
Master Plan Reexamination Report

THE BOROUGH OF RINGWOOD
PASSAIC COUNTY, NEW JERSEY

December 5, 2022

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ACKNOWLEDGEMENTS:

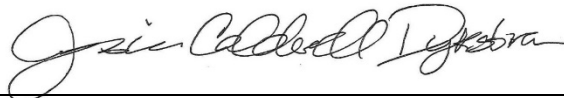
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Master Plan Reexamination

The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq.) requires that each municipality within the State of New Jersey periodically reexamine its Master Plan policies and assumptions, and its zoning restrictions and site plan and subdivision regulations, and prepare and adopt by resolution, a report on the findings of such reexamination at least every 10 years. The Borough of Ringwood last updated its entire Master Plan in 1991 and prepared Master Plan Reexamination Reports in 2006 and 2012. A Land Use Element was adopted in June 2007 and a Housing Element and Fair Share Plan was adopted in 2010.

The Reexamination Report must at least include the components listed below (N.J.S.A. 40:55D-89). Incorporated into this review, pursuant to N.J.S.A. 40:55D-93, each time the municipal master plan is reexamined, the storm water control ordinance and stormwater management plan must also be reexamined and revised as needed. Additionally, in 2018 the New Jersey State Legislature passed P.L. 2017, c.275, a law requiring the land use element of a municipal master plan to include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. On February 4, 2021, P.L. 2021, c6 was signed into law, which requires municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element adopted after the signing. The following items will be reviewed in the Master Plan Reexamination:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
6. The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and areas proximate to public transportation and transit facilities and transportation

corridors, and public rest stops; and appropriate for the development of public electric vehicle infrastructure.

Major Problems and Objectives During the Last Reexamination

N.J.S.A. 40:55D-89a The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

The 2012 Master Plan Reexamination Report provided an updated set of goals and objectives based upon a review of the Master Plan, Land Development Ordinance, and issues raised by the Planning Board. The goals were broad in scope but emphasized community design, traffic safety, and natural resources. The 2012 Goals and Objectives are outlined in Appendix B. Between the 2006 and 2012 Reexamination Reports, the Highlands Regional Master Plan (“RMP”) was adopted by the Highlands Water Protection and Planning Council (“Highlands Council”) in 2008. This required the alignment of municipal planning documents and regulations with the RMP. The Borough is designated as 100 percent Preservation Area, where compliance with the Highlands RMP is mandatory. The 2012 Master Plan sought to bring Ringwood’s goals and objectives in line with those of the RMP. Given the Borough’s location in the Preservation Area of the Highlands Region, the majority of local goals and objectives outlined in the 2012 Reexamination Report and 2007 Land Use Element remain valid through today.

At the time of the last Master Plan Reexamination Report, the Borough was working to align its goals and objectives with the Highlands Regional Master Plan. The inclusion of the Borough of Ringwood fully in the Preservation Area of the Highlands Region directly impacted many of the goals and objectives set out in the 2006 Reexamination Report, which were then updated in the 2012 Reexamination Report. The Borough's goals to protect to natural resources, preserve historic and unique landscapes, provide affordable housing opportunities, create and enhance existing circulation patterns to the needs of the Borough, provide economic development and promote balanced active and passive open space and recreations areas remain valid and complement the overarching goals of the Highlands Regional Master Plan. At the time of the last Reexamination Report, the Borough was still working on the initial Highlands Plan Conformance process.

The 2012 Master Plan Reexamination Report acknowledged that many of the recommendations from the 2007 Land Use Element update were not acted upon because the adoption of the Highlands Regional Master Plan caused many of the changes which addressed development to no longer be permitted without an exemption from the Highlands Act.

The 2007 Land Use Plan recommended that the Borough limit or prohibit flag lots. The 2007 Land Use Plan recommended consolidating zones in several districts. In addition, the 2007 Land Use Plan encouraged the investigation and promotion of redevelopment, economic development, and the future redevelopment of the Quarry. All of these issues outlined in the 2007 Land Use Plan, were reiterated in the 2012 Master Plan Reexamination Report.

Some of the other major issues noted in the 2012 Master Plan Reexamination Report included the proposed State Strategic Plan, ongoing changes and court cases related to the Council on Affordable Housing Rules in the Third Round and adoption of State regulations related to wind and solar projects.

Extent of Reduction/Increase in Problems and Objectives

N.J.S.A. 40:55D-89b The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

In the last 10 years, the Borough has largely completed initial Plan Conformance requirements for the Highlands Regional Master Plan. Long range planning issues related to impacts and issues facing Highlands communities are of concern now including: economic development; open space, recreation and trails planning; reviewing areas eligible for both Highlands Redevelopment Designation and Redevelopment under the Local Housing and Redevelopment Law; and updating and revising the Borough's Master Plan and Land Use Element to address climate change related hazards.

Affordable housing and compliance with State Regulations on affordable housing remains an issue in the Borough. The Borough filed in court for approval of its Housing Element and Fair Share Plan. That case is ongoing and the current state of affordable housing is explained in the next section.

Since the adoption of the 2012 Reexamination Report, the Borough has experienced minimal development and therefore the Borough's perspective toward land use policy is shifting to what can be redeveloped or improved within the confines of the Highlands Regional Master Plan.

Changes in Assumptions, Policies & Objectives

N.J.S.A. 40:55D-89c The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, disposition and recycling of designated recyclable materials, and changes in State, county, and municipal policies and objectives.

Affordable Housing

The Borough of Ringwood received substantive certification of its Housing Element and Fair Share Plan from COAH pursuant to the regulations of the First and Second Round. The Borough of Ringwood passed ordinance 1997-29 for Fair Housing with the purpose of setting regulations regarding low- and moderate-income housing units in the Borough of Ringwood that are consistent with the provisions of N.J.A.C. 5:93 et seq. as effective on June 6, 1994. These rules are pursuant to the Fair Housing Act of 1985 and the Borough of Ringwood's constitutional obligation to provide for its fair share of low- and moderate-income housing. The Borough of Ringwood created a Special Residence District with Ordinance 1999-09 to help meet the Borough's low- and moderate-income housing obligation by providing a realistic opportunity for the construction of affordable housing. It also meets the Master Plan objectives for the construction of senior citizen housing.

COAH adopted its Third Round Rules in December 2004. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations, which required COAH to revise its Third Round Rules and precluded COAH from issuing Third Round Substantive Certifications until the new rules were adopted. Subsequent to the Appellate Division ruling, the Highlands Council adopted the Highlands Regional Master Plan (RMP) on July 17, 2008. The RMP provided the basis to determine the capacity of the Highlands Region to accommodate appropriate economic growth while ensuring the sustainability of the resources in the region.

On September 5, 2008, Governor Corzine issued Executive Order 114, which addressed implementation of the Highlands Regional Master Plan (RMP) and the need for coordination between the Highlands Council and the Council on Affordable Housing (COAH). On November 12, 2008, COAH granted an extension from the December 31, 2008 petition deadline to December 8, 2009 for any Highlands municipality under COAH's jurisdiction, based on certain conditions.

Following the submission, on October 8, 2010, the Appellate Division invalidated COAH's Rules in *In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing*, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the First and Second Round Rules.

The Borough of Ringwood participated in COAH during Round 3 and submitted an adopted Housing Element and Fair Share Plan in 2005. The Borough then updated its Housing Element and Fair Share Plan to respond to COAH's revised 2008 Third Round rules and comply with COAH's amended

regulations and the Highlands Regional Master Plan, which identified affordable housing obligations for 2004-2014. The revised rules extended the Third-Round affordable housing obligations by four years and relied upon a ‘growth share’ methodology. However, this methodology was later invalidated as stated above.

On September 26, 2013 the Supreme Court affirmed the Appellate Division’s 2010 decision and remanded COAH to undertake new rulemaking based on COAH’s prior round rules and methodologies. COAH failed to formally adopt amended Third Round Rules. On March 10, 2015, The Supreme Court ordered the following:

- a) The Fair Housing Act’s exhaustion of administrative remedies requirements is dissolved and the Courts may resume their role as the forum of first resort for evaluating municipal compliance with Mount Laurel obligations.
- b) The effective date of the Order was June 8, 2015.
- c) Municipalities that were under COAH’s administrative review were permitted to file declaratory judgment actions with the Court by July 8, 2015.

The Borough of Ringwood filed for declaratory judgment on July 6, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and the Fair Housing Act of 1985, N.J.S.A. 52:27D- 301, et seq., in accordance with In re N.J.A.C. 5:96 and 5:97, supra. Through the declaratory judgment process, the Borough and FSHC have agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households. The Settlement Agreement was finalized on April 27, 2021; however, a fairness hearing has not yet been completed.

Wireless Communication Facilities Regulations & 5G Facilities

State and Federal laws with respect to wireless communication facilities have been evolving over the last few decades. Given the numerous new Federal requirements and the proliferation of new 5G small antenna facilities, municipalities should establish reasonable regulations concerning the placement, installation and alteration of wireless telecommunications facilities including 5G small antenna facilities, consistent with local, state and federal laws through the implementation of a siting and approval process and planning procedures.

Electric Vehicle Supply/Service Equipment Ordinance

P.L. 2021, c. 171 was signed into law on July 9, 2021 and went into effect immediately. This law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces are permitted accessory uses in all zoning and use district, and establishes installation and parking requirements. The Department of Community Affairs, in conjunction with the Department of Environmental Protection and Board of Public Utilities, published a model ordinance for municipalities on September 21, 2021. Regardless of whether municipalities adopt the model ordinance, P.L. 2021, c. 171 still applies to development applications. Municipalities are permitted to

deviate from the reasonable standards section of the EVSE ordinance to address installation, sightline, and setback requirements, or other health- and safety-related specifications.

Plan Conformance with the Highlands Regional Master Plan

The Borough of Ringwood’s initial Plan Conformance petition with the Highlands Regional Master Plan was approved by the New Jersey Highlands Council in 2011. The Highlands Checklist Ordinance was adopted by the Borough in 2012. Ongoing Plan Conformance items that the Borough has engaged in include a Market Study Report for Redevelopment in 2014 and a Lakes Assessment and Management Plan in 2022. The Borough’s Highland Implementation Plan includes a Land Use Element, a Circulation Plan Element, Sustainable Economic Development Plan Element, a Septic System Management Plan, a Stormwater Management Plan, Open Space and Recreation Plan (including trail planning) and Highlands Redevelopment Area Planning. All of these planning items can be funded through a Highlands Implementation Grant, including ordinances required to implement the planning documents.

Climate Change Amendments to Municipal Land Use Law

In recognition of the critical need for climate science to inform land use planning, on February 4, 2021, Governor Murphy signed into law P.L. 2021, c6, amending the MLUL to require municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element adopted after the signing. According to the law, the vulnerability assessments must rely on the most recent natural hazard projections and best available science provided by the NJ Department of Environmental Protection. Municipalities must also consider environmental effects associated with climate change, including, but not limited to, extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards, such as coastal storms, shoreline erosion, flooding, storm surge, and wind.

In 2018, the New Jersey State Legislature passed P.L. 2017, c.275, a law requiring that the land use element of a municipal master plan include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

Stormwater Control Ordinance

On March 2, 2020, N.J.A.C. 7:8 was signed into law, setting forth updated stormwater management rules. The New Jersey Department of Environmental Protection prepared a Model Stormwater Control Ordinance for Municipalities. Additionally, the Highlands Council prepared additional amendments to this ordinance which Ringwood needs to include in an updated Stormwater Control Ordinance.

Zoning Board of Adjustment Annual Reports & Ordinance Review

When considering changes to the Borough’s Land Development Ordinance, patterns of approved variances over the years should be reviewed. For this report, the 2019, 2020, and 2021 Ringwood Zoning Board of Adjustment (“BOA”) Annual Reports were reviewed. From 2019 to 2021, the BOA

granted 117 “c” or bulk variances to properties within the R-20 Zone, 28 “c” variances to properties in the R-40 Zone, and 4 “c” variances to properties in the R-40V Zone. Six “d” or use variances were granted over three years for the GB-80 Zone (3 variances), GB-80W Zone (1 variance), I-60 Zone (1 variance), and CC-80 Zone (1 variance).

Additionally, considerations have arisen that prompt review of the Borough’s Zoning Ordinances. The shift in focus of economic development in the Borough to eco-tourism provides a backdrop for review of the Borough’s commercial ordinances and uses permitted in the commercial zones within the Borough. COVID-19 also prompted the proliferation of outdoor dining, which is not permitted by the Borough’s Ordinances. A review of whether some aspects of outdoor dining should be permitted within the Borough should be done. Also, numerous storm events that have created power outages in the area have prompted greater use of home generators. Ordinances specific to generator siting have become more and more widespread and could benefit the Borough and its residents.

Changes in Demographics

The Borough of Ringwood last updated its Master Plan in 1991. Master Plan Reexamination Reports were prepared in 2006 and 2012. A Land Use Element was adopted in June 2007 and a Housing Element and Fair Share Plan was adopted in 2010. The latest demographics available in Master Plan related documents were from the 2010 Census.

The 2020 Census Data for the Borough of Ringwood was released in 2021 providing the opportunity to review updated demographics for the Borough. A review of this data is included in this section to provide a current picture of several key population and household data cross-sections in order to review the basis for assumptions currently underlying the Master Plan and development regulations.

Community Overview

Ringwood is located in eastern Passaic County. It is in the Ramapo Mountains and contains lakes, parks, and forest trails. Geographically, it is about 40 miles northwest of New York City. The Borough has a land area of 25.21 square miles, making it one of the larger municipalities in Passaic County by area. County Routes 511 (Greenwood Lake Turnpike) and 692 (Skyline Drive) traverse through the southwestern portion of the Borough. Land use in the Borough is predominately conservation and residential, with commercial recreation, industrial, and business uses.

Population

According to the 2020 American Community Survey 5-Year Estimates, the Borough of Ringwood’s population was 12,229 (**Table 1**). This is indicative of a relatively unchanging population, where the largest change to the municipality’s population occurred between 2017 and 2018 (a 1.41% decrease). Though the changes in population in recent years has been relatively small, there is a slight downward trend. This is mirrored in both the County and State populations.

Table 1. Population Change, 2010 - 2020

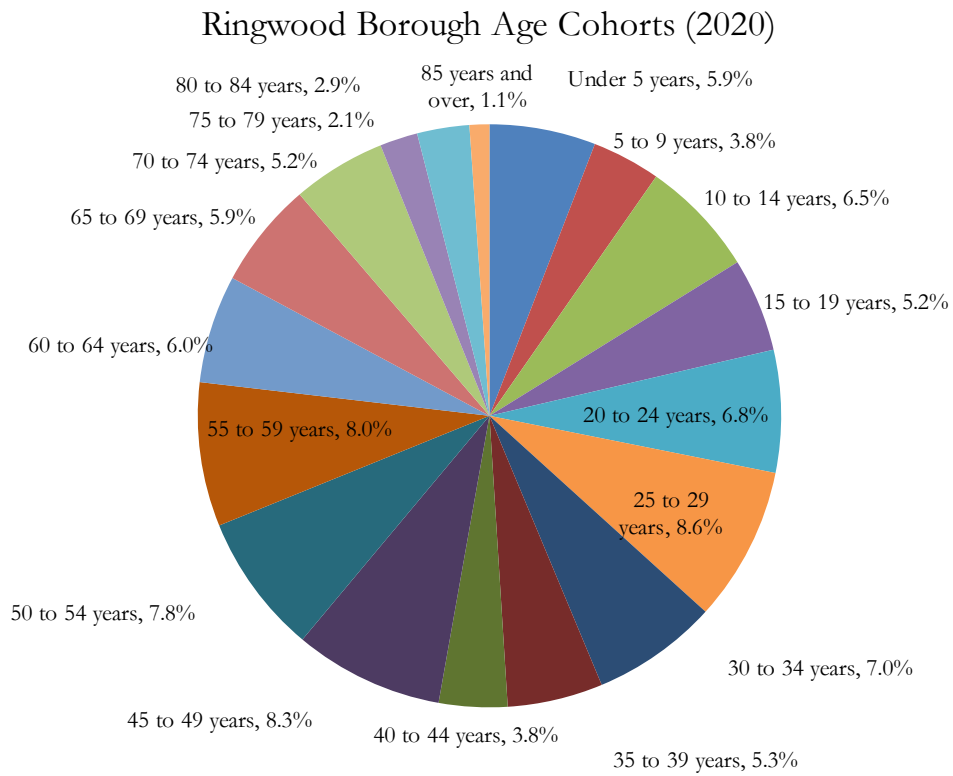
Year	Ringwood Borough	% Change	Passaic County	% Change	New Jersey	% Change
2010	12,164		496,204		8,721,577	
2011	12,197	0.27%	498,009	0.36%	8,753,064	0.36%
2012	12,234	0.30%	500,168	0.43%	8,793,888	0.47%
2013	12,273	0.32%	502,854	0.54%	8,832,406	0.44%
2014	12,320	0.38%	505,403	0.51%	8,874,374	0.48%
2015	12,387	0.54%	507,574	0.43%	8,904,413	0.34%
2016	12,398	0.09%	507,204	-0.07%	8,915,456	0.12%
2017	12,451	0.43%	510,563	0.66%	8,960,161	0.50%
2018	12,276	-1.41%	504,041	-1.28%	8,881,845	-0.87%
2019	12,251	-0.20%	503,637	-0.08%	8,878,503	-0.04%
2020	12,229	-0.18%	502,763	-0.17%	8,885,418	0.08%

Source: 2010 - 2020 American Community Survey, 5-Year Estimates.

Age

In 2020, the largest age cohorts in the Borough were those aged 55 to 59 (8.0%) and those aged 50 to 54 years (7.8%).

Figure 1. Age Cohorts



Source: 2020 ACS 5-Year Estimates

The median age of Borough residents is 41.2 years, which is higher than both Passaic County and New Jersey (**Table 2**).

Table 2. Summary Indicators

	The Borough of Ringwood	Passaic County	New Jersey
Median age (years)	41.2	37.3	40
Sex ratio (males per 100 females)	99.1	95.3	95.5
Age dependency ratio	58.5	62.5	61.9
Old-age dependency ratio	27.1	23.7	26.3
Child dependency ratio	31.4	38.7	35.6

Source: 2020 ACS 5-Year Estimates

Income

The median household income in the Borough of Ringwood in 2020 was \$123,559, which is greater than both the County (\$73,562) and State (\$85,245) median incomes. Most households in the Borough have incomes which fall in the \$100,000 to \$149,999 range (**Table 3**).

Table 3. Household Income

	The Borough of Ringwood	Passaic County	New Jersey
Total	4,256	168,681	3,272,054
Less than \$10,000	0.9%	5.5%	4.7%
\$10,000 to \$14,999	1.1%	3.8%	3.1%
\$15,000 to \$24,999	0.8%	8.4%	6.7%
\$25,000 to \$34,999	4.5%	7.9%	6.6%
\$35,000 to \$49,999	5.5%	9.9%	9.0%
\$50,000 to \$74,999	12.4%	15.3%	14.5%
\$75,000 to \$99,999	15.0%	12.9%	12.3%
\$100,000 to \$149,999	18.6%	16.6%	17.8%
\$150,000 to \$199,999	17.7%	8.9%	10.4%
\$200,000 or more	23.4%	10.9%	14.8%
Median income (dollars)	123,559	73,562	85,245
Mean income (dollars)	143,374	98,240	117,868

Source: 2020 ACS 5-Year Estimates

In 2020, fewer than 1 percent of the Borough of Ringwood households earned below \$10,000 annually, which is significantly lower than County (5.5%) and State (4.7%) figures. In the Borough, approximately 23.4 percent of households made \$200,000 or more, compared to the County's population of 10.9 percent and the State's 14.8 percent.

Household Size

Of the 3,914 occupied housing units in the Borough, most households (32.5%) are comprised of four or more individuals. This category is also the largest in Passaic County as a whole, but 2-person households are the most prominent when looking at State-wide figures. 85.0 percent of households in Ringwood are family households, as opposed to non-family households.

Table 4. Household Size and Type

	The Borough of Ringwood	Passaic County	New Jersey
Occupied housing units	3,914	161,534	3,195,014
HOUSEHOLD SIZE			
1-person household	13.3%	23.0%	25.7%
2-person household	28.7%	27.9%	30.5%
3-person household	25.4%	18.5%	17.7%
4-or-more-person household	32.5%	30.6%	26.0%
HOUSEHOLD TYPE			
Family households	85.0%	73.1%	69.3%
Nonfamily households	15.0%	26.9%	30.7%

Source: 2020 ACS 5-Year Estimates

Race and Ethnicity

The 2020 ACS 5-Year Estimates indicated that non-Hispanic white individuals comprise the largest percentage of the population (10,220 people, or 82.7%). 3.7 percent of residents identified as two or more races, and 9.2 percent identified as Hispanic or Latino.

Table 5. Race and Ethnicity

	The Borough of Ringwood		Passaic County		New Jersey	
Total:	11,735	%	524,118	%	9,288,994	%
Not Hispanic or Latino:	10,651	90.8%	300,088	57.3%	7,286,419	78.4%
Population of one race:	10,220	87.1%	289,864	55.3%	6,996,948	75.3%
White alone	9,700	82.7%	203,542	38.8%	4,816,381	51.9%
Black or African American alone	167	1.4%	51,859	9.9%	1,154,142	12.4%
American Indian and Alaska Native alone	109	0.9%	688	0.1%	11,206	0.1%
Asian alone	196	1.7%	30,209	5.8%	942,921	10.2%
Native Hawaiian and Other Pacific Islander alone	1	0.0%	52	0.0%	1,944	0.0%
Some Other Race alone	47	0.4%	3,514	0.7%	70,354	0.8%
Population of two or more races:	431	3.7%	10,224	2.0%	289,471	3.1%
Hispanic or Latino	1,084	9.2%	224,030	42.7%	2,002,575	21.6%

Source: 2020 ACS 5-Year Estimates

Employment

In 2020, approximately 67.4 percent of the Borough of Ringwood’s working-age residents were employed. Nearly one-third of the population 16 years and older were not in the labor force (Table 6).

Table 6. Employment Status

Label	The Borough of Ringwood		Passaic County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
EMPLOYMENT STATUS						
Population 16 years and over	9,731	9,731	396,321	396,321	7,142,175	7,142,175
In labor force	6,862	70.5%	251,608	63.5%	4,684,112	65.6%
Civilian labor force	6,862	70.5%	251,492	63.5%	4,675,686	65.5%
Employed	6,559	67.4%	238,879	60.3%	4,390,602	61.5%
Unemployed	303	3.1%	12,613	3.2%	285,084	4.0%
Armed Forces	0	0.0%	116	0.0%	8,426	0.1%
Not in labor force	2,869	29.5%	144,713	36.5%	2,458,063	34.4%

Source: 2020 ACS 5-Year Estimates

Most workers (1,791 individuals, or 27.3%) are employed in educational services, and health care and social assistance. Professional, scientific, and management, and administrative and waste management services (14.0%) is the next largest employer, followed by finance and insurance, and real estate and rental and leasing (11.4%).

Table 7. Industries of Employed Population

Industries of The Borough of Ringwood ’s Employed Population: 2020		
INDUSTRY	Estimate	Count
Civilian employed population 16 years and over	6,559	6,559
Agriculture, forestry, fishing and hunting, and mining	13	0.2%
Construction	340	5.2%
Manufacturing	621	9.5%
Wholesale trade	221	3.4%
Retail trade	479	7.3%
Transportation and warehousing, and utilities	375	5.7%
Information	168	2.6%
Finance and insurance, and real estate and rental and leasing	747	11.4%
Professional, scientific, and management, and administrative and waste management services	920	14.0%
Educational services, and health care and social assistance	1,791	27.3%
Arts, entertainment, and recreation, and accommodation and food services	537	8.2%
Other services, except public administration	158	2.4%
Public administration	189	2.9%

Source: 2020 ACS 5-Year Estimates

In 2020, the majority of the Borough of Ringwood workers (90.5%) drove to their place of work. This is a larger percentage of the population than both the County (82.9%) and the State (79.4%). 1.3 percent of Ringwood’s working population walked to work and 0.2 percent biked to work.

Table 8. *Commuting Characteristics*

Commuting Characteristics			
	The Borough of Ringwood	Passaic County	New Jersey
Workers 16 years and over	6,399	234,560	4,303,118
MEANS OF TRANSPORTATION TO WORK			
Car, truck, or van	90.5%	82.9%	79.4%
Drove alone	86.9%	71.5%	71.4%
Carpooled	3.6%	11.4%	8.0%
Public transportation (excluding taxicab)	3.4%	8.6%	11.5%
Walked	1.3%	3.4%	2.9%
Bicycle	0.2%	0.3%	0.3%
Taxicab, motorcycle, or other means	0.0%	1.6%	1.5%
Worked at home	4.7%	3.3%	4.4%

Source: 2020 ACS 5-Year Estimates

85.3 percent of the Borough of Ringwood’s working population worked in New Jersey and 31.1 percent worked within Passaic County. This is similar to New Jersey (85.9% of workers remaining in the State to work). However, more than half of New Jersey workers are leaving their county of residence to work.

Table 9. *Place of Work*

Place of Work			
	The Borough of Ringwood	Passaic County	New Jersey
PLACE OF WORK			
Worked in state of residence	85.3%	91.9%	85.9%
Worked in county of residence	31.1%	45.2%	53.7%
Worked outside county of residence	54.1%	46.6%	32.3%
Worked outside state of residence	14.7%	8.1%	14.1%

Source: 2020 ACS 5-Year Estimates

In 2020, most Borough workers (20.6%) journeyed between 45 to 49 minutes to their place of work. This is a much higher percentage of the population than both the County (7.6%) and the State (9.9%).

Table 10. Travel Time to Work

Travel Time to Work			
TRAVEL TIME TO WORK	The Borough of Ringwood	Passaic County	New Jersey
Less than 10 minutes	6.7%	10.0%	9.7%
10 to 14 minutes	4.7%	12.9%	11.5%
15 to 19 minutes	7.9%	13.2%	12.5%
20 to 24 minutes	12.0%	15.2%	13.1%
25 to 29 minutes	5.4%	8.1%	6.2%
30 to 34 minutes	11.7%	13.8%	13.3%
35 to 44 minutes	17.0%	8.6%	7.9%
45 to 59 minutes	20.6%	7.6%	9.9%
60 or more minutes	13.9%	10.5%	15.8%
Mean travel time to work (minutes)	35.9	27.9	31.7

Source: 2020 ACS 5-Year Estimates

Education

In 2020, the Borough of Ringwood had approximately 2,946 residents enrolled in some level of schooling, with most (1,084) in kindergarten through grade eight. The smallest percentage is comprised of those in nursery school or pre-school (179 individuals).

Table 11. School Enrollment

The Borough of Ringwood Enrollment by Level	
Enrolled Population	2,946
Nursery school & pre-school	179
K-8	1,084
High School	645
College/Graduate School	1,038

Source: 2020 ACS 5-Year Estimates

Vacancy

In 2020, approximately 184 housing units in the Borough of Ringwood were reported as vacant, which is 4.2 percent of the total number of housing units. This is lower than both the County (4.5%) and State (8.9%) housing units which were reported to be vacant.

Table 12. Vacant Housing Units

Vacant Housing Units			
Label	The Borough of Ringwood	Passaic County	New Jersey
Total:	4,364	185,367	3,761,229
Occupied	4,180	177,075	3,426,102
Vacant	184	8,292	335,127

Source: 2020 Decennial Census

Specific Changes Recommended for the Master Plan or Development Regulations

N.J.S.A. 40:55D-89.d The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

Overall, the updated demographics for the Borough of Ringwood show a slight population decline that appears to be leveling off. Land use policies that support redevelopment and increased efficiency in existing developed areas will promote the efficient use of existing developed lands to promote economic development and sustainability in the Borough. The changes suggested below are proposed to address the various issues addressed by the Reexamination Report as well as proposals to fine tune existing policies and ordinances to better implement the overall policies of the Master Plan. Appendix A attached includes the 2022 Master Plan Goals and Objectives for the Borough. For continuity, Appendix B includes the 2012 Master Plan Goals and Objectives from the prior Reexamination Report.

RECOMMENDED MASTER PLAN CHANGES:

1. Statement on Smart Growth in the Land Use Element

The New Jersey State Legislature passed P.L. 2017, c.275, a law requiring that the land use element of a municipal master plan include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The law took effect on January 8, 2018.

2. Updated Land Use Element including Climate Change Hazard Vulnerability Assessment

Updates to the Borough's Land Use Element should include a review of existing zoning in light of impacts from the Highlands Preservation Area Designation and to promote goals related to ecotourism, economic development and redevelopment as follows:

Land Use Element considerations:

- a. Redevelopment and rehabilitation, particularly on brownfield sites, should be a primary objective of the Land Use Element.
- b. Area requirements in the Industrial zone need to be examined to meet the Borough's environmental objectives.
- c. Flag lots have become commonplace in new developments. The relaxation of the prohibition has increased the number of flag lots and their use should be discouraged.
- d. Design standards should be reviewed for the general look of the town for commercial facilities.
- e. The steep slope regulations in effect in the Borough need to be examined and a comprehensive steep slope ordinance needs to be created and implemented to

- cover development on steep slopes wherever they occur in the Borough.
- f. Protection of existing neighborhood character requires the examination of zoning requirements and bulk standards. Ordinances to impose FAR and/or volume ratios to reexamine height and story limitations.
- g. Senior housing is much needed in the community, but it should be affordable housing. Special attention needs to be paid to this issue, and a realistic plan developed. Seniors will benefit from the proximity to the commercial district with no need to drive. Commercial property tenants will benefit financially from an increase in sales, volume, and revenue as well as an increased demand for retail space rentals. The Borough will benefit by retaining longtime residents who are not able to physically and/or financially maintain their current homes. Furthermore, seniors will benefit in their fulfillment of their desire to stay in the town that they wish to live their retirement years.
- h. A Senior Center should be established in the community.

The New Jersey State Legislature passed P.L. 2021, c. 6, which requires that any Land Use Element of the Master Plan adopted or amended after February 4, 2021, must include a climate change related hazard vulnerability assessment. The requirements of the assessment include:

- a. Identification of climate change-related natural hazards that are anticipated to impact the municipality.
- b. A build-out analysis projecting future development in the municipality with a focus on areas that exhibit a high level of vulnerability and risk.
- c. An assessment of the threats and vulnerabilities resulting from climate change-related hazards.
- d. Identification of critical facilities necessary for evacuation purposes and for sustaining quality of life during natural disaster.
- e. An evaluation of the impact of climate change-related hazards on the other elements of the master plan.
- f. Strategies and design standards that will reduce or avoid the risks associated with the identified climate change-related hazards.
- g. A policy statement on the relationship of the vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.
- h. Identification of any public potable water wells and pump stations located in the flood zone and determine specific vulnerabilities to flooding events. This includes an analysis for private wells to inform owners of their vulnerabilities and identify potential solutions to that vulnerability.
- i. Minimize future asset exposure by changes to zoning, land development requirements or other methods and incorporate findings into master plan updates and land use decisions.
- j. Develop a vulnerability assessment map of areas that flood regularly including, but not limited to, roadway intersections with particular attention to evacuation routes or critical

access areas which should be incorporated into the master plan update and land use decisions.

3. Housing Element and Fair Share Plan

The Housing Element and Fair Share Plan should be updated and adopted to reflect the Borough's Settlement with the Fair Share Housing Center.

4. Utilities Element

The Borough should develop a Septic Management Plan and continue conducting groundwater assessments to ensure that ground water is safe.

5. Circulation Plan Element

Update the Circulation Element of the Master Plan to address opportunities for shared parking, goods movement and improvements to bicycle and pedestrian paths. In particular, the Circulation Plan Element goals should be to reduce congestion and ensure that non-vehicular transportation methods are encouraged. Complete Streets¹ recommendations and considerations for multiple modes of transportation should be a central goal for the plan. The Circulation Element should also address the following:

- a. Traffic congestion and traffic safety are increasing problems, particularly on Skyline Drive, which is an artery for residents of neighboring West Milford, and to some extent Wanaque.
- b. Traffic calming measures should be examined in the lake areas.
- c. Encourage the County to study traffic on Skyline Drive, including turning lanes at certain busy intersections, such as Conklintown Road and High Mountain Road, along with County Route 511 and Skylands Road.

6. Economic Development Plan Element

Develop a Sustainable Economic Development Plan to explore ways to maximize the Borough's economic assets to improve the overall vitality of the Borough. The focus of the Sustainable Economic Development Plan should be to encourage a thriving sustainable economy within the Borough that creates policies and strategies for growing eco-tourism while maintaining the unique environment within the Borough.

7. Open Space and Recreation Plan Element

¹ Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Develop an Open Space and Recreation Plan Element that identifies existing open space and identifies potential areas to acquire for open space and recreation. The Plan should also identify methods for improving existing recreation areas including the Borough's park and trail systems. The Plan should also investigate and encourage a location for an indoor recreation facility.

8. Recycling Element of the Master Plan

The Borough should update the Recycling Element of the Master Plan including the Recycling Statement of Consistency with the County to comply with current State regulations. The Borough should also update recycling ordinances and continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses including the following:

- a. Set goals to increase the amount of waste that is recycled.
- b. Establish more opportunities for residents to recycle.
- c. Develop opportunities for public information and education.

9. Stormwater Management Plan

Review the existing Stormwater Management Plan and Stormwater Control Ordinance to ensure it meets Highlands Council recommendations. Pursue County approval of the Stormwater Management Plan and Stormwater Control Ordinance. Work with the lake communities to improve lake water quality including stormwater management, fertilizing and septic maintenance.

RECOMMENDED ORDINANCE CHANGES:

1. Stormwater Ordinance Review and Update.

The Borough of Ringwood will need to update its stormwater management ordinance to reflect any changes to its Stormwater Management Plan in the revision process. The ordinance was first adopted in 2009, updated in 2010 and 2012 and replaced in 2021 to meet current NJDEP standards. However, the Highlands Council has indicated that Highlands Communities may need to update their ordinances to reflect specific regulations for the Highlands Region.

2. Ordinance for Complete Streets

The Township should adopt NJDOT's Model Complete and Green Streets Policy to improve pedestrian and bicycle mobility and safety.

3. Update Recycling Ordinance

The Borough should update its Recycling Statement of Consistency with the County to comply with current State guidelines. The Borough should also consider an update of the source separation and recycling ordinances. This should include encouraging the Borough to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses.

4. Update Ordinances to address Electric Vehicle Charging Stations.

The Borough should adopt an ordinance authorizing and encouraging electric vehicle supply/service equipment (EVSE) & Made-Ready Parking Spaces consistent with the Electric Vehicle Charging Station law, or the existing model ordinance or some combination which best addresses the needs of Ringwood.

5. Update Ordinances to reflect affordable housing plan.

The Borough should adopt implementing ordinances relative to the revised Housing Element and Fair Share Plan.

6. Update Wireless Communication Facilities Ordinances.

The Borough should adopt an updated wireless communication facilities ordinance to establish reasonable regulations concerning the placement, installation and alteration of wireless telecommunications facilities including 5G small antenna facilities, consistent with local, state and federal laws.

7. Update Bulk and Use Standards for Certain Commercial and Residential Zones.

The Borough should update the commercial zoning ordinances and uses permitted in the commercial zones within the Borough. The Borough should also consider updating zoning standards in the residential districts surrounding lakes.

8. Create an Outdoor Dining Ordinance.

The Borough should consider an ordinance to permit outdoor dining in certain areas of the Borough.

9. Create a Generator Ordinance.

The Borough should adopt an ordinance to establish zoning standards for generators.

Recommendations Concerning Redevelopment Plans

N.J.S.A. 40:55D-89e "The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law." P.L.1992. c. 79 (C.40A: 12 A-1 et seq.) into the land use plan element of the municipal master plan. and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality."

To date, the Borough of Ringwood has not prepared or adopted any redevelopment plans for any areas of the municipality in accordance with the Local Redevelopment and Housing Law cited above.

Expansion of the tax base in the Borough has been extremely limited by the Highlands Act but costs continue to increase as the result of inflationary pressures. It is encouraged that the Borough explore redevelopment as defined and permitted under the Local Redevelopment and Housing Law and Highlands Act regulations.

Recommendations Concerning EV Infrastructure

N.J.S.A. 40:55D-89f "The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and appropriate for the development of public electric vehicle infrastructure."

The Planning Board has made several recommendations throughout this Master Plan Reexamination Report with respect to the development of public electric vehicle infrastructure. The report recommends including within the Land Use Element a review of potential locations to install electric vehicle charging stations. Additionally, the report recommends updated ordinances to include the State Model Ordinance on Electric Vehicle Service Equipment (EVSE) to promote the development of EVSE.

Additionally, the following new goals and objectives of the Master Plan were recommended:

Land Use Goal 1.h.: Consider smart growth opportunities, including the consideration of potential locations to install electric vehicle charging stations.

Economic Development Goal 6.j.: Encourage Electric Vehicle charging stations in appropriate locations.

Appendix A: 2022 Master Plan Goals and Objectives

1. Land Use and Management

- a. To exercise stewardship over the lands and waters of the Borough of Ringwood to ensure that these resources are available for the sustenance and enjoyment of present and future generations.
- b. To protect and maintain the prevailing character and unique sense of place of the Borough, including diverse neighborhoods, historic settlements and scenic landscapes, which result from the natural topography, woodlands and water bodies and courses.
- c. To promote the goals and objectives of Ringwood through the incorporation of local, regional and State policies and strategies.
- d. To establish a future land use pattern that encourages preservation of large contiguous areas of open lands.
- e. To continue and expand upon land use policies that promote controlled development at suitable locations and appropriate intensities by discouraging the extension of growth-inducing infrastructure into areas of fragile environmental resources.
- f. To establish development densities and intensities at levels, which do not exceed the current planning capacity of the natural environment and available infrastructure, based on the sensitivities and limitations of these systems.
- g. To encourage the best possible design for new developments, and to protect established neighborhoods and utilities.
- h. Consider smart growth opportunities, including the consideration of potential locations to install electric vehicle charging stations.
- i. Address climate change vulnerabilities through a hazard vulnerability assessment that addresses storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

2. Community Design

- a. To develop standards to ensure good visual quality and design for all land use categories.
- b. To ensure that new development is visually and functionally compatible with the physical character of the Borough.
- c. To provide for a proactive approach to physical design and community planning so that adjacent land uses function compatibly and harmoniously in terms of scale and location.
- d. To improve the visual and physical appearance of developed areas through the implementation of design standards for features such as signs and buffering and protect neighborhoods from encroachment by incompatible uses.
- e. To retain to the greatest extent practicable attractive vistas from public rights-of-way, including views of hills, valleys, ridgelines, woodlands, lakes, stream corridors, flood plains and other natural areas.
- f. To encourage improvement of the appearance of existing commercial development to provide for eco-tourism related shopping and dining services.

- g. Support using the abandoned railroad bed along Rt. 511, beginning at Westbrook Road and ending at the base of the Monksville Dam, for the purpose of additional recreation activities, i.e. hiking, bicycle riding, and horseback riding.

3. Natural Resources

- a. To protect environmental resources which contribute to the environmental character of the Borough, including but not limited to steep slopes, ridgelines, lakes, streams, wetlands, potable water supplies, watersheds, aquifers, viewsheds, forests and other vegetation, habitats of threatened and endangered species and unique natural systems.
- b. To limit the intensity of development, in areas relying on groundwater supplies and on-site sewage disposal, based on conservative estimates of available water resources and the ability of the soil and ground water to sustain on- lot disposal systems without degrading or impairing the water quality.
- c. To promote the protection of biological diversity through the maintenance of large contiguous tracts and corridors of recreation, forest, flood plain and other open space lands.
- d. To encourage the acquisition of important open space through the use of the Borough's open space tax and other sources of funding.
- e. To promote land use and management policies that provide for clean air and protection from noise and light impacts.
- f. To promote the development and adoption of resource management standards to manage land use activities in a manner that protects and maintains natural resources for the future use and enjoyment of generations to come.
- g. To identify and manage stream corridor buffer areas by maintaining undisturbed vegetation in order to protect and improve water quality, wildlife corridors and opportunities for passive and active recreation.
- h. To limit the amount of disturbance in development involving steep slopes.
- i. To require the protection of ridgelines.
- j. To protect groundwater supply and quality through the adoption of aquifer management programs, including relevant standards for wellhead protection programs, and standards to protect groundwater recharge areas, such as impervious coverage limitations.
- k. To recognize and protect the watershed lands and the drainage basin of the reservoir lands in the Borough as an important regional source of potable water.
- l. Study the reclamation of completed segments of the quarry area for the benefit of Ringwood residents.

4. Housing

- a. To abide by the New Jersey Fair Housing Act and any regulations under that Act.
- b. To provide a framework for the Borough to take affirmative steps towards providing a realistic opportunity to achieve its fair share of the present and prospective regional need for low- and moderate-income housing.
- c. To provide a range of housing opportunities within the Borough.

- d. To develop housing strategies to address the needs of various age groups, including affordable housing for senior citizens.
- e. To provide for residential densities and lot sizes that do not exceed the capabilities and limitations of natural systems and available infrastructure.

5. Transportation

- a. To create a circulation plan sufficient to accommodate planned development, while retaining the unique and scenic features of the road network.
- b. To coordinate with other municipalities and governmental bodies for a regional approach to transportation that respects and enhances the character of the community.
- c. To establish transportation policies and programs that improve connections among housing, employment and commercial uses, including provisions for vehicular and pedestrian travel and bicycle paths.
- d. To control development so that traffic will not exceed the capacity of the existing road network to provide safe, efficient and convenient traffic movements, based on rural road service standards designed to maintain the character of the community.
- e. To recognize that roadways are public lands that deserve aesthetic design consideration as well as efficient movement of vehicles, and to carefully plan entrances to the Borough because they represent a visitor's first impression of the Borough of Ringwood.
- f. To encourage transportation funding for maintenance of the existing transportation system, rather than encouraging the development of new systems in the Borough or the region.
- g. To minimize the impacts of transportation systems on the environment, including air and noise pollution.
- h. Strive to develop a complete streets plan throughout Ringwood.

6. Economic Development

- a. To provide for desirable non-residential development in appropriate areas of the Borough that will complement the existing character of the community and aid in broadening the local tax base.
- b. To promote the redesign of existing commercial sites to provide a more efficient land use pattern through such approaches as reduced curb cuts, interconnecting driveways, improved pedestrian and bicycle linkages and enhanced landscaping and aesthetics.
- c. To provide for new commercial development within existing commercial areas with utilities in order to concentrate businesses and provide a variety of services.
- d. To coordinate such items as architectural design, access, landscaping, adequate parking, lighting, signs and similar design features to produce visually and functionally compatible economic development.
- e. To promote better utilization of existing industrially zoned lands to support local employment and broaden the local tax base.
- f. To utilize the natural resources of the Borough to attract visitors that wish to explore and view its beauty.
- g. To seek ways to support economic growth and to offset lost revenue caused by State regulations.

- h. To encourage economic development and new and expanded business opportunities by utilizing the redevelopment aspects of the Highlands Act and the Local Housing and Redevelopment Law.
- i. Encourage brownfields development and redevelopment including environmentally friendly development opportunities like solar farms.
- j. Encourage electric vehicle charging stations in appropriate locations.

7. Historic and Cultural Resources

- a. To safeguard and conserve the heritage of the Borough by preserving those resources that have historic, archaeological, social, cultural, economic and architectural significance, based on national, state and local importance and criteria.
- b. To discourage encroachment on historic structures and sites by uses and buildings that is incompatible or detracts from the design of the historic features.
- c. To encourage the preservation, rehabilitation or adaptive reuse of historic buildings and structures that protects their architectural integrity and preserves their context within the historic landscape.
- d. To encourage the development of land use regulations which acknowledge and permit special treatment for historic landscapes, districts, sites, and structures.

8. Recreation and Open Space

- a. To promote the provision of appropriate and balanced public open space and recreational facilities through fiscally prudent public action and to some extent the development review process.
- b. To update and maintain a recreation and open space master plan to establish and enhance recreational lands and public open space; to establish linkages of public spaces through the use of greenways, hiking trails, waterways, paths and bikeways; and, to establish as the highest priority for public acquisition, areas of unique recreational, scenic or environmental value.
- c. To encourage the public acquisition of areas of exceptional recreational or scenic value, or environmental sensitivity, at all levels of government, with consideration given to acquisition of land to meet present and future demand for active and passive recreation.
- d. To support passive recreation in the Skylands Region as a sound method of helping preserve environmentally sensitive lands
- e. To encourage the development of new private and public recreation facilities in appropriate locations serving the different residential neighborhoods in the community.

Appendix B: 2012 Master Plan Goals and Objectives

Land Use and Management

- To exercise stewardship over the lands and waters of the Borough of Ringwood to ensure that these resources are available for the sustenance and enjoyment of present and future generations.
- To protect and maintain the prevailing character and unique sense of place of the Borough, including diverse neighborhoods, historic settlements and scenic landscapes, which result from the natural topography, woodlands and water bodies and courses.
- To promote the goals and objectives of Ringwood through the incorporation of local, regional and State policies and strategies.
- To establish a future land use pattern that encourages preservation of large contiguous areas of open lands.
- To continue and expand upon land use policies that promote controlled development at suitable locations and appropriate intensities by discouraging the extension of growth-inducing infrastructure into areas of fragile environmental resources.
- To establish development densities and intensities at levels, which do not exceed the current planning capacity of the natural environment and available infrastructure, based on the sensitivities and limitations of these systems.
- To encourage the best possible design for new developments, and to protect established neighborhoods and utilities.

Community Design

- To develop standards to ensure good visual quality and design for all land use categories.
- To ensure that new development is visually and functionally compatible with the physical character of the Borough.
- To provide for a proactive approach to physical design and community planning so that adjacent land uses function compatibly and harmoniously in terms of scale and location.
- To improve the visual and physical appearance of developed areas through the implementation of design standards for features such as signs and buffering and protect neighborhoods from encroachment by incompatible uses.
- To retain to the greatest extent practicable attractive vistas from public rights-of-way, including views of hills, valleys, ridgelines, woodlands, lakes, stream corridors, flood plains and other natural areas.
- To encourage improvement of the appearance of existing commercial development to provide for eco-tourism related shopping and dining services.

Natural Resources

- To protect environmental resources which contribute to the environmental character of the Borough, including but not limited to steep slopes, ridgelines, lakes, streams, wetlands, potable

water supplies, watersheds, aquifers, viewsheds, forests and other vegetation, habitats of threatened and endangered species and unique natural systems.

- To limit the intensity of development, in areas relying on groundwater supplies and on-site sewage disposal, based on conservative estimates of available water resources and the ability of the soil and ground water to sustain on-lot disposal systems without degrading or impairing the water quality.
- To promote the protection of biological diversity through the maintenance of large contiguous tracts and corridors of recreation, forest, flood plain and other open space lands.
- To encourage the acquisition of important open space through the use of the Borough's open space tax and other sources of funding.
- To promote land use and management policies that provide for clean air and protection from noise and light impacts.
- To promote the development and adoption of resource management standards to manage land use activities in a manner that protects and maintains natural resources for the future use and enjoyment of generations to come.
- To identify and manage stream corridor buffer areas by maintaining undisturbed vegetation in order to protect and improve water quality, wildlife corridors and opportunities for passive and active recreation.
- To limit the amount of disturbance in development involving steep slopes.
- To require the protection of ridgelines.
- To protect groundwater supply and quality through the adoption of aquifer management programs, including relevant standards for wellhead protection programs, and standards to protect groundwater recharge areas, such as impervious coverage limitations.
- To recognize and protect the watershed lands and the drainage basin of the reservoir lands in the Borough as an important regional source of potable water.

Housing

- To abide by the New Jersey Fair Housing Act and any regulations under that Act.
- To provide a range of housing opportunities within the Borough.
- To develop housing strategies to address the needs of various age groups, including affordable housing for senior citizens.
- To provide for residential densities and lot sizes that do not exceed the capabilities and limitations of natural systems and available infrastructure.

Transportation

- To create a circulation plan sufficient to accommodate planned development, while retaining the unique and scenic features of the road network.
- To coordinate with other municipalities and governmental bodies for a regional approach to transportation that respects and enhances the character of the community.

- To establish transportation policies and programs that improve connections among housing, employment and commercial uses, including provisions for vehicular and pedestrian travel and bicycle paths.
- To control development so that traffic will not exceed the capacity of the existing road network to provide safe, efficient and convenient traffic movements, based on rural road service standards designed to maintain the character of the community.
- To recognize that roadways are public lands that deserve aesthetic design consideration as well as efficient movement of vehicles, and to carefully plan entrances to the Borough because they represent a visitor's first impression of the Borough of Ringwood.
- To encourage transportation funding for maintenance of the existing transportation system, rather than encouraging the development of new systems in the Borough or the region.
- To minimize the impacts of transportation systems on the environment, including air and noise pollution.

Economic Development

- To provide for desirable non-residential development in appropriate areas of the Borough that will complement the existing character of the community and aid in broadening the local tax base.
- To promote the redesign of existing commercial sites to provide a more efficient land use pattern through such approaches as reduced curb cuts, interconnecting driveways, improved pedestrian and bicycle linkages and enhanced landscaping and aesthetics.
- To provide for new commercial areas in compact forms in areas with utilities in order to concentrate businesses and provide a variety of services.
- To coordinate such items as architectural design, access, landscaping, adequate parking, lighting, signs and similar design features to produce visually and functionally compatible economic development.
- To promote better utilization of existing industrially zoned lands to support local employment and broaden the local tax base.
- To utilize the natural resources of the Borough to attract visitors that wish to explore and view its beauty.
- To seek ways to support economic growth and to offset lost revenue caused by State regulations.

Historic and Cultural Resources

- To safeguard and conserve the heritage of the Borough by preserving those resources that have historic, archaeological, social, cultural, economic and architectural significance, based on national, state and local importance and criteria.
- To discourage encroachment on historic structures and sites by uses and buildings that is incompatible or detracts from the design of the historic features.

- To encourage the preservation, rehabilitation or adaptive reuse of historic buildings and structures that protects their architectural integrity and preserves their context within the historic landscape.
- To encourage the development of land use regulations which acknowledge and permit special treatment for historic landscapes, districts, sites, and structures including set back community facilities through the payment of the fair share of any off-tract improvements for community facilities to the extent permitted by law.
- To encourage the coordination of facilities between the Borough and local School District so that the schools serve as multi-age facilities for the community.

Recreation and Open Space

- To promote the provision of appropriate and balanced public open space and recreational facilities through fiscally prudent public action and to some extent the development review process.
- To update and maintain a recreation and open space master plan to establish and enhance recreational lands and public open space; to establish linkages of public spaces through the use of greenways, hiking trails, waterways, paths and bikeways; and, to establish as the highest priority for public acquisition, areas of unique recreational, scenic or environmental value.
- To encourage the public acquisition of areas of exceptional recreational or scenic value, or environmental sensitivity, at all levels of government, with consideration given to acquisition of land to meet present and future demand for active and passive recreation.
- To support passive recreation in the Skylands Region as a sound method of helping preserve environmentally sensitive lands
- To encourage the development of new private and public recreation facilities in appropriate locations serving the different residential neighborhoods in the community.

The Master Plan should be updated by preparing or refining the following elements:

- a. A Land Use Plan based on updated goals and vision statement, a build-out analysis and an updated Natural Resource Inventory, addressing residential and non-residential zoning;
- b. A Conservation Plan based on updated goals, a build-out analysis and an updated Natural Resource Inventory including policies and programs addressing energy and air quality, forest resources and native vegetation, groundwater, scenic resources, steep slopes, stream corridors, surface water, threatened and endangered plant and animal species, wetlands and relationship to the Land Use Plan;
- c. An Economic Plan addressing natural resource-based assets for such activities as ecotourism, outdoor recreation, and new business creating growth in tax revenues;
- d. A Utilities Plan;
- e. A Circulation Plan, addressing congestion and traffic safety concerns;
- f. An Open Space Plan addressing the need and opportunities for municipal parkland and recreation improvements, including indoor recreation; and

- g. A statement indicating the relationship of Ringwood's master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan and (4) the district solid waste management plan (5) the Highlands Water Protection and Planning Act and associated regional master plan.

The Planning Board recommends revisions to the Land Use Book addressing the following issues:

- a. Steep slope protection, ridgeline and scenic vista protection,
- b. Develop strategies to limit the adverse impact of oversized dwellings in established neighborhoods, and the loss of lake views by existing homeowners, as new larger houses are constructed,
- c. Updated cell tower regulations,
- d. Design standards to protect community character and enhance commercial and residential areas,
- e. The existing ordinance on bed and breakfasts and country inns should be examined and consideration should be given to extending those uses to other zoning districts as permitted or conditionally permitted uses,
- f. Reconsideration of golf course conditional use provisions.