At one time a municipal master plan was only a general guide to a community's development and growth. Since 1976, however, the Municipal Land Use Law of New Jersey has required that a municipality must base its zoning requirements on the Land Use Element of a Master Plan. Therefore, the plan has become more than a mere guide for development. It is a document with legal status and it is required to be reviewed and updated every six years.

Because East Newark has never had a Master Plan this document is of special significance in that it will be a basic planning reference for all future municipal planning in the Borough.

Contents of a Master Plan

The Municipal Land Use Law provides a succinct listing of the components which constitute a master plan based on the current statute as amended.

The planning board shall prepare and, after public hearing adopt or amend a master plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.

The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting where appropriate, the following elements.

- (1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
- (2) A land use plan element (a) taking into account the other master plan elements and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes, and (c) including a statement of standards of population density and development intensity recommended for the municipality;
- (3) A housing plan element, including but not limited to, residential standards and proposals for the construction and improvement of housing;
- (4) 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;
- (5) A utility service plan element analyzing the need for and showing the future general

location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities;

- (6) A community facilities plan element showing the location and type of educational or cultural facilities, historic sites, libraries, hospitals, fire houses, police stations and other related facilities, including their relation to the surrounding areas;
- (7) A recreation plan element showing a comprehensive system of areas and public sites for recreation;
- (8) A conservation plan element providing for the preservation, conservation and utilization of natural resources, including to the extent appropriate, open space, water, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, wildlife and other natural resources;
- (9) An energy conservation plan element which systematically analyzes the impact of each other component and element of the master plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption, and proposes other measures that the municipality may take to reduce energy consumption and to

provide for the maximum utilization of renewable energy sources;

- (10) Appendices or separate reports containing the technical foundation for the master plan and its constituent elements.

The master plan and its plan elements may be divided into subplans and subplan elements projected according to periods of time or staging sequences.

The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located and (3) any comprehensive guide plan pursuant to section 15 of P.L. 1961, c. 47, (C.13:1B-15.52).

Qualities of a Good Master Plan

A law, no matter how carefully it is drafted, can only provide the legal framework for the Plan. To make the Plan a useful document the community, its leaders and its planning consultant must work together to achieve a planning program that is:

- (1) Flexible and imaginative. Planning is an on-going process with plans kept flexible so that they can be adapted and adjusted over time to changing conditions or unforeseen developments.

- (2) Broad in scope. Planning should be designed to accomplish the most benefit for the greatest number of people, not for just narrow segments or special interest groups in the community, although their legitimate interests should be given due consideration.
- (3) Practical and realistic. Planning should give careful consideration to the abilities, both fiscal and political, of a community to implement the planning proposals. A Master Plan will be followed and carried out only when it makes enough sense to enough people.

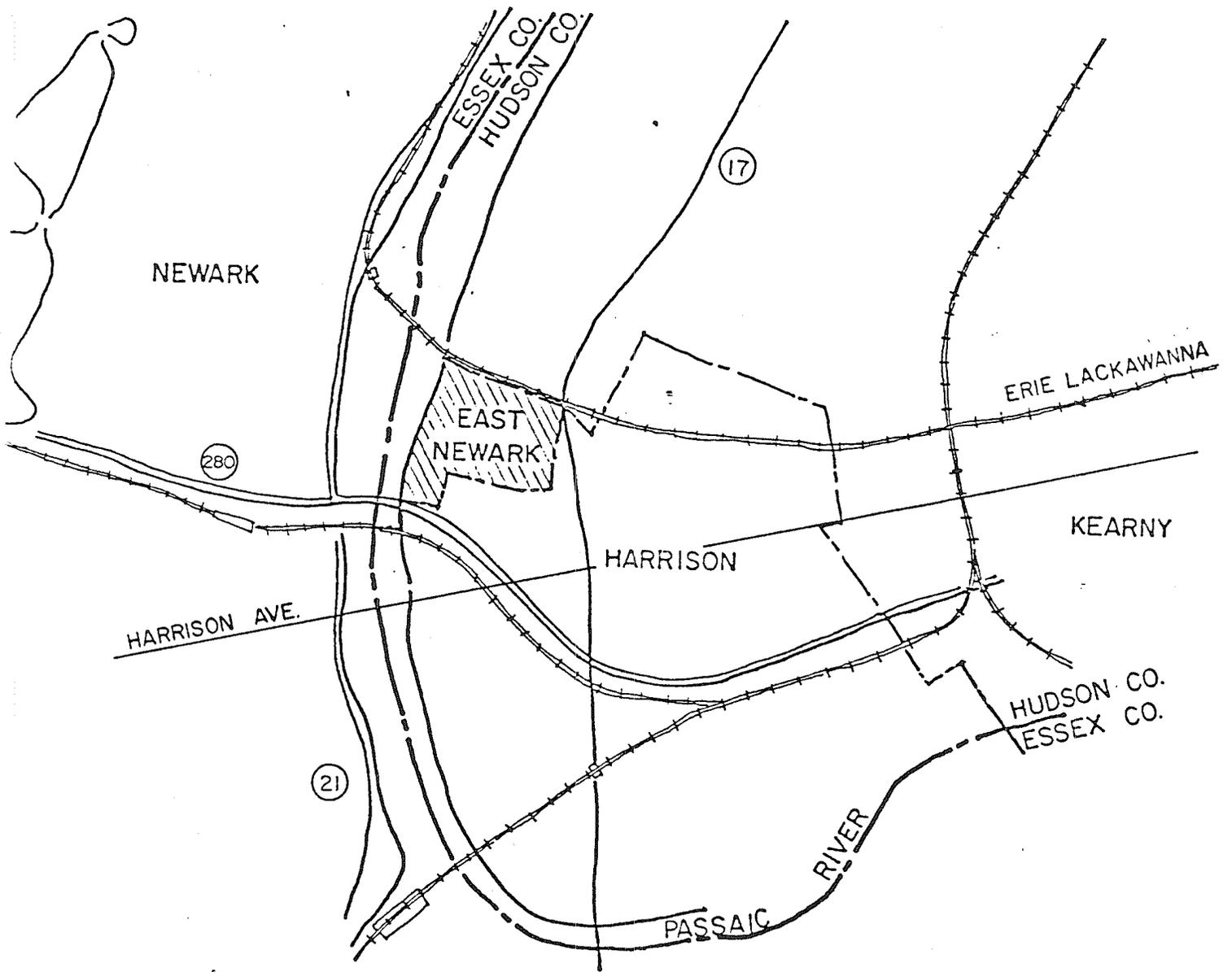
Although these principles seem obvious, they are ignored frequently enough to make them worth repeating here. Adherence to them can spell the difference between a successful and unsuccessful master planning program.

GOALS AND OBJECTIVES OF MASTER PLAN

Following a review of the master plan findings by the Borough and its official family, a meeting between the project consultants and Mayor Raymond Graham was held in June, 1984. The purpose of this meeting was to establish an initial set of basic objectives for the Borough's proposed master plan.

In brief, the objectives which were identified are as follows:

- The creation of a seven member municipal planning board by the Borough Council pursuant to N.J.S.A. 40:55D-23.
- The preparation of a land use plan element that will provide the basis for enactment of a zoning ordinance after the land use plan has been adopted by the Planning Board pursuant to N.J.S.A. 40:55D-28.
- Maintain the present character of the Borough's housing and land use pattern and upgrade obsolete uses, buildings and sites wherever practical and possible.
- Provide for improvement and expansion of existing community facilities to better serve the residents of the Borough.
- Endorse the recommendations of previous studies to eliminate certain traffic and water pressure problems and provide new improvements.



REGIONAL LOCATION MAP

REGIONAL LOCATION

The Borough of East Newark is the smallest independent municipal entity in New Jersey. It is located in the southern section of Hudson County and is bounded on the north by the Town of Kearny and on the east and south by the Town of Harrison. The Borough's westerly boundary is the Passaic River which separates the Borough from Newark, the State's largest city.

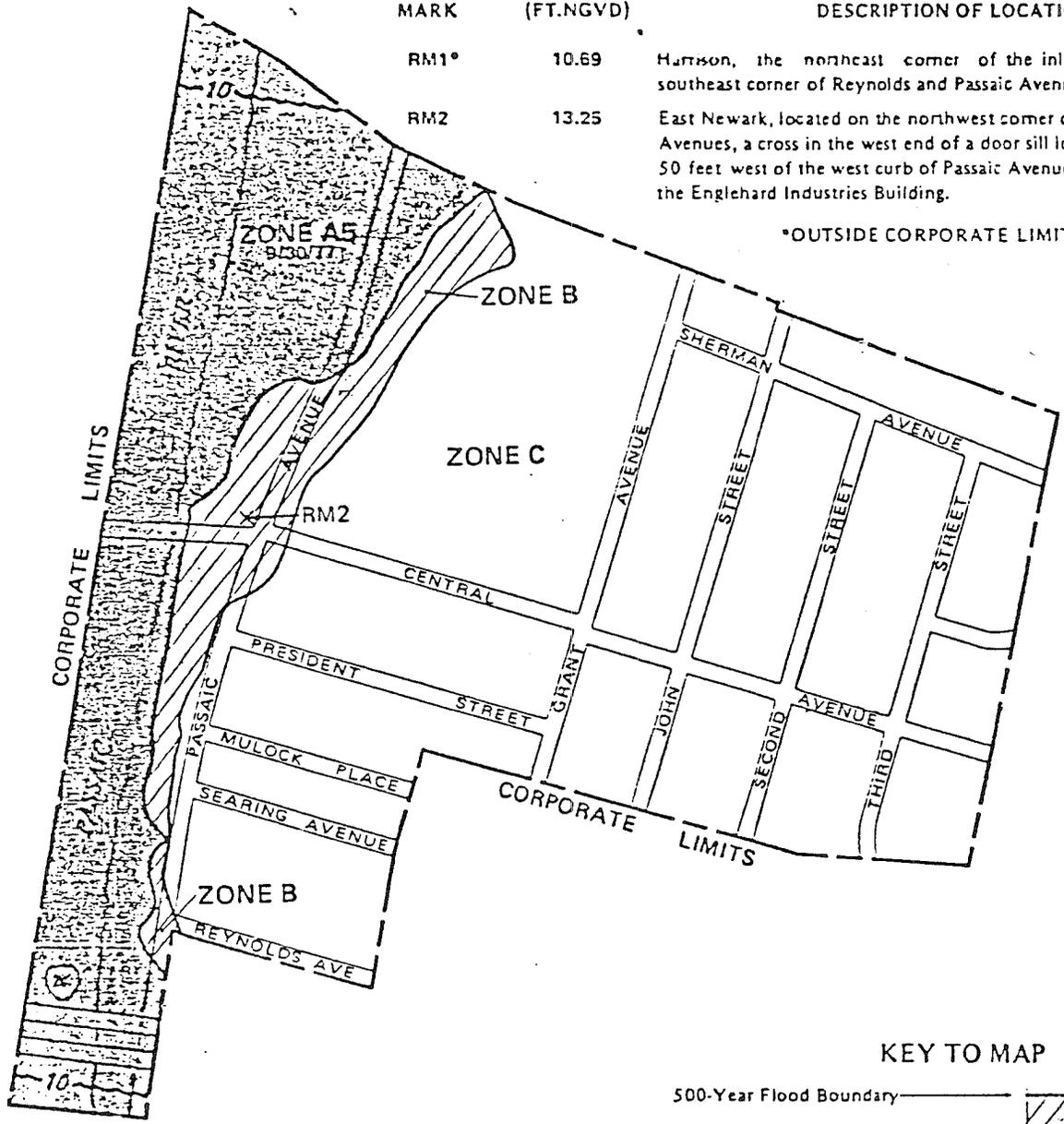
East Newark is conveniently located with respect to major highways in the New Jersey-New York Metropolitan Area. Some of these key routes and their links are:

- New Jersey Turnpike via Harrison Avenue
- I-280 via Stickle Memorial Bridge
- Holland Tunnel via Harrison Avenue (Jersey City-Newark Turnpike)

Newark International Airport is an approximate 15-minute drive south of the Borough via the New Jersey Turnpike. Midtown Manhattan lies about 12 miles away via the Lincoln Tunnel.

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM1*	10.69	Harrison, the northeast corner of the inlet curb piece on the southeast corner of Reynolds and Passaic Avenues.
RM2	13.25	East Newark, located on the northwest corner of Central and Passaic Avenues, a cross in the west end of a door sill located approximately 50 feet west of the west curb of Passaic Avenue on the south side of the Englehard Industries Building.



*OUTSIDE CORPORATE LIMITS

KEY TO MAP

- 500-Year Flood Boundary —————
- 100-Year Flood Boundary —————
- Zone Designations* With Date of Identification e.g., 12/2/74
- 100-Year Flood Boundary —————
- 500-Year Flood Boundary —————
- Base Flood Elevation Line With Elevation In Feet** ————— 513
- Base Flood Elevation in Feet Where Uniform Within Zone** (EL 987)
- Elevation Reference Mark RM7_x
- River Mile • M1.5

* Information taken from "Flood Insurance Rate Map", Borough of East Newark, New Jersey, Hudson County Community Panel Number 340219 0001 B.

**Referenced to the National Geodetic Vertical Datum of 1929

FLOOD PLAIN

The entire western edge of the Borough lies within the flood plain designated by the U.S. Department of Housing and Urban Development on its Flood Insurance Rate Map (FIRM) which took effect September 30, 1977.

This map shows the flood area for the 100-year flood elevations (Zone A), area between the limits of the 100-year and 500-year flood (Zone B) and areas outside 500-year flood. Most of Zone A and B are confined to the area west of Passaic Avenue, although small portions extend east of Passaic Avenue at the northern end of the Borough on the First Republic site.

Floods in East Newark would be mostly associated with high tides generated by the passage of hurricanes. In 1960, a high tide of slightly less than 2 feet below the banks of the Passaic River was recorded at East Newark. This would be considered an occurrence once in 20 years. The record flood on the Passaic River occurred in October 1903, crested approximately a foot or less over the top of the bank, being considered the 100-year storm.

The U.S. Army Corps of Engineers has planned for flood protection at East Newark as part of a project for the Passaic River. The work proposed consists of a system of channel improvements floodwalls, levees and flood impoundments. As yet the project has not been implemented.

GEOLOGY/SOILS

Hudson County is located entirely within the Newark Basin, a Triassic geologic formation which is part of the Piedmont Lowlands portion of the Appalachian geographic province. The county is underlain by red shales and more resistant sandstones collectively known as the Brunswick formation. The most prominent topographic features in Essex County are the Watchung Mountains, a series two continuous and one discontinuous basalt ridges oriented northeast-southwest. The Watchung Mountains, lying to the northwest of the midpoint of the County, were formed as a result of lava flows near the end of the Triassic period. They have crests from 500 to 700 feet. Northwest of the Watchung Mountains the topography is dominated by the bed of an extinct glacial lake. To the southeast of these ridges the ground surface slopes southward forming slightly rolling to hilly terrain grading to sea level at Newark Bay. The majority of the County is drained by the Passaic River although the southern-most part of the County drains southward to the Rahway and Elizabeth Rivers.

The topography of East Newark is dominated by glacial land forms resulting from the Wisconsin glaciation. Soils in this area fall into three major groups; ground moraine (GM), stratified drift (GS), and glacial outwash (GO). The drainage of these soils is generally imperfect to good with an average depth to groundwater of 6 to 10 feet. The depth to bedrock in this area is generally 10 to 20 feet, and may be considerably greater in the vicinity of drumlins in East Orange and kame deposits near Belleville and Bloomfield. Ground Moraine is primarily a till deposit comprised of unsorted, heterogeneous materials including clay, silt, and sand derived from the Brunswick formation as a result of glacial abrasion and subsequent compaction. Areas of East Newark mapped as GM may be characterized by shallow depths

to bedrock as noted by the symbols $\frac{GM42}{Ss}$ or $\frac{GM42}{Sh}$. The thickness of the overlying soils in these areas is highly variable and no specific locations have been mapped. Stratified drift and glacial outwash soils are similar in origin, the former being a depositional product of waters flowing within or from a glacier, whereas the latter pertains specifically to those soils deposited by meltwaters flowing from a glacier. Both soil types are sorted, relatively homogenous materials of predominantly sand-sized particles with varying amounts of silts and gravels. Gravels are most often found as separate layers or beds. Stratified drift may overlie intermittent deposits of ground moraine although it is generally underlain by bedrock.

A more specific assessment of the constraints of these soils on the development within the Borough was not within the scope of this project. The soils impacts would need to be specifically addressed as part of a review of future development applications presented to the Borough.

SURROUNDING ZONING

In the preparation of a municipal master plan, it is important to acknowledge the development patterns, plans and zoning for adjacent communities. The Land Use Law requires that this be done.

The accompanying map (see Appendix), SURROUNDING ZONING, depicts the zoning of contiguous land in the Towns of Kearny and Harrison, which are immediately adjacent to East Newark. In general, the pattern of zoning established around the Borough is compatible with the way land uses have developed in the Borough. Because East Newark does not have zoning at this time a direct comparison is not possible. However, the arrangement of uses and zones may be summarized as follows:

Town of Harrison - On the Borough's south and eastern sides Harrison has zoned its land mostly RESIDENCE "C". This zone permits apartments and tenements, hotels and allows other residential dwelling's such as one, two, three and four family houses as permitted in its other residence zones.

There is a small area of INDUSTRIAL "A" zoning at the Borough's southwestern corner opposite the Passaic Avenue industrial area and a small section of BUSINESS DISTRICT at the intersection of Sherman Avenue and Fourth Street.

The Town's Land Use Plan Element which was adopted on May 29, 1979 proposes to maintain this pattern.

Town of Kearny - Approximately half of Kearny's boundary with the borough is zoned R-3 MULTI-FAMILY RESIDENTIAL in the area north of Sherman Avenue. Except for a small piece where Fourth Streets hits Kearny Avenue, which is zoned COMMUNITY BUSINESS, the remainder permits, as principal uses, residences of various density from single family up to

garden apartments and multi-family subject to minimum lot area and maximum density controls.

The remainder of the Borough's northern boundary abuts Kearny's M-MANUFACTURING District and C-2 NEIGHBORHOOD COMMERCIAL on Johnston Avenue.

The Erie-Lackawanna R.R. (Newark Branch) right-of-way traverses the entire boundary between East Newark and Kearny providing a significant separation and buffer between land uses. Kearny's future plans call for the development of this area as "moderate density" housing and "neighborhood shopping".

HIGHLIGHTS OF COMMUNITY HISTORY

Although it is a very small community, East Newark's early municipal history is varied and interesting. Some of these highlights are capsuled here.

- Land area of the Borough was formerly located in the southern tip of Kearny.
- A meeting of key taxpayers from this area was held in the Spring of 1895 because they felt their interests were being neglected.
- These leaders decided to form a Borough under the Laws of 1878.
- On July 2, 1895, the voters of the area agreed, by a vote of 213 to 57, to separate from the Town of Kearny and form the Borough of East Newark.
- The new Borough elected its first officials on July 24, 1895.
- A public school was opened in the Bethel Mission Chapel and the site for the first Borough Hall was acquired, both in September 1895.
- East Newark Volunteer Fire Department was established in October 1895.
- East Newark Police Department was organized in November 1895 under a Chief and three Marshalls who were appointed in January 1896.

- East Newark Public School was built and occupied by Fall classes in September 1896 and is still used today.

- Buildings which date from the turn of the century, formerly housing a few major spinning mills, are now occupied by 30 small companies, as leased commercial space.

- Old Borough Hall torn down and replaced by present building in 1955.

EAST NEWARK SCHOOL DISTRICT

The Borough has its own school system which serves grades K-8. The District is run under the control of a nine member Board of Education. An Administrative Principal is appointed by the Board to act as the administrator of the day-to-day educational activities of the school district. A full-time Board Secretary oversees the finance and record-keeping requirements as are established by law.

In 1980, the Board of Education prepared, with a professional school consultant, a Facilities Master Plan which provided a complete evaluation of the East Newark Elementary School, which is located at the corner of Third and Davis Streets. Physical evaluation of the building showed a functional capacity for 200 pupils. In addition, the building was reported to lack special class areas for shop, science, home economics and art. A point scoring system used to evaluate the building indicated that the building required renovation and extension. The plan also indicated that the wood frame structure, originally built in 1896, could not be improved to contemporary school construction standards.

Review of recent records of the Board of Education shows that in the 1982-83 school year from June 1982 to August 1983 there were 227 pupils attending East Newark's grade school. Another 113 students attended Harrison High School. Most recently, between June 1983 and January 1984, the grade school had 222 students while 125 attended Harrison high.

Both grade school figures exceed the functional capacity rating of 200 pupils and represent an increase from the average enrollments of the 1979-1981 period which were only slightly more than 200 pupils.

These jumps may reflect population increases in the Borough not picked up either in the Census data or in the School District Master Plan. As will be discussed in detail in the land use section of this Master Plan, there are apparently more households and families living in the Borough than reflected in the Census.

Although, there are no non-public schools in the Borough the School District Master Plan indicated that a declining percentage of pupils attended parochial schools between 1974 and 1979.

POPULATION PROFILE

The dynamics and characteristics of a community's people are a key ingredient in drawing up a viable Master Plan. Changes in population characteristics frequently are leading indicators of the need for changes in land use policies by the community's leaders. Population data help a community to plan for and maintain needed public facilities and improvements. These figures also help identify special or significant groups in the community who may need particular types of facilities or programs. Examples of this might be senior citizens, pre-schoolers or working mothers.

It is with these kinds of things in mind that the most recent (1980) population data are presented. Thus, the master planning process which East Newark has entered into will always have its people in mind.

For purposes of comparison the comparable figures of East Newark's neighbors, Kearny and Harrison are included, as are the figures for Hudson County.

Population Changes

In Table 1, POPULATION CHANGES, it can be seen that East Newark's population base has essentially remained stable during the past 20 years. This is during a time when Hudson County lost more than 50,000 people, a decline of nearly 9 percent, according to the census.

These decades from 1960 to 1980 saw Harrison gain in population slightly (4.2%) and Kearny drop slightly (-4.6%). Since 1970 East Newark's population has remained virtually unchanged in total number.

Age Structure

Among Hudson County and its neighbor towns, the Borough has a slightly younger population as a whole when the median ages are compared. East Newark's 30.7 years is the youngest of the four.

This difference is even more pronounced, as shown in Table 2, PERCENTAGE OF PERSONS BY AGE GROUPS, for the 65 years old and over group. The Borough's senior citizens comprise less than 10 percent of the population while in Hudson County and Kearny the figure approaches or is at 13 percent.

Percentage of Males and Females

In the Borough there is no dramatic difference in the male-female population ratio compared to the County, Harrison and Kearny, as Table 3, PERCENTAGE OF PERSONS BY SEX, shows.

Race and Origin

White persons are the predominant ethnic/racial group in East Newark, as in Harrison and Kearny. Blacks account for less than 1% of the population. Table 4, PERSONS BY RACE AND PERSONS OF SPANISH ORIGIN, shows these characteristics.

Persons of Spanish origin, who may be of any race according to the census classification, comprised one-fourth of the Borough's population. This pattern holds for the County, and is a somewhat larger proportion than in Harrison (20.5%). Kearny's population of Spanish origin amounted to only 9 percent.

TABLE 3
PERCENTAGE OF PERSONS BY SEX

	<u>Total</u>	<u>Male</u>	<u>Female</u>
Hudson County	556,972	47.3	52.7
EAST NEWARK	1,923	48.3	51.7
Harrison	12,242	48.0	52.0
Kearny	35,735	47.8	52.2

SOURCE: U.S. Census of Population, 1980

TABLE 4
PERSONS BY RACE AND PERSONS OF SPANISH ORIGIN

	<u>White</u>		<u>Black</u>		<u>Other¹</u>		<u>Spanish Origin²</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Hudson County	425,291	76.4	70,050	12.6	15,781	2.8	145,163	26.1
EAST NEWARK	1,821	94.7	9	0.5	11	0.6	480	25.0
Harrison	11,566	94.5	28	0.2	155	1.3	2,515	20.5
Kearny	34,821	97.4	79	0.2	351	1.0	3,214	9.0
<u>Total</u>	556,972							

SOURCE: U.S.Census of Population, 1980

1. Includes groups classified as American Indian, Eskimo, Aleut, Asian and Pacific Islander, but excludes "Other Asian and Pacific Islander" groups identified in sample tabulations.
2. Persons of Spanish origin may be of any race.

Households and Families

East Newark has the highest number of persons per household when compared to the County and Harrison and Kearny, as Table 5, HOUSEHOLD AND FAMILY CHARACTERISTICS, shows. It also has the highest family to household ratio.

These figures when coupled with the relatively younger age pattern in the Borough tend to suggest a significant group in the child rearing and family raising stages of life.

TABLE 1
POPULATION CHANGES 1960-1980

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1970-1980</u> <u>% Change</u>	<u>1960-1980</u> <u>% Change</u>
Hudson County	610,734	607,839	556,972	-8.4%	-8.8%
EAST NEWARK	1,872	1,922	1,923	-	+2.7%
Harrison	11,743	11,811	12,242	+3.6%	+4.2%
Kearny	37,472	37,585	35,735	-4.9%	-4.6%

TABLE 2
PERCENTAGE OF PERSONS BY AGE GROUPS

	<u>Total</u>	<u>Under 5 Years</u>	<u>18 Years and Over</u>	<u>65 Years and Over</u>	<u>Median Age (Years)</u>
Hudson County	556,972	6.7	74.0	12.6	32.2
EAST NEWARK	1,923	6.5	70.8	9.8	30.7
Harrison	12,242	6.5	75.4	11.0	32.5
Kearny	35,735	5.7	75.3	13.0	33.7

SOURCE: U.S. Census of Population, 1980

TABLE 5

HOUSEHOLD AND FAMILY CHARACTERISTICS

	<u>Number of Households</u>	<u>Persons Per Household</u>	<u>Number of Families</u>	<u>Family to Household Ratio</u>
Hudson County	207,857	2.65	144,183	0.694
EAST NEWARK	664	2.90	508	0.765
Harrison	4,472	2.73	3,327	0.744
Kearny	12,942	2.75	9,729	0.752

SOURCE: U.S. Census of Population, 1980

TABLE 6
COVERED JOBS IN THOUSANDS
COUNTY TRENDS OVER TWENTY YEARS

	<u>1962</u>	<u>1971</u>	<u>Percent Change 1962-1971</u>	<u>1972</u>	<u>1981</u>	<u>Percent Change 1972-1981</u>	<u>Percent Change 1962-1981</u>
Essex County	312.0	315.8	+1.2	334.4	303.7	-9.1	-2.7
Hudson County	197.7	203.3	+2.8	207.2	178.2	-14.0	-9.9
New Jersey	1,640.1	2,075.3	+26.5	2,243.6	2,589.6	+15.4	+57.9

Source: State of New Jersey, Department of Labor and Industry, Bureau of Planning and Research

ECONOMIC BASE ANALYSIS

Introduction

The economic trends of the larger area in which a municipality is located can have strong influences, either positive or negative, on the municipality's economic base. A community's economic base is represented by the local industries and businesses which provide jobs for the community's residents and for workers from other parts of the region.

An analysis of a local economy helps to discern the major elements of that economy, how they fit into the larger county or regional structure and whether there are indications of economic growth, stagnation or decline.

In a master plan the economic base analysis assists in making findings and recommendations to encourage local economic health and stability and thereby protect the community's base of commercial and industrial tax ratables.

Therefore, this part of East Newark's master plan project looks at trends in the county economy and at factors within the Borough itself to gain a balanced picture.

County Trends

Recent economic history for the counties bordering East Newark, Essex and Hudson, has not been encouraging. Over the past twenty years both counties have suffered declines in covered employment. Hudson County was worse than Essex showing a decline of nearly 10 percent compared to 2.7 percent. These trends are shown in Table 6, COVERED JOBS IN THOUSANDS, COUNTY TRENDS OVER TWENTY YEARS.

Significantly, these decreases occurred during the same period that New Jersey's covered job sector grew by 57.9 percent. Obviously, these two counties competed for jobs poorly vis-a-vis other areas of the State.

During the last decade the job slumps of Essex and Hudson Counties worsened relative to the long-term trend. Recent statistics may be showing some slowing of the declines, stabilization and even growth in some sectors.

The overall decline in jobs can be attributed to a number of factors, ranging from such local conditions as obsolescence of plant and equipment to national industrial and market shifts from the older northeastern manufacturing and industrial areas to the "sunbelt" of the South and Southwest.

There are bright spots, however, in the area economic picture, such as Secaucus, which has sustained tremendous new growth as part of the resurgence of the Meadowlands. Examples such as this give hope that, where there is good location and regional accessibility, revitalization of the economy can occur.

Industry Trends

Between 1971 and 1981 the industry group hardest hit by employment declines was manufacturing. Nearly 31,000 jobs were lost in this group, a decline of 31 percent. This job loss was accompanied by a decline of 374 manufacturing establishments, almost one-fifth of the county total.

Services and, to a lesser extent, wholesale and retail trade were the growth points of the county economy. Services added 11,995 jobs during the decade, a gain of 69.3 percent.

The trades created a gain of 2,899 jobs, growing at 7.2 percent.

Overall, however, employment sagged, as shown in Table 7, INDUSTRY TRENDS 1971 - 1981, resulting in a net decrease of more than 25,000 jobs.

Local Industry Base

The following part of this analysis is based upon the data published in the 1983 edition of MacRae's N.J. State Industrial Directory. This survey compiles sales, product and employment data by county and municipality for local industrial users. It also indicates companies which import or export goods and those which have research facilities.

Table 8, LOCAL INDUSTRIAL FIRMS, lists the firm, its address, number of employees, the project or type of business engaged in and the range of the firm's sales volume, where sales figures have been listed. Each firm's Standard Industrial Classification (SIC) code is also provided.

Of the 30 firms surveyed, 16 of them are associated with manufacturing or processing of clothing and textiles (SIC Codes 2200,2300), the largest single industry group in the Borough. Another firm, A.R. Textile Service, refolds textiles and distributes and packs them for export. In all, then, half of East Newark's industrial companies, providing 1,473 jobs is in this category. Ideal Outerwear Co., Inc., employing 800 people, is the largest employer listed, followed by National Consolidated Apparel with 300 employees. Most of the remaining clothing and textile forms are in the under 50 employee range.

TABLE 8
LOCAL INDUSTRIAL FIRMS

<u>Company Name and Address</u>	<u>Number of Employees</u>	<u>Product or Type of Business</u>	<u>Category of Sales Volume (Where Listed)</u>	<u>SIC Code(s)</u>
A.R. Textile Service Corp. 900 Passaic Ave.	26	Textile Refolding Warehouse	Up to \$1,000,000	5133
Aerolyn Fabrics 35 Central Ave.	25	Converters and Distributors of Vinyl Fabrics and Textiles	\$1,000,000 to \$5,000,000	3111, 3079, 2221, 5199
Alligator Company, Inc. 900 Passaic Ave.	27	Raincoats	-	2385
Aquador Plastics, Inc. 900 Passaic Ave.	100	Heated sealed vinyl products	-	3079
Baret Blas Blindng Corp. 900 Passaic Ave.	16	Blas Blindng Spaghettl & Collarette	Up to \$1,000,000	2396
Ben Manufacturing Co., Inc. 823 Passaic Ave.	17	Bedspreads	-	2392
Carole Mfg. Corp. 211 Grant Ave.	38	Women's Sults and Coats	-	2337
Cathy-Anna, Inc. 231 Grant Ave.	60	Ladies' Sportswear	-	2335
Columbino, Tony & Sons 900 Passaic Ave.	2	Hats	-	2352
Dickerson Sportswear, Inc. 1-3 Central Avenue	30	Women's & Men's Sportswear	-	2335, 2329
E.W. Piece Dye Works 900 Passaic Ave.	22	Dyeling, Finishing Textiles	\$1,000,000 to \$5,000,000	2335, 2329
Embroidery Management Corp. 900 Passaic Ave.	15	Lingerie	-	2321

TABLE 8 (Cont.)

LOCAL INDUSTRIAL FIRMS

<u>Company Name and Address</u>	<u>Number of Employees</u>	<u>Product or Type of Business</u>	<u>Category of Sales Volume (Where Listed)</u>	<u>SIC Code(s)</u>
Engelhard Industries 1 W. Central Ave.	125	Precious Metals Solutions and Powders	Over \$10,000,000	2843
Harrison Supply Co. 800 Passaic Ave.	10	Concrete	-	3273
Honey Toy Industries 900 Passaic Ave.	9	Sea Monkeys, Aquariums, Hobbies	-	3079
Iannelli Electronics 900 Passaic Ave.	6	Sign Supplies, Lighting & Color Matching Equipment	Up to \$1,000,000	3993, 3648 3559
Ideal Outerwear Co., Inc. 251 Grant Ave.	800	Men's & Boys' Outerwear	-	2329
Karla Looms 900 Passaic Ave.	40	Bedspreads and Drapes	-	2211
Larcada, H. Co., Inc. 255 Grant Ave.	8	Suppliers of Leather Tanning Oils and Other Supplies	\$1,000,000 to \$5,000,000	3161, 3144 3143
Leonace Bag & Import 950 Passaic Ave.	-	Handbags	-	3999
National Consolidated Apparel Industries Corp 251 Grant Ave.	300	Clothing	-	2363
Radial Casting Corp. 15-29 Sherman Ave.	85	Non-ferrous Castings	\$5,000,000 to \$10,000,000	3369
Seal-O-Matic Co. 900 Passaic Ave.	56	Shipping Room Equipment and Supplies	\$1,000,000 to \$5,000,000	3423, 3953 3545
Sharlyn Fashions Inc. 900 Passaic Ave.	45	Children's Wear	-	2361

TABLE 8 (Cont.)
LOCAL INDUSTRIAL FIRMS

<u>Company Name and Address</u>	<u>Number of Employees</u>	<u>Product or Type of Business</u>	<u>Category of Sales Volume (Where Listed)</u>	<u>SIC Code(s)</u>
Spiceco 900 Passaic Ave.	11	Spices	Up to \$1,000,000	2099
Sterling Yarn Dyers, Inc.	10	Textile Dyeing & Finishing	Up to \$1,000,000	2269
Sun Plastics Co., Inc. 900 Passaic Ave.	35	Phonograph Records	\$1,000,000 to	3652
Tri-Cast Alloys, Inc. 27 Searing Ave.	8	Aluminum & Bronze Sand Castings	-	3361, 3362
Willow Leather Products Corp. 900 Passaic Ave.	45	Luggage, Attache and Industrial Cases	Up to \$1,000,000	3161

Source: MacRae's N.J. State Industrial Directory, 1983 edition.

Data from the State for the apparel and textile industry groups indicate that they were not immune from the declines in Hudson County experienced during the 1970's. The county lost 98 firms in the groups between 1971 and 1981, a 10 percent drop. These firm losses translated into the loss of 1,792 jobs, a less severe 7 percent decline.

In dollar volume of sales, Englehard Industries, which makes precious metals solutions and powders and lusters for thick film pastes, at its new facility on W. Central Avenue, was the leader. This firm indicated sales of over \$10,000,000. Radial Castings, Sherman Avenue, makers of non-ferrous castings indicated sales between \$5,000,000 and \$10,000,000. Five other firms - Aerolyn Fabrics, E&W Piece Dye Works, H. Larcada Co., Seal-O-Matic Co. and Sun Plastics Co. - were reported in the \$1,000,000 to \$5,000,000 range.

Size of Firms

For the thirty firms listed in the directory, 28 gave employment data. Analysis of these figures show that 20, or 71 percent, are small firms which have 50 or fewer employees. Five companies have between 5 and 100 employees, medium size for East Newark. Only three firms could be considered large, employing more than 100. Thirteen firms, with 25 or fewer people, are quite small.

TABLE 9
SIZE OF INDUSTRIAL FIRMS

0-25	7	6	13
26-50	5	2	7
51-100	2	3	5
Over 100	<u>2</u>	<u>1</u>	<u>3</u>
Totals	16	12	28

Source: MacRae's N.J. State Industrial Directory, 1983; firm groupings by consultant.

Local Wages and Job Trends

The data contained in TABLE 10, PRIVATE SECTOR COVERED JOBS AND WAGES, show that workers in East Newark had significantly lower quarterly wages in 1981 than did workers in the neighboring Towns of Harrison and Kearny. Projected on an annual basis the Borough's private sector covered jobs translated into an annual wage of \$12,188 whereas Harrison's was \$16,748 and Kearny's reached \$21,576. By comparison the annual figure for Hudson County was \$16,196.

These differing wage rates are due to the different composition of the local economic bases of these communities in terms of industry groups.

Since 1977, East Newark has lost 11.1 percent or 157 percent of its private sector covered jobs. Kearny, losing 2,513 jobs, suffered a comparable decrease of 10.9 percent. Harrison and Hudson County fared better during this recessionary period sustaining declines of only 2.7 and 1.9 percents respectively. These statistics are summarized in TABLE 11, COVERED JOBS BY MUNICIPALITY 1977-1981.

Municipal Taxes

Between 1980 and 1983 the Borough's general tax rate climbed by almost \$1.00 per \$100 of assessed valuation from \$5.57 to \$6.53. This amounts to an increase of 17.2 percent. During the same period the Borough's net valuation taxable rose from \$15.7 million to \$16.4 million a gain of only \$658,570 or 4.2 percent. This means that the tax rate increased at approximately four times the rate of tax base increase.

According to the County's equalization figures the ratio of assess value to true value fell from 78.78 percent to 66.86 percent.

The Borough is completing a recent municipal revaluation program which should bring the equalization ratio to 100 percent with the rate being adjusted accordingly.

An outline of the tax figures discussed here is contained in Table 12, MUNICIPAL TAXES - BOROUGH OF EAST NEWARK.

To raise its municipal revenues, the Borough relies principally on residential and commercial ratables which account for 85% of real property valuations. Between 1981 and 1982 residential properties increased their share of tax burden while industrial properties reduced theirs.

Summary and Conclusions

East Newark's local economic base has sustained losses in part attributable to regional and area economic trends beyond its control. Employment declines, particularly in manufacturing, have impacted urban counties such as Hudson quite hard during the past two decades.

TABLE 10
PRIVATE SECTOR COVERED JOBS AND WAGES
SEPTEMBER, 1981

<u>Municipality</u>	<u>Reporting Units</u>	<u>Number of Covered Jobs</u>	<u>Wages for 3rd Quarter** (\$ millions)</u>	<u>Wages Per Covered Job</u>
EAST NEWARK	67	1,257	\$ 3.8	\$3,047
Harrison	216	6,450	27.0	4,187
Kearny	843	20,475	110.5	5,394
Hudson County	10,224	178,187	721.4	4,049

**Wages are for the quarter covering July 1 through September 30.

Source: State of New Jersey, Department of Labor and Industry, N.J. Covered Employment Trends, 1981

TABLE 11
COVERED JOBS BY MUNICIPALITY
1977 - 1981

<u>Municipality</u>	<u>1977</u>	<u>1981</u>	<u>1977 - 1981</u>	<u>Jobs Lost</u>
EAST NEWARK	1,414	1,257	-11.1	-157
Harrison	6,628	6,450	-2.7	-178
Kearny	22,988	20,475	-10.9	-2,513
Hudson County	181,561	178,187	1.9	-3,374

Source: State of New Jersey, Department of Labor and Industry,
N.J. Covered Employment Trends, 1977 and 1981

The Borough's industry, oriented strongly to apparel and textile firms, suffered losses comparable to those experienced on the county level. There is some evidence that during recent years these losses may have accelerated somewhat. Weakness in the wage structure relative to other areas further clouds the picture as does the old age of some industrial buildings in the Borough.

On the positive side, the Borough's excellent location and regional access are important pluses in planning for future economic development and revitalization.

EXISTING LAND USES

A key element of a local master plan is the determination of a community's existing pattern of land use. Development is very concentrated in the Borough. Its very small land area (0.10 of a square mile) which contains 1923 people according to the 1980 Census means that East Newark is developed at a density of 19,230 people per square mile.

To obtain a realistic appraisal of the land use features of the Borough an objective analysis of existing development was made on the basis of detailed field inspections of each property and the structures on them. The results of this field survey are presented on the accompanying plate entitled, EXISTING LAND USE (see Appendix). This section is primarily a factual presentation of what now exists in the Borough of East Newark in terms of the different uses of land. Later sections will discuss possible future modifications or changes in the land use of the Borough. Table 13, LAND USE COUNT, summarizes the data gathered.

Residential Uses

The land use field survey indicates that the largest group of residential uses are two-family homes. There are 161 structures containing 322 dwelling units. This count is based on exterior field inspections of each structure and the notation or count of such features as the number of doorbells, mail boxes or electric meters indicating separately occupied units. These 322 units accounted for 44.3 percent of all dwelling units observed in the survey.

Three-family homes made up the next largest category of residence use. The survey disclosed 74 triplex structures containing 222 dwelling units, which constituted 30.5 percent of the housing supply. Only 75 single-family units

TABLE 13
LAND USE COUNT

<u>CLASSIFICATION</u>	<u>STRUCTURES</u>	<u>UNITS</u>
Single Family	75	75
2 Family	161	322
3 Family	74	222
Other Residential	11	69
Business/Commercial	16	90
Business/Residential	17	18/39
Home Business/Professional	2	2
Professional Offices	-	-
Industry	10*	9
Public Uses	4	7
Vacant Parcels	8	8
Parking Lots (Tax Lots)	-	14

* First Republic building is used for 70 tenants.

were found, amounting to slightly more than 10 percent of the total. The remaining 108 residential units were divided among apartments (69) and residences in mixed use with 18 business properties (39). Residential units with businesses in the same structure ranged from as few as 1 unit to as many as 9 units. There are eleven apartment houses with from 4 to 9 units in each. The typical building contains 4 to 6 units. There are a number of instances where two or more principal uses exist on the same lot. This is not considered sound from a planning or zoning point of view because such situations can cause overcrowding and excessive densities.

Business Uses

Business uses, as separate land uses, are found scattered in various locations in the Borough with the notable exception of the conglomeration of the First Republic building on Passaic Avenue where 70 separate mercantile establishments are located in the old industrial structure.

Aside from First Republic, smaller businesses, many mixed with residences, are clustered along Central Avenue between Grant Avenue and Third Street. The larger businesses are along Passaic Avenue.

Industrial Uses

As with business uses, industrial and industrial type uses are found in several locations in East Newark. These industrial land uses are found along Passaic Avenue, in the narrow block between Searing Avenue and Mulock Place, Central Avenue, John Street and adjacent to Borough Hall on Sherman Avenue. The buildings are mostly old and in poor condition with the exception of the new Englehard building on Passaic Avenue.

Other Land Uses

Vacant land, not used for buildings, parking or street, amounts to only 8 small parcels totaling to a little more than half an acre which is less than 1 percent of the Borough's land area.

This small amount of vacant buildable land means that any significant development activities would have to occur through redevelopment of existing sites or use of areas now devoted to parking.

Public properties and community facilities will be addressed in a later section devoted to this specific category of land uses.

TABLE 14
 BUILDING PERMITS ISSUED
 NEW RESIDENTIAL CONSTRUCTION

	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>
Number Issued	0	0	0	0	1
Total Value	-	-	-	-	70,000

Source: Borough Records

TABLE 15
 REAL PROPERTY VALUATION
 1981 - 1983

Class of Property	Number of Parcels and Percent of Valuation				
	<u>1981</u>	<u>%</u>	<u>1982</u>	<u>%</u>	<u>1983</u>
Vacant	8	1.08	8	1.09	9
Residential	312	50.48	314	52.07	313
Farm	-	-	-	-	-
Commercial	46	10.92	44	11.04	44
Industrial	8	35.14	8	33.36	8
Apartments	8	2.38	8	2.44	8
Total	382		382		382

Source: Borough Records

LAND USE PLAN

Introduction

As noted in the existing land use study, East Newark has a very limited supply of vacant land to accommodate new development. Much of the industrial and commercial base is old and some of it obsolete. This aging process has shown itself in some of the economic declines and weaknesses described in the economic base analysis.

This LAND USE PLAN element is intended to take these factors into consideration and provide opportunities for sound future planning for the use of remaining land and the re-use of old sites when feasible and desirable.

The LAND USE PLAN is designed to maintain the present residential character of the community and make improvements where possible. The actual plan recommendations are depicted on the accompanying map entitled LAND USE PLAN (see Appendix) and are summarized below.

The plan seeks to promote a proper balance between residential and non-residential uses in the Borough.

Residential Use

Three categories of residential land use are proposed. The R-1 category is intended for the eastern two-thirds of the First Republic site, bounded on the north by the Erie-Lackawanna Railroad right-of-way, on the east by Grant Avenue and on the south by Central Avenue. If and when it is redeveloped in the future, it is recommended that this portion of the site be rebuilt with new two and three-family homes on somewhat larger residential lots than presently exist in the Borough. It is suggested that a minimum lot

area of 1200 to 1500 square feet per dwelling unit be required to provide some yard space and, possibly, off-street parking. These standards provide for a lessening of the present residential densities but maintain the basic residential pattern desired by the Borough. A townhouse/cluster concept for this proposed land use could be considered by the Borough in the development of its zoning regulations for implementation on this site.

A second residential category has been designated R-2. This residential use is predominate in the Borough and encompasses the existing developed portion of East Newark. Most of the housing in these areas is sound and is expected to continue in residential use for the foreseeable future. The scattered multi-family and non-residential uses in the R-2 areas would become legal non-conforming land uses once the Borough adopts a zoning ordinance based on this LAND USE PLAN.

The final residential category is R-3 and it is for apartments. All four of these sites are developed with industrial uses, mixed uses or multi-family residential. These sites are all corner properties. Any existing multi-family housing in the middle of existing residential blocks becomes non-conforming and is allowed to remain but cannot expand.

Corners designated for R-3 on the plan are: The northeast corner of John Street and Sherman Avenue, adjacent to the Borough Hall; the southwest corner of Sherman Avenue and Third Street; the southwest corner of Central Avenue and Third Street; and the southwest corner of Central Avenue and John Street.

Business/Commercial Use

Two categories of business/commercial use are recommended. The first is neighborhood business and it is intended to serve the local residents primarily with convenience shopping and services. Two areas have been placed into neighborhood business: (1) the frontage along Central Avenue between Grant Avenue and Third Street, which is presently in a mixture of business and residential uses; (2) the existing mixed industrial and residential area on the border of Harrison between Searing and Mullock Streets.

General Business and Commercial use has been restricted to the area along Passaic Avenue. On the east side of Passaic Avenue this area extends from south of Searing Avenue to the railroad and includes the remainder of the First Republic property to an approximate depth of 200 feet. On the west side only the northern end of Passaic Avenue is proposed for general businesses. The commercial activities in general business would be of a less restrictive nature than neighborhood business and would serve the wider community including the Borough and beyond its boundaries.

Industrial

Along the west side of Passaic Avenue the remaining land is proposed to remain in industrial use from and including the new Englehard Industries building south to the Borough line. The type of industrial to be specifically permitted should be determined at the time a zoning code is drafted. In addition, it is recommended that industrial and environmental performance standards be implemented by the Borough as part of a new zoning ordinance.

COMPATIBILITY WITH PLANS OF ADJACENT TOWNS

Based upon the detailed analysis of surrounding zoning made on Pages 11 and 12 of this Master Plan report, the Land Use Plan Element of the Borough will maintain land use compatibility in all instances with its neighbors. The proposed future residential use of most of the First Republic site will, in fact, improve compatibility with the land use and zoning plan of the Town of Kearny.

COMMUNITY FACILITIES PLAN

A key ingredient in a community's planning for its future is the provision of adequate community facilities and utilities to serve the needs of the residents and the public.

The Borough is fortunate to have a functioning system of community facilities that include: (See map in Appendix entitled COMMUNITY FACILITIES/RECREATION PLAN)

- A Borough Hall with police and fire services
- An elementary School
- A recreation center
- Two playgrounds
- A garage

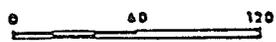
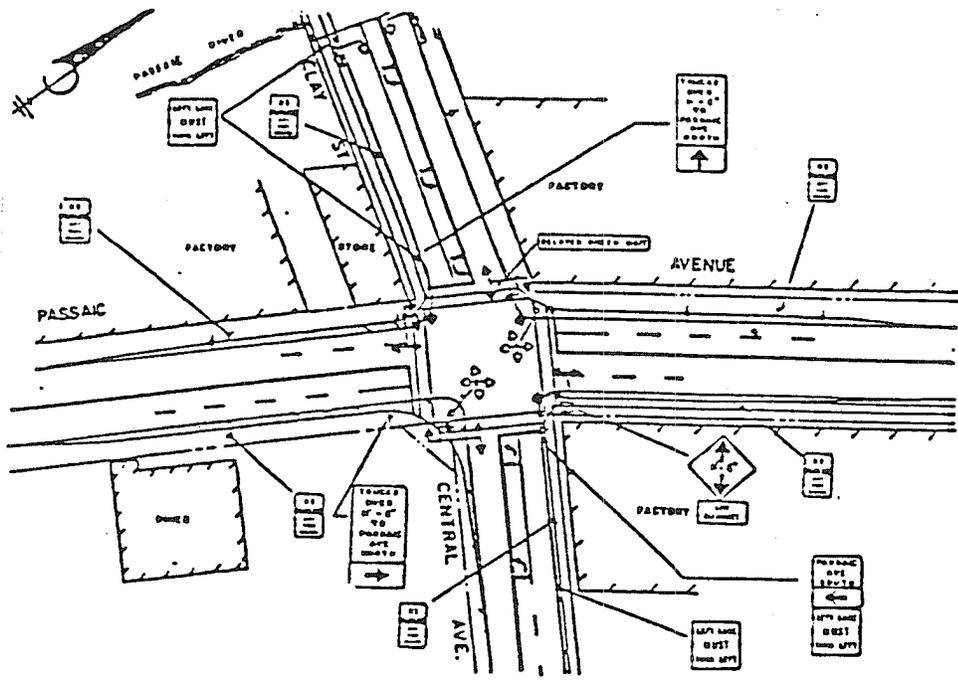
In addition, St. Anthony's parish has a recreation center which helps in meeting recreational needs within the Borough.

To improve and build upon this system the following recommendations are made as part of the Master Plan:

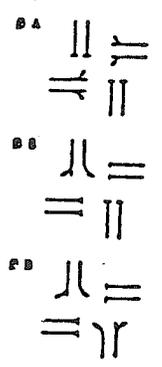
1. The 190'x360' parking lots between President Street and Central Avenue should be designated for future acquisition and development as a municipal park and recreation area. Presently, this area is being used as parking for firms in the First Republic site. If and when the First Republic site is redeveloped, the parking overflow would no longer be required. As the proposed municipal park site is located adjacent to the Recreation Center, it would serve both the younger and

older age groups present in the Borough, as noted in the population study.

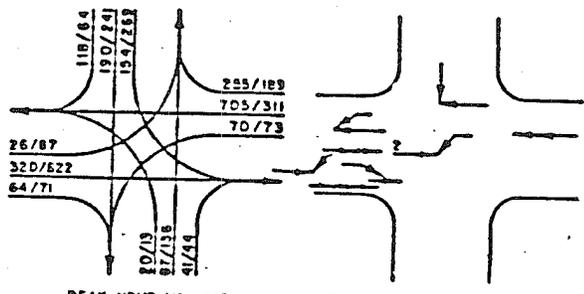
2. Some additional park and play space should be set aside within the First Republic site if it is to be developed in the future for two and three-family houses on the basis of a townhouse or cluster development plan. This additional open space will help to balance the high residential densities which are noted in the EXISTING LAND USE analysis on p. 27 of the Master Plan report.
3. If expansion and improvement of the Borough elementary school on its present site is not possible as was proposed in the 1980 Facilities Master Plan of the East Newark School District, then the Borough officials and Board of Education should examine the feasibility of acquiring a new school site on the First Republic property as part of their planning effort. The southeast corner of the First Republic site is quite centrally located in the Borough and should be considered.
4. Some improvement to the equipment and grounds of the John Street playground should be made.
5. The Borough should continue to use all available means to alleviate the water pressure problem that exists in the vicinity of Reynolds and Searing Avenues and Mulock Place as depicted on the accompanying map entitled WATER AND SEWER. (see Appendix)
6. The Borough should continue to work toward the upgrading of its combined sewer system to eliminate infiltration and other problems in conjunction with the Passaic Valley Sewerage Commissioners and appropriate State and Federal agencies. We concur with the



PROPOSED IMPROVEMENT EN-1



SIGNAL SEQUENCE



PEAK HOUR VOLUME
7:30-8:30 A.M. / 4:30-5:30 P.M.

ACCIDENT SUMMARY - 3 YR. PERIOD
5 NOT SHOWN

Problems EN - 1 PASSAIC AVENUE AND CENTRAL AVENUE

- 1) Thirteen accidents occurred during a three year period
- 2) Long delays and congestion on Passaic Avenue approaches and Clay Street Bridge during the peak periods
- 3) Offset alignment between Clay Street Bridge and Central Avenue
- 4) Non-conforming traffic signal
- 5) Inadequate turning radii
- 6) Traffic signal not responsive to traffic patterns

Recommendations

- 1) Widen Passaic Avenue to provide four lane operation
- 2) Taper Central Avenue southern curb to improve alignment
- 3) Modernize traffic signal installation
- 4) Improve turning radii on all corners
- 5) Install pavement markings and appropriate regulatory signs

Benefits

- 1) Reduction in delay on Passaic Avenue and Clay Street Bridge approaches
- 2) Improved traffic flow on all approaches

recommendations included in the survey prepared by Elson T. Killam Associates, Inc. relating to the internal inspection of about 42 percent of the sewers within the Borough.

7. The Borough should press the County to make the improvements to the Passaic Avenue and Central Avenue Intersection as noted in the Harrison-Kearny-East Newark TOPICS Study prepared in 1974 by Richard P. Browne Associates. A copy of the report recommendation is incorporated here because it is felt that this improvement will become even more necessary to serve the future users proposed in this vicinity by the LAND USE PLAN.

CONCLUSION AND RECOMMENDATIONS

The Master Plan embodied here will serve to accomplish a portion of the goals and objectives previously outlined on page 6.

We consider it paramount that the seven member municipal planning board be created, and we understand that steps have been initiated toward that particular goal. After the establishment of a seven-member Planning Board, it is recommended that the Board's first order of business be to review, consider and, after public hearing, adopt the Master Plan.

Following adoption of the Master Plan, the Borough Council may designate the Planning Board as a Zoning Commission, pursuant to the Land Use Law, to prepare a zoning ordinance and land development regulations based upon the Master Plan. This ordinance should be consistent with the Land Use Plan that is adopted. The zoning commission and ordinance to be prepared will serve to maintain the present character of the land use patterns and upgrade wherever possible, on a regular basis.

Recommendations in the 'Land Use Plan' shall provide for improvement and expansion of existing community facilities. Additionally, we herein enclose recommendations made by others in previous studies to eliminate problems and/or upgrade traffic, water and sewer systems. In summary with the aid of the Master Plan, East Newark will be prepared to review development application and enforce all applicable zoning regulations and codes.

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Newark, New Jersey.

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Planning Consultant	Adrian P. Humbert, P.P., AICP
Project Engineer & Coordinator	John A. Desch, P.E., Storch Engineers
Data Collection Consultant	Ralph Brown, L.S.
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Graphic Arts Coordinator	William Joyce, Storch Engineers
Draftsperson	Susan Stickle, Storch Engineers
Typist	Mazie Stefanovic, Storch Engineers

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EXISTING LAND USE

BOROUGH OF
EAST NEWARK
 MASTER PLAN - 1984
 HUDSON COUNTY, NEW JERSEY

LEGEND

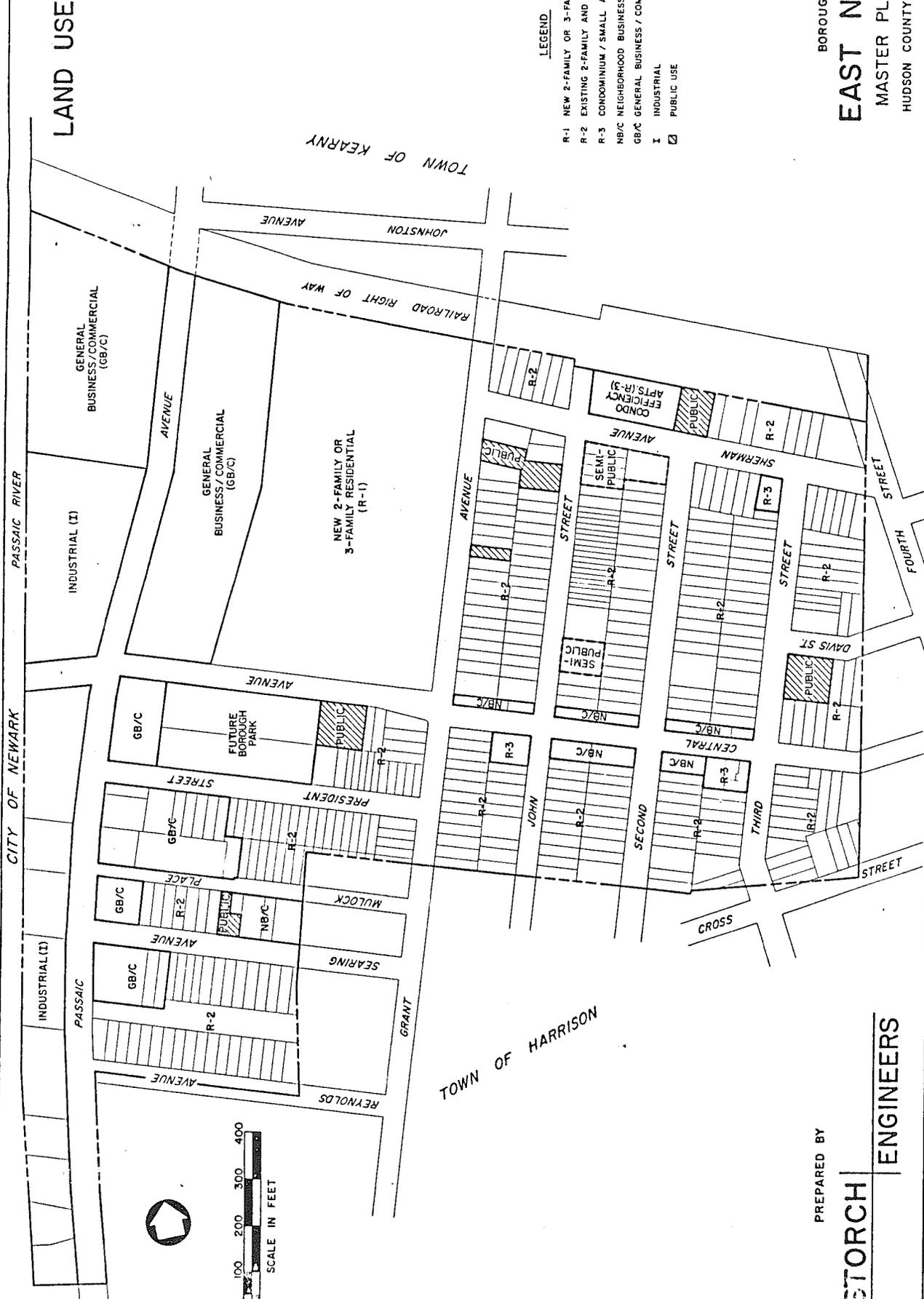
- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- THREE FAMILY RESIDENTIAL
- OTHER RESIDENTIAL USES & NUMBER OF UNITS
- BUSINESS / COMMERCIAL
- BUSINESS / RESIDENTIAL & NUMBER OF EACH
- BUSINESS OR PROFESSIONAL USE IN HOME
- PROFESSIONAL OFFICES
- INDUSTRIAL USE
- PUBLIC USE
- RELIGIOUS USE
- VACANT
- PARKING LOT



PREPARED BY

STORCH ENGINEERS

LAND USE PLAN



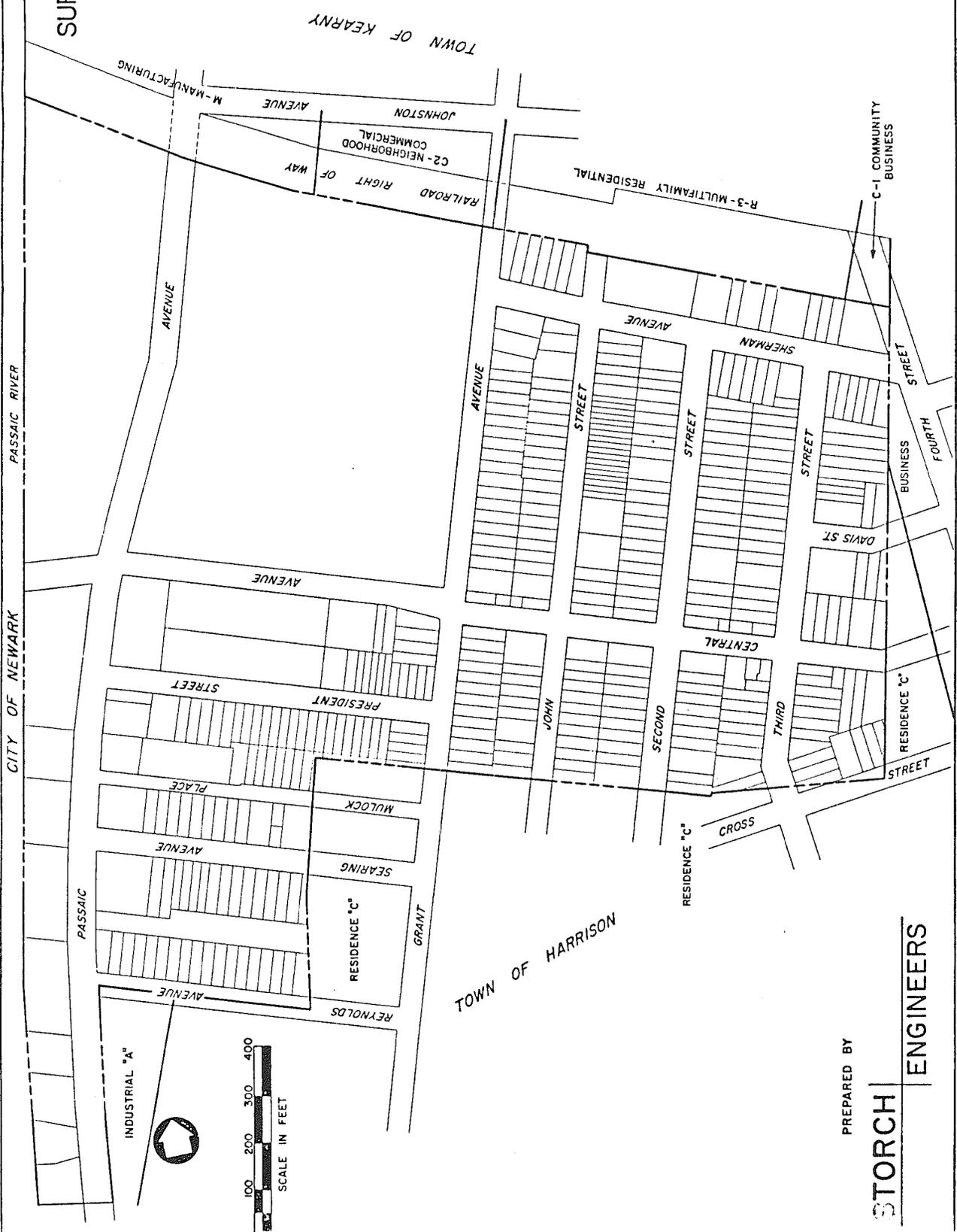
LEGEND

- R-1 NEW 2-FAMILY OR 3-FAMILY HOUSES
- R-2 EXISTING 2-FAMILY AND 3-FAMILY HOUSES
- R-3 CONDOMINIUM / SMALL APARTMENTS
- NB/C NEIGHBORHOOD BUSINESS / COMMERCIAL
- GB/C GENERAL BUSINESS / COMMERCIAL
- I INDUSTRIAL
- ☐ PUBLIC USE

BOROUGH OF
EAST NEWARK
 MASTER PLAN - 1984
 HUDSON COUNTY, NEW JERSEY

PREPARED BY
STORCH ENGINEERS

SURROUNDING ZONING



BOROUGH OF
EAST NEWARK
MASTER PLAN - 1984
HUDSON COUNTY, NEW JERSEY

PREPARED BY
STORCH ENGINEERS

COMMUNITY FACILITIES/ RECREATION PLAN

CITY OF NEWARK

PASSAIC RIVER



TOWN OF KEARNY

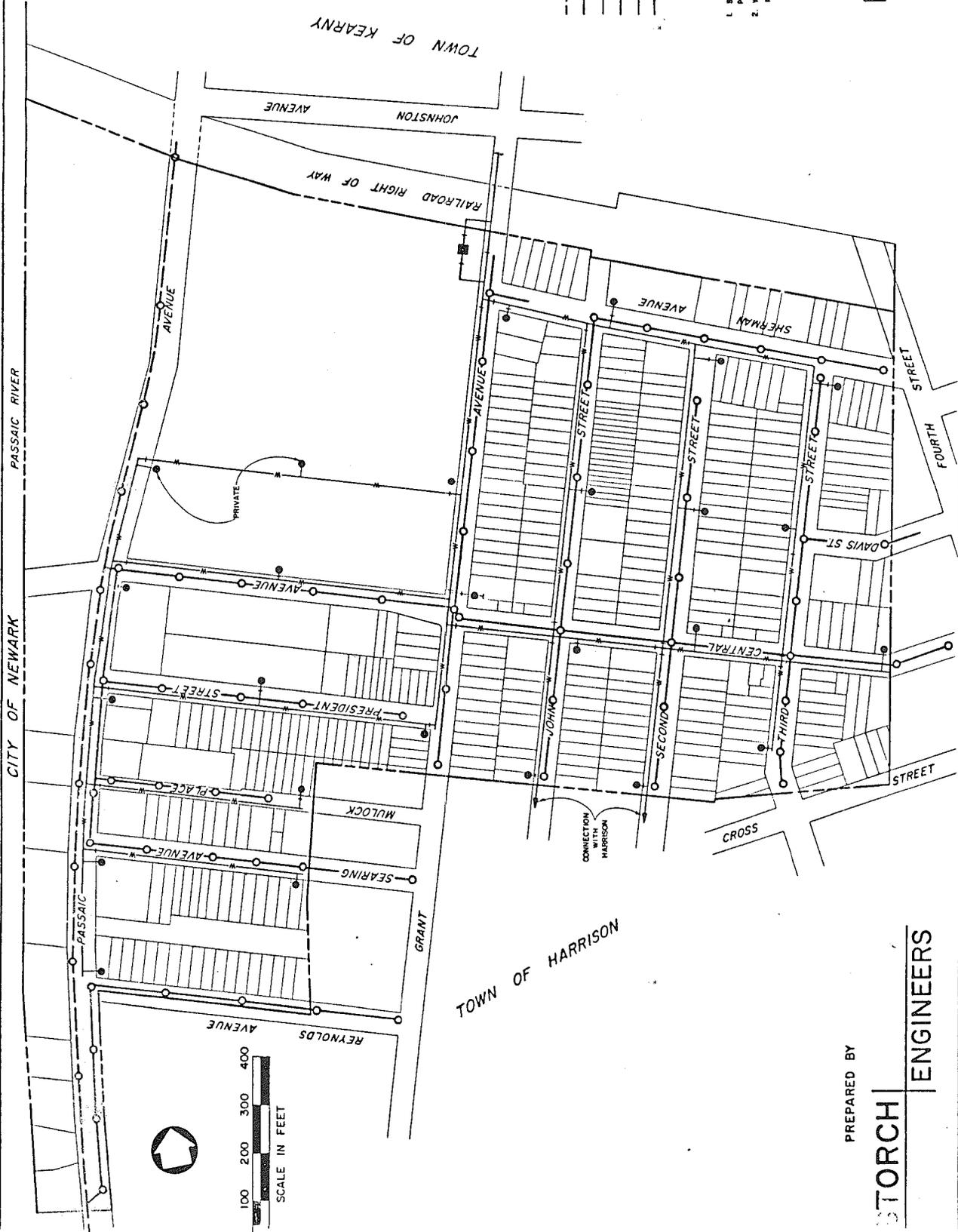
TOWN OF HARRISON

- LEGEND**
- EXISTING
 - PROPOSED
 - G MUNICIPAL GARAGE
 - S SCHOOL
 - P PARK
 - PG PLAYGROUND
 - RC RECREATION CENTER
 - BH BOROUGH HALL / POLICE & FIRE HEADQUARTERS
 - ⊕ INTERSECTION IMPROVEMENT NEEDED

BOROUGH OF
EAST NEWARK
MASTER PLAN - 1984
HUDSON COUNTY, NEW JERSEY

PREPARED BY
STORCH ENGINEERS

EXISTING WATER & SEWER SYSTEM



LEGEND

- PWS TRUNK SEWER
- COLLECTION SEWER
- W— WATER DISTRIBUTION MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER

NOTES

1. Sanitary sewer information taken from maps and study prepared by Egan T. Kilham Associates.
2. Water distribution system information taken from maps provided by the Borough of East Newark.

BOROUGH OF
EAST NEWARK
MASTER PLAN - 1984
HUDSON COUNTY, NEW JERSEY

PREPARED BY
STORCH ENGINEERS

regular monthly meeting December 10, 1985 continued

Channel Home Center	9568	85.88
Cappuccino Hardware	9569	43.02
Allied Kearny Dist.	9570	51.43
United Oil Co.	9571	863.44
American Towel Service	9572	15.00
Dean Triano	9573	100.00
William Lupkovich	9574	60.00

Mayor Graham Advised that we have one piece of business we have to take care of and that is to accept Master Plan:

BE IT RESOLVED, By the Mayor and Council of the Borough of East Newark, County of Hudson, State of New Jersey, that

The Master Plan of the Borough of East Newark that was prepared and submitted by Storch Engineers, 220 Ridgedale Avenue, Florham Park, N.J. known as the Borough of East Newark - Master Plan - Project S.E. # 1392 is hereby accepted and approved.

Introduced BY: Councilman Cifelli

Seconded By; Councilman Knudson

Roll Call:

Ayes:

Councilman Knudson

Councilman Lucas

Councilman French

Councilman O'Connor

Councilman Cifelli

Absent: Councilman Graham, Jr.

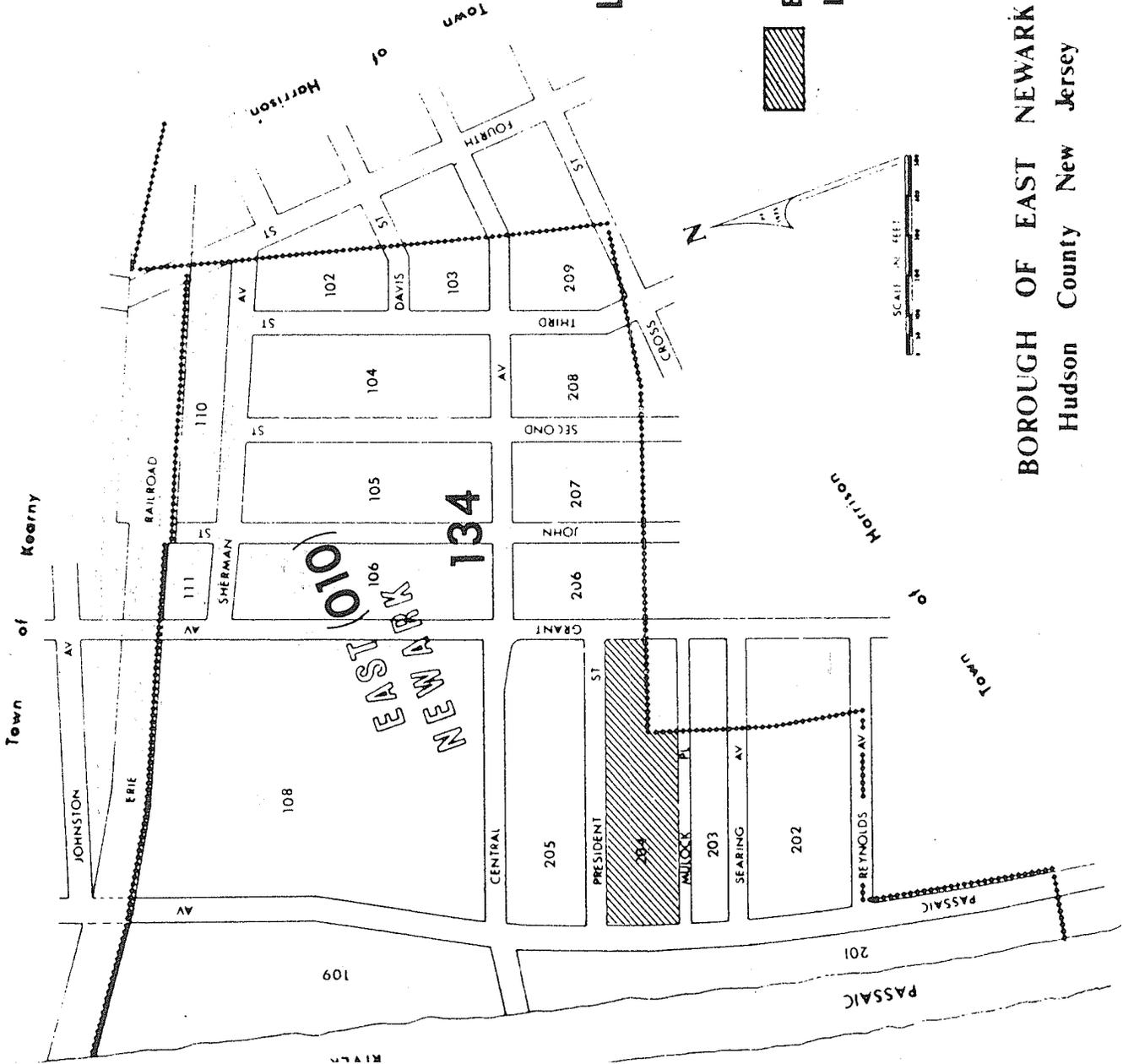
With no further business to discuss a motion to adjourn the meeting was introduced by Councilman Graham Jr./Seconded by Councilman Cifelli at 8:16 P.M. upon Roll Call.

Councilman Graham Jr, Councilman Knudson, Councilman Hans Peter Luca Councilman O'Connor, Councilman Cifelli.

Respectfully submitted

Robert A. Holzschuh, RMC/CMC
Clerk/Treasurer

TRACT AND BLOCK MAP 1980 CENSUS



BOROUGH OF EAST NEWARK
Hudson County New Jersey

Introduced by Councilmember Roman

Seconded by Councilmember Tighe

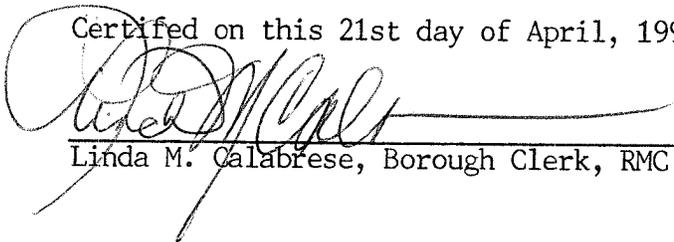
RESOLUTION
(Approval of Update Master Plan)

BE IT RESOLVED by the mayor and council of the Borough of East Newark, Hudson County, New Jersey, that the Master Plan, Borough of East Newark, Hudson County, New Jersey, Existing Land Use Plan Update, prepared by Storch Engineering, dated June, 1992, is hereby approved.

<u>Roll Call</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Councilmembers:				
Serafin				X
Tighe	X			
Lucas	X			
Roman	X			
Stuppiello	X			
Rowe	X			
Approved: Mayor Joseph R. Smith				

Recorded Vote: Ayes: 5, Nays: 0, Absent: 1.

Certified on this 21st day of April, 1994.



Linda M. Calabrese, Borough Clerk, RMC

GREGORY P. KOWALSKI

Attorney at Law

212 Frank E. Rodgers Blvd. No.
Harrison, New Jersey 07029
Tel. (201) 485-8883
Fax. (201) 484-0443

April 15, 1994

Hon. Joseph Smith
Mayor
Borough Hall
34 Sherman Avenue
East Newark, New Jersey 07029

Re: Update of Master Plan for Borough of East Newark

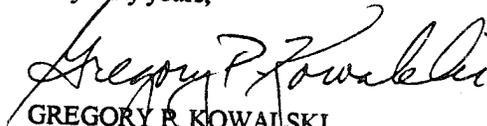
Dear Mayor Smith:

Enclosed please find a copy of the resolution adopted by the East Newark Planning Board which approved the update of the East Newark Master Plan as prepared by Storch Engineers.

Would you kindly arrange to have the updated master plan put before the borough council for approval? Once the council approves the master plan, it can go forward with adoption of a zoning ordinance.

If you have any questions, please do not hesitate to contact me. I will be on vacation the week of April 18, but I will return to my office on April 25.

Very truly yours,


GREGORY P. KOWALSKI
Planning Board Attorney
Borough of East Newark

BOROUGH OF EAST NEWARK
HUDSON COUNTY, NEW JERSEY
MASTER PLAN
EXISTING LAND USE PLAN UPDATE
JUNE, 1992

PRELIMINARY

ENGINEERS
SURVEYORS
PLANNERS
GEOLOGISTS
MUNICIPAL SERVICES
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ENVIRONMENTAL CONSULTANTS

STORCH

ENGINEERS

STORCH ENGINEERS

220 RIDGEDALE AVENUE, P.O. BOX 267
FLORHAM PARK, NEW JERSEY 07932
201-822-2600 FAX 201-822-3901

June 29, 1992

Mr. Robert A. Holzschuh, CMC
Clerk/Treasurer
Chief Financial Officer
Borough of East Newark
East Newark, NJ 07029

Re: Master Plan Update
SE #2519

Dear Mr. Holzschuh:

Storch Engineers is pleased to submit an updated existing land use plan and narrative in conformance with the New Jersey Municipal Land Use Law Section C.40:55D-89. While the existing land use pattern has remained fairly constant, the Borough has shown an increase of 234 residents or 12.2% since the 1984 master plan was prepared by Storch Engineers. The number of new residential buildings increased by only four since 1984, which indicates that individual home owners are converting their one and two family homes to two and three family homes.

If you have any questions, or if we can be of further assistance please contact me.

Very truly yours,

STORCH ENGINEERS

Peter A. Messina, P.E., P.P.
Associate

PM/th/FP/D6845/DU

EXISTING LAND USES

A key element of a local master plan is the determination of a community's existing pattern of land use. Development is very concentrated in the Borough of East Newark. The small land area (0.10 of a square mile) contains 2157 people according to the 1990 Census. That means East Newark is developed at a density of 21,570 people per square mile or 33.7 people per acre.

To obtain a realistic appraisal of the land use features of the Borough an objective analysis of existing development was made on the basis of detailed field inspections of each property and structure. The results of this field survey are presented on the accompanying plate entitled, EXISTING LAND USE. This section is primarily a factual presentation of what now exists in the Borough of East Newark in terms of the different uses of land. This section will discuss possible future modifications or changes in the land use in the Borough. Table 13, LAND USE COUNT, summarizes the data gathered.

RESIDENTIAL USES

The land use field survey indicates that the largest group of residential uses are two-family homes. There are 162 structures containing 324 dwelling units, an increase of 2 units over 1984. This count is based on exterior field inspections of each structure and the notation or count of such features as the number of doorbells, mail boxes or electric meters indicating separately occupied units. These 324 units accounted for 41.5 percent of all

BUSINESS USES

Business uses are found scattered in various locations in the Borough with the notable exception of the concentration in the First Republic building on Passaic Avenue. At this location numerous mercantile establishments are located in the old industrial structure.

Aside from First Republic, smaller businesses, many mixed with residences, are clustered along Central Avenue between Grant Avenue and Third Street. The larger businesses are along Passaic Avenue. Since 1983, it appears that the NJDOT garage on Passaic Avenue adjacent to Harrison Supply has been converted into a farmers produce market. Storch Engineers was not able to ascertain whether the property was bought by the current occupant or if the parcel is leased from the NJDOT.

INDUSTRIAL USES

As with business uses, industrial and industrial type uses are found in several locations in East Newark. These industrial land uses are found along Passaic Avenue, in the narrow block between Searing Avenue and Mulock Place, Central Avenue and John Street. The industrial use adjacent to Borough Hall on Sherman Avenue was demolished and is now currently vacant. The buildings are mostly old and in poor condition with the exception of the Englehard building on Passaic Avenue which is of more recent construction. Since 1983, the existing scrap dealer on Mulock Avenue expanded their on-site storage to include the former parking lot which abuts the property and fronts on President Street.

OTHER LAND USES

Vacant land, not used for buildings, parking or street, amounts to only 5 parcels totaling to a little less than three-quarters an acre. This is a little more than 1 percent of the Borough's land area. There is one parcel of approximately 20,000 SF. This large parcel was originally intended for multi-family development, however, the project was postponed due to economic conditions. This small amount of vacant buildable land means that any significant development activities would have to occur through redevelopment of existing sites or use of areas now devoted to parking.

OTHER CHANGES IN LAND USE

A senior citizens community center was added on President Street adjacent to the existing community facility located on Central Avenue.

TABLE 13
LAND USE COUNT

<u>CLASSIFICATION</u>	<u>STRUCTURES</u>	<u>UNITS</u>
Single Family	65	65
2 Family	162	324
3 Family	85	255
Other Residential	17	137
Apartments	15	85
4+ Unit Buildings	2	8
Business/Residential	16	44
Business/Commercial	19	91
Home Business/Professional	1	
Professional Offices		
Industry	10	
Public Uses	8	
Vacant Parcels	5	
Parking Lots (Tax Lots)	-	12

• First Republic building is used for numerous tenants as of 1992 Master Plan.

TABLE 14
BUILDING PERMITS ISSUED
NEW RESIDENTIAL CONSTRUCTION

NUMBER ISSUED

1979-1982

1

1983-1992

7*

Number of approved building rehabilitations/conversions which have obtained certificates of occupancy. Information was obtained from Borough Building Inspector.

BRK/th/FP/D6835/DU

Introduced by Councilmember Roman
Seconded by Councilmember Tighe

RESOLUTION
(Approval of Update Master Plan)

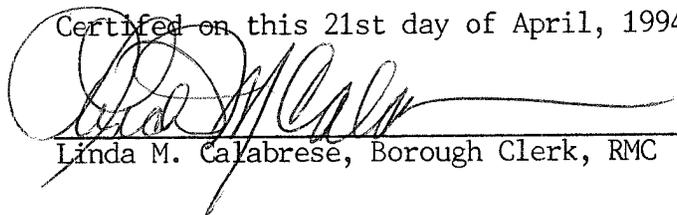
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<u>Roll Call</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Councilmembers:				
Serafin				X
Tighe	X			
Lucas	X			
Roman	X			
Stuppiello	X			
Rowe	X			

Approved: Mayor Joseph R. Smith

Recorded Vote: Ayes: 5, Nays: 0, Absent: 1.

Certified on this 21st day of April, 1994.



Linda M. Calabrese, Borough Clerk, RMC

GREGORY P. KOWALSKI

Attorney at Law

212 Frank E. Rodgers Blvd. No.
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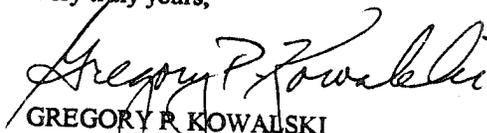
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**BOROUGH OF EAST NEWARK
HUDSON COUNTY, NEW JERSEY
MASTER PLAN
EXISTING LAND USE PLAN UPDATE
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Three-family homes made up the next largest category of residential use. The survey disclosed 85 triplex structures containing 255 dwelling units, which constituted 32.7 percent of the housing supply. In 1984 there were 74 triplex structures which contained 222 dwelling units which constituted 30.5 percent of the housing supply. The triplex units increased 14.9% between 1984 and 1992. Only 65 single-family units were found, amounting to less than 9 percent of total. In 1984, there were 75 single family units accounting for approximately 10 percent of the total residential units; thus single family units decreased by more than 13 percent.

The remaining 137 residential units were divided among apartments (85), residences with 4+ units (8) and residences in mixed use with 17 business properties (44). These 137 residential units represent a 27 percent (29 unit) increase above the 1984 data. Residential units with businesses in the same structure ranged from as few as 1 unit to as many as 9 units. There are fifteen apartment houses, an increase of four since 1984, with from 4 to 12 units in each. The typical building contain 4 to 6 units.

There are a number of instances where two or more principal uses exist on the same lot. This is not considered sound from a planning or zoning point of view because such situations can cause over crowding and difficulty in zoning enforcement.

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