



2010
MASTER PLAN &
REEXAMINATION
REPORT
ROSELLE, NEW JERSEY

MASTER PLAN
BOROUGH OF ROSELLE, NEW JERSEY

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

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December, 2010

The original document was signed and sealed on December 1, 2010, in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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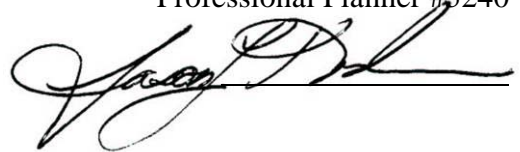
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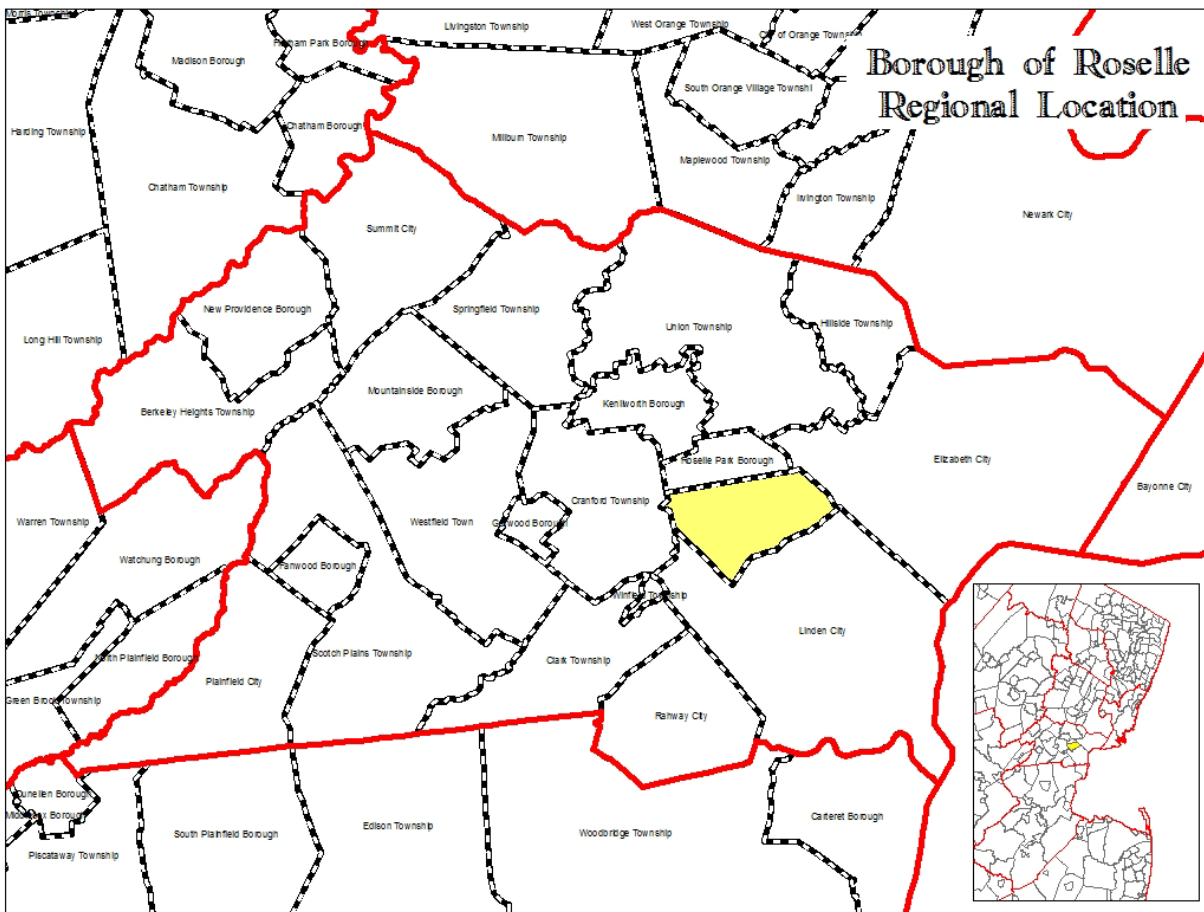
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REGIONAL LOCATION

SECTION 1 - REGIONAL LOCATION

The Borough of Roselle (Borough), located in the central portion of Union County, contains a land area of 2.64 square miles. There are four communities in Union County abutting the Borough. These communities include the Cities of Elizabeth and Linden, the Borough of Roselle Park and the Township of Cranford. The map below indicates the location of the Borough of Roselle as it relates to Union County and northern New Jersey.

Map 1 – 1 : Regional Location
Borough of Roselle



The Borough of Roselle has excellent access to many forms of transportation. The Borough is flanked by the Garden State Parkway to the west and the New Jersey Turnpike to the east. The Borough also has excellent access to both rail and bus transportation. These multi forms of transportation enhances the opportunities for employment in New York City as well as development opportunities within the Borough.

POPULATION & SOCIO- ECONOMIC DEMOGRAPHICS



SECTION 2 - POPULATION AND SOCIO-ECONOMIC DATA

Population

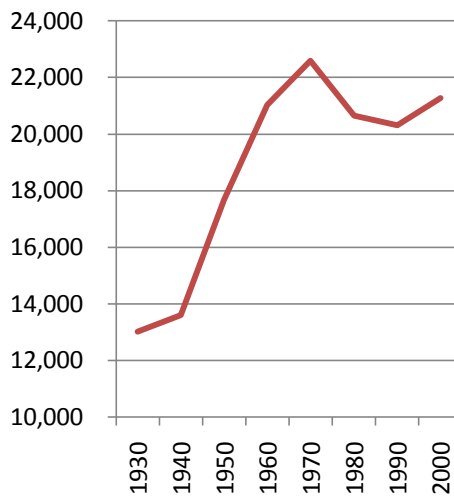
The Borough of Roselle has grown from a community of 1,675 people in 1900 to 13,533 people in 2000. The population rate of increase was substantial from the 1940s through the 1960s. The Township experienced population increases of 25 percent in the decade that ended in 1940, 22 percent in the decade that ended in 1950 and 26 percent in the decade that ended in 1960, while the county’s population grew at a much slower pace. The Borough of Roselle has experienced a decrease in population from 1970 through 2000. This decrease in population was echoed at the County level as well. Since 1930, the population of Verona has accounted for a larger portion of the County’s population, from 0.86 percent of the total population in 1930 to 1.71 percent in 2000.

Table 2 – 1 : Historic Population
Borough of Roselle, County of Union and the State of New Jersey

	Borough of Roselle	County of Union	State of New Jersey	Roselle as a Percentage of Union County	Roselle: Percent Change of Population
1930	13,021	305,324	4,041,469	4.26%	
1940	13,597	328,473	4,160,139	4.14%	4.42%
1950	17,681	398,294	4,835,077	4.44%	30.04%
1960	21,032	504,455	6,067,024	4.17%	18.95%
1970	22,585	543,296	7,171,401	4.16%	7.38%
1980	20,641	504,290	7,364,982	4.09%	-8.61%
1990	20,314	494,012	7,729,893	4.11%	-1.58%
2000	21,274	522,541	8,414,350	4.07%	4.73%

Source: U.S. Bureau of the Census, Census of Population and Housing (various years)

Chart 2 – 1 : Historic Population - Borough of Roselle



Births and Deaths

The number of births and deaths in a community is one component in determining the natural increase or decrease in the overall size of the community. The number of births and deaths are also an important element for determining community facility needs and services, particularly in the school system. The number of births and deaths listed below represent the most current data available from the New Jersey Department of Health from 1989 through 2005. For some unexplained reason, the number of deaths was not available for the years 1989 through 1998. Therefore, only years from 1999 through 2005 can be analyzed as it relates to the deaths as well as the population change. The number of births peaked in 2004 at 349 persons, and deaths peaked 2001 with 217 death. The overall natural growth of the Borough of Roselle hit its highest levels in 2004 with an increase of 200 people. The Borough experienced an average natural growth of 132 people per year over the 7 year period from 1999 to 2005.

Table 2 – 2 : Historic Birth and Death Rates
Borough of Roselle

	Births	Deaths	Population Change
1989	308		
1990	321		
1991	322		
1992	312		
1993	273		
1994	288		
1995	289		
1996	288		
1997	253		
1998	275		
1999	296	205	91
2000	319	187	132
2001	329	217	112
2002	281	181	100
2003	304	176	128
2004	349	149	200
2005	315	152	163

Source: New Jersey Department of Health

Age and Gender Characteristics

Data concerning the characteristics of the Borough's population by age and gender are presented in the following table. This data will be analyzed in depth in future portions of this master plan.

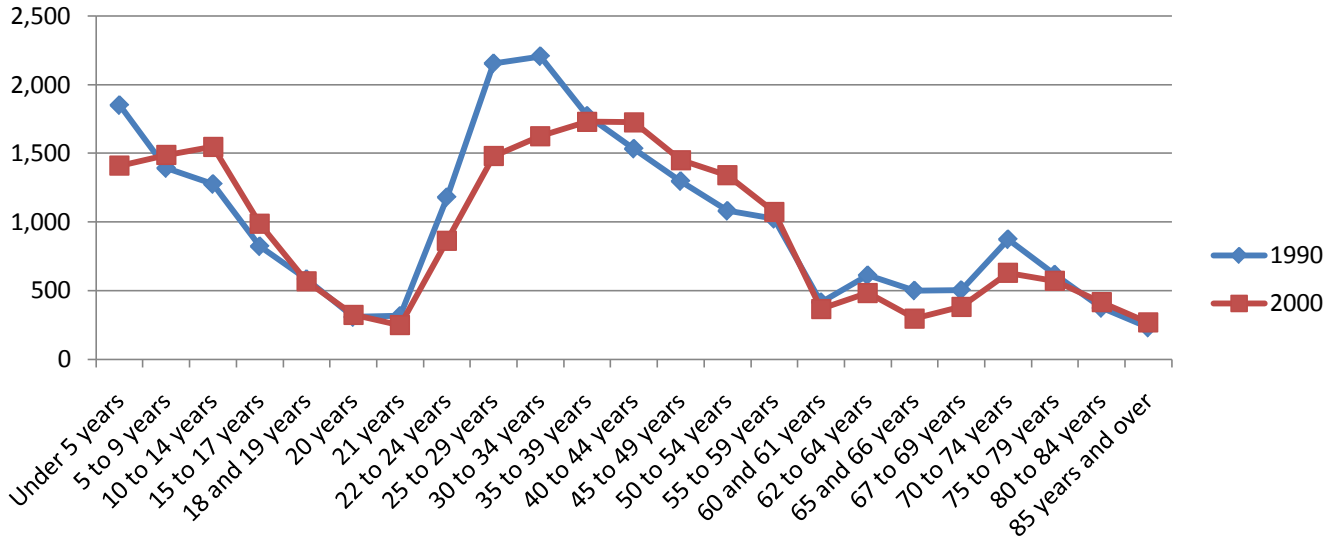
Table 2 – 2 : Age and Genders Characteristics
1990 – 2000 Census of Population
Borough of Roselle

1990				2000		
<u>Male</u>	<u>Female</u>	<u>Both</u>		<u>Male</u>	<u>Female</u>	<u>Both</u>
914	936	1,850	Under 5 years	720	690	1,410
720	672	1,392	5 to 9 years	737	751	1,488
669	607	1,276	10 to 14 years	807	741	1,548
436	387	823	15 to 17 years	512	475	987
302	282	584	18 and 19 years	310	259	569
157	151	308	20 years	174	150	324
153	163	316	21 years	131	118	249
585	595	1,180	22 to 24 years	428	435	863
1,058	1,096	2,154	25 to 29 years	696	784	1,480
1,114	1,092	2,206	30 to 34 years	734	891	1,625
876	896	1,772	35 to 39 years	792	937	1,729
720	813	1,533	40 to 44 years	812	915	1,727
593	704	1,297	45 to 49 years	643	807	1,450
535	546	1,081	50 to 54 years	615	724	1,339
485	538	1,023	55 to 59 years	494	579	1,073
186	230	416	60 and 61 years	163	204	367
270	342	612	62 to 64 years	216	268	484
204	297	501	65 and 66 years	135	161	296
204	300	504	67 to 69 years	159	224	383
366	508	874	70 to 74 years	241	388	629
213	404	617	75 to 79 years	199	372	571
128	246	374	80 to 84 years	155	260	415
69	162	231	85 years and over	77	191	268
10,957	11,967	22,924	Total	9,950	11,324	21,274

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data)

Chart 2 – 2 : Population Age Cohorts

Borough of Roselle



Racial Composition

The Borough of Roselle has experienced a shift in the racial composition of its citizens. In 1960, it was reported that 86.40 percent of the population was Caucasian and 13.48 percent was African American. In 1970 it was reported that Caucasians accounted for 80.20 percent of the population and African Americans 19.30 percent. The 1990 census of population indicates that Caucasians represents 56.40 percent and African American 38.0 percent. The 2000 census reports that 37.7 percent of the population was Caucasian and 53.6 percent was African American. .

Table 2 – 3 : Race Characteristics
- 1990 Census of Population
Borough of Roselle

RACE	Number	Percent
White	11,461	56.4
Black	7,726	38.0
American Indian, Eskimo, or Aleut	39	0.2
Asian or Pacific Islander	533	2.6
Other race	554	2.7

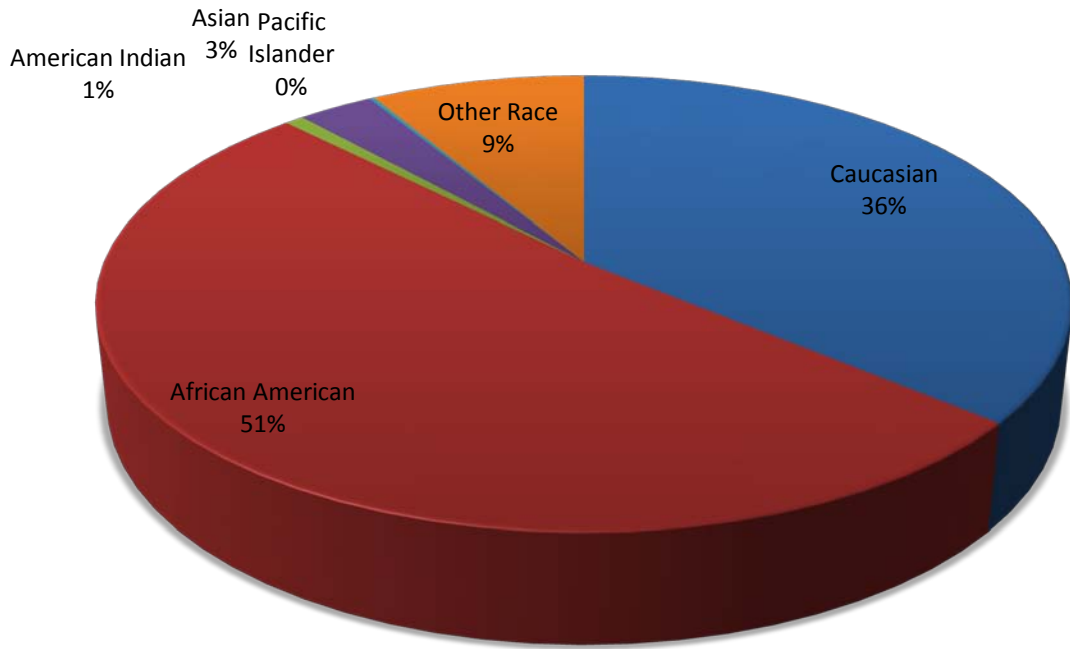
Source: U.S. Bureau of the Census, 1990 Census of Population and Housing

Table 2 – 4 : Race Characteristics
- 2000 Census of Population
Borough of Roselle

	Number	Percent
White alone or in combination	8,016	37.7
Black or African American alone or in combination	11,395	53.6
American Indian and Alaska Native alone or in combination	164	0.8
Native Hawaiian and Other Pacific Islander alone or in combination	40	0.2
Some other race alone or in combination	1,877	8.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing

Chart 2 – 3 : Racial Composition
Borough of Roselle : 2000



Household Income

The Census of Population defines a household as follows:

Households consist of all people who occupy a housing unit. The Census Bureau regards a house, an apartment or other group of rooms, or a single room as a housing unit when it is occupied or intended for occupancy as separate living quarters: the occupants do not live and eat with any other people in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. The Census Bureau also counts a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners as a household. The count of households excludes group quarters.

The Census distinguishes a household from a family, as a family is defined as the following:

The term "family" refers to a group of two or more people related by birth, marriage, or adoption who reside together. The Census Bureau considers all such people as members of one family. For example, if the son of the person maintaining the household and the son's wife are members of the household, the Census Bureau treats them as members of the parent's family. Every family must include a reference person (see definition of householder for primary families). Two or more people living in the same household who are related to one another, but are not related to the householder, form an "unrelated subfamily." Beginning with the 1980 Current Population Survey (CPS), the Census Bureau excluded unrelated subfamilies from the count of families and unrelated subfamily members from the count of family members.

Table 2 - 5 indicates the household income distribution for the years 1989 and 1999 for the Borough of Roselle's residents and Union County. The 1999 data, as published in the year 2000 Census, indicates that the distribution was based upon sample data. The median household data for the Borough, also based upon sample data, was reported to be \$51,254 in 1999 up from \$40,431 in 1989.

Table 2 – 5 : Household Income
1990 / 2000 Census of Population
Borough of Roselle

	1989		1999		Percent Change
	Number	Percent	Number	Percent	
Total Households	7,613		7,521		
Less than \$10,000	813	10.68%	558	7.42%	-31.37%
\$10,000 to \$14,999	420	5.52%	264	3.51%	-37.14%
\$15,000 to \$24,999	1032	13.56%	785	10.44%	-23.93%
\$25,000 to \$34,999	1038	13.63%	760	10.11%	-26.78%
\$35,000 to \$49,999	1,504	19.76%	1,229	16.34%	-18.28%
\$50,000 to \$74,999	1,683	22.11%	1,753	23.31%	4.16%
\$75,000 to \$99,999	700	9.19%	1,024	13.62%	46.29%
\$100,000 to \$149,999	365	4.79%	869	11.55%	138.08%
\$150,000 or more	58	0.76%	279	3.71%	381.03%
Median household income (dollars)	40,431		51,254		

Number of People per House Unit

Table 2 - 6 represents the average number of people per housing unit. The Borough of Roselle has had a slight increase in the number of persons per housing units from 2.67 to 2.82 persons: This increase is greater than the rate of increase experienced by Union County. Both the State of New Jersey and the United States experienced a slight decrease in the number of persons per housing units.

Table 2 – 6 : People per Household
Borough of Roselle, Union County, and New Jersey
2000

	Persons per housing units			
	United States	New Jersey	Union County, New Jersey	Roselle borough, New Jersey
2000	2.59	2.68	2.77	2.82
1990	2.63	2.7	2.71	2.67

U.S. Bureau of the Census, 1990, 2000 Census of Population and Housing

Household Size

Table 2 - 7 represents an analysis of the total number of people per household for the year 2000 for New Jersey, Union County, and the Borough of Roselle. Over half (52.39%) of Roselle's households are comprised of one- and two-person households. The number of households over five people account for 15 percent of Roselle, which is greater than the 13.2 percent in Union County and the 11.9 percent found in New Jersey as a whole.

Table 2 – 7 : Household Size
- 2000 Census of Population
Borough of Roselle, Union County and New Jersey

	New Jersey		Union County		Borough of Roselle	
	Number	Percent	Number	Percent	Number	Percent
1-person households	751,287	24.51%	43,918	23.60%	1,895	25.21%
2-person household	927,529	30.27%	53,208	28.59%	2,043	27.18%
3-person household	531,620	17.35%	33,668	18.09%	1,310	17.43%
4-person household	490,510	16.01%	30,852	16.58%	1,105	14.70%
5-person household	229,192	7.48%	14,860	7.98%	649	8.63%
6-person household	82,308	2.69%	5,667	3.04%	267	3.55%
7-or-more person household	52,199	1.70%	3,951	2.12%	247	3.29%

U.S. Bureau of the Census, 2000 Census of Population and Housing

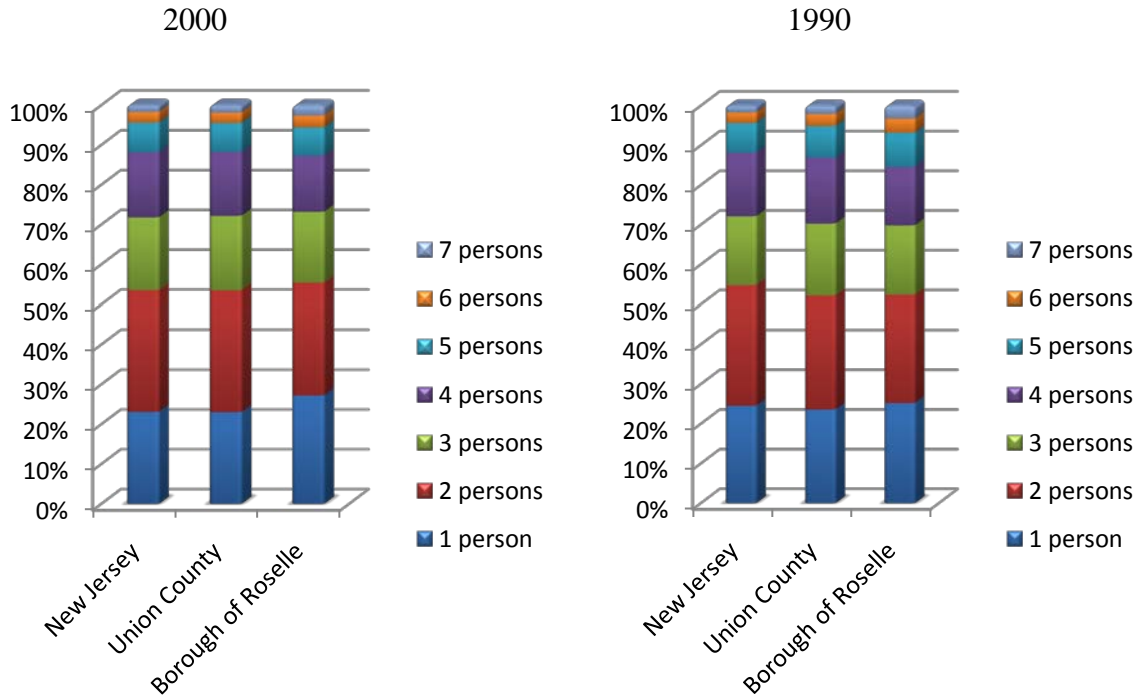
Table 2 - 8 represents an analysis of the total number of people per household for the year 1990 for New Jersey, Union County, and the Borough of Roselle. Over half (55.44) of Roselle's households are comprised of one- and two-person households. The number of households over five people account for 12.67 percent of Roselle, which is greater than the 11.75 percent in Union County and the 11.81 percent found in New Jersey as a whole.

Table 2 – 8 : Household Size
- 1990 Census of Population
Borough of Roselle, Union County and New Jersey

	New Jersey		Union County		Borough of Roselle	
	Number	Percent	Number	Percent	Number	Percent
1 person	646,171	23.12%	41,475	23.03%	2,073	27.26%
2 persons	851,141	30.46%	54,869	30.47%	2,143	28.18%
3 persons	509,619	18.24%	33,677	18.70%	1,353	17.79%
4 persons	457,714	16.38%	28,911	16.05%	1,073	14.11%
5 persons	207,809	7.44%	13,101	7.28%	539	7.09%
6 persons	74,994	2.68%	4,702	2.61%	228	3.00%
7 or more persons	47,263	1.69%	3,341	1.86%	196	2.58%

U.S. Bureau of the Census, 1990 Census of Population and Housing

Chart 2 – 4/5 : Household Size
 New Jersey, Union County, Borough of Roselle
 2000 & 1990



Educational Attainment

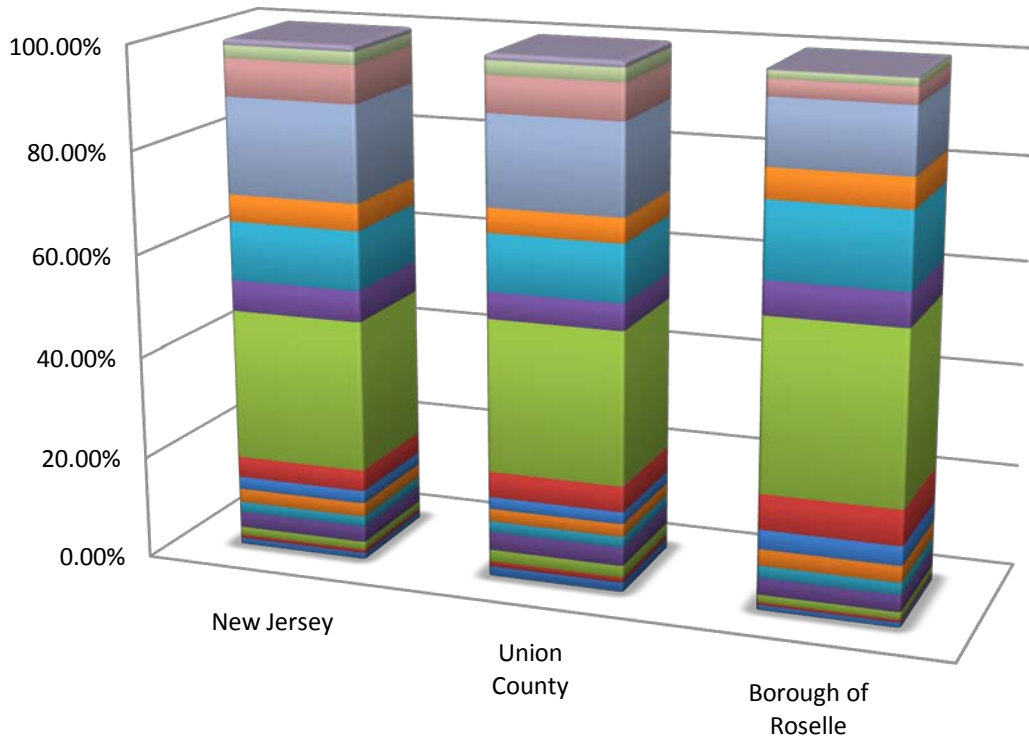
Table 2 - 15 indicates school enrollment and educational attainment for the Borough of Roselle, Union County and New Jersey as a whole. This table illustrates Roselle's education attainment level when compared to Union County and New Jersey.

Table 2 – 9 : Educational Attainment
 - 2000 Census of Population
 Borough of Roselle, Union County and New Jersey

	<u>New Jersey</u>		<u>Union County</u>		<u>Borough of Roselle</u>	
	Number	Percent	Number	Percent	Number	Percent
No schooling completed	66,193	1.17%	6,497	1.85%	135	0.96%
Nursery to 4th grade	38,862	0.69%	3,450	0.98%	76	0.54%
5th and 6th grade	90,458	1.60%	8,149	2.32%	202	1.44%
7th and 8th grade	177,916	3.14%	12,739	3.62%	458	3.27%
9th grade	115,498	2.04%	7,438	2.11%	333	2.38%
10th grade	152,443	2.69%	8,762	2.49%	448	3.20%
11th grade	138,830	2.45%	8,221	2.34%	524	3.74%
12th grade, no diploma	234,277	4.14%	17,643	5.01%	965	6.88%
High school graduate (includes equivalency)	1,661,493	29.37%	104,431	29.68%	4,673	33.34%
Some college, less than 1 year	345,733	6.11%	18,305	5.20%	911	6.50%
Some college, 1 or more years, no degree	653,139	11.54%	39,229	11.15%	2,055	14.66%
Associate degree	298,096	5.27%	16,815	4.78%	815	5.81%
Bachelor's degree	1,063,665	18.80%	61,760	17.55%	1,748	12.47%
Master's degree	414,692	7.33%	24,661	7.01%	446	3.18%
Professional school degree	140,980	2.49%	9,523	2.71%	204	1.46%
Doctorate degree	65,524	1.16%	4,280	1.22%	24	0.17%

U.S. Bureau of the Census, 2000 Census of Population and Housing

Educational Attainment

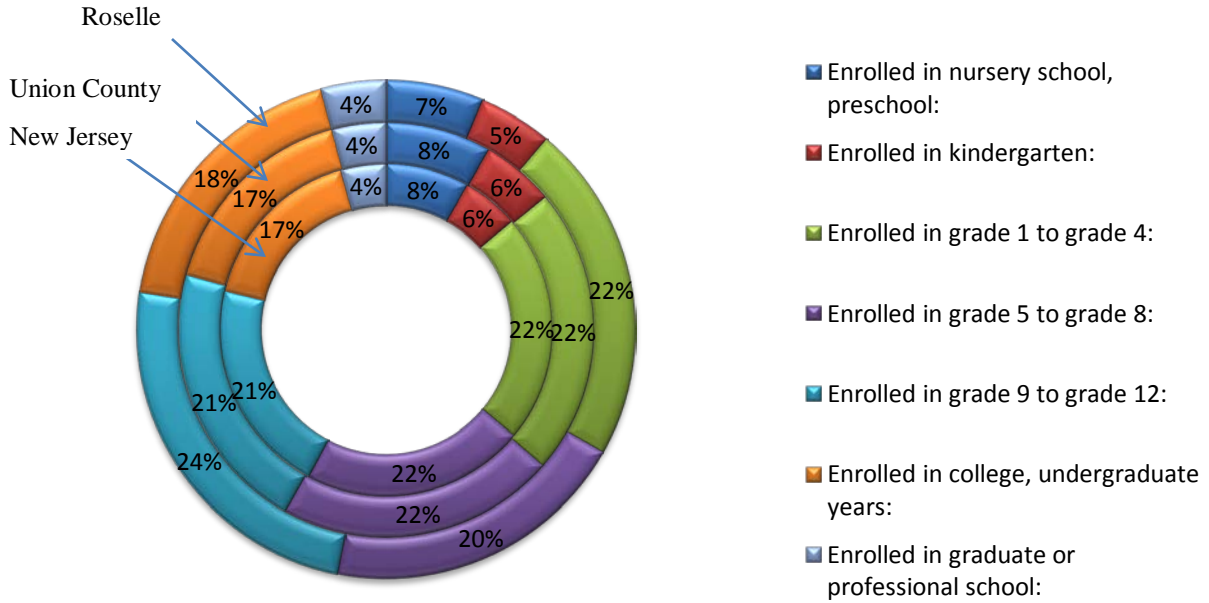


	New Jersey	Union County	Borough of Roselle
Doctorate degree	1.16%	1.22%	0.17%
Professional school degree	2.49%	2.71%	1.46%
Master's degree	7.33%	7.01%	3.18%
Bachelor's degree	18.80%	17.55%	12.47%
Associate degree	5.27%	4.78%	5.81%
Some college, 1 or more years, no degree	11.54%	11.15%	14.66%
Some college, less than 1 year	6.11%	5.20%	6.50%
High school graduate (includes equivalency)	29.37%	29.68%	33.34%
12th grade, no diploma	4.14%	5.01%	6.88%
11th grade	2.45%	2.34%	3.74%
10th grade	2.69%	2.49%	3.20%
9th grade	2.04%	2.11%	2.38%
7th and 8th grade	3.14%	3.62%	3.27%
5th and 6th grade	1.60%	2.32%	1.44%
Nursery to 4th grade	0.69%	0.98%	0.54%
No schooling completed	1.17%	1.85%	0.96%

Table 2 – 10 : School Enrollment
- 2000 Census of Population
Borough of Roselle, Union County and New Jersey

	<u>New Jersey</u>		<u>Union County</u>		<u>Borough of Roselle</u>	
	Number	Percent	Number	Percent	Number	Percent
Enrolled in nursery school, preschool:	181,423	2.24%	11,242	2.24%	373	1.83%
Public school	76,489	0.95%	5,108	1.02%	188	0.92%
Private school	104,934	1.30%	6,134	1.22%	185	0.91%
Enrolled in kindergarten:	121,950	1.51%	7,787	1.55%	283	1.39%
Public school	96,652	1.20%	6,130	1.22%	189	0.93%
Private school	25,298	0.31%	1,657	0.33%	94	0.46%
Enrolled in grade 1 to grade 4:	497,704	6.16%	30,559	6.10%	1,296	6.37%
Public school	429,188	5.31%	26,543	5.29%	1,062	5.22%
Private school	68,516	0.85%	4,016	0.80%	234	1.15%
Enrolled in grade 5 to grade 8:	480,499	5.94%	29,664	5.92%	1,170	5.75%
Public school	420,187	5.20%	25,877	5.16%	932	4.58%
Private school	60,312	0.75%	3,787	0.76%	238	1.17%
Enrolled in grade 9 to grade 12:	465,954	5.76%	28,762	5.74%	1,427	7.02%
Public school	405,358	5.01%	24,590	4.91%	1,132	5.57%
Private school	60,596	0.75%	4,172	0.83%	295	1.45%
Enrolled in college, undergraduate years:	372,043	4.60%	22,520	4.49%	1,077	5.30%
Public school	260,049	3.22%	15,711	3.13%	760	3.74%
Private school	111,994	1.39%	6,809	1.36%	317	1.56%
Enrolled in graduate or professional school:	98,259	1.22%	5,696	1.14%	248	1.22%
Public school	47,325	0.59%	2,652	0.53%	131	0.64%
Private school	50,934	0.63%	3,044	0.61%	117	0.58%
Not enrolled in school	5,866,381	72.57%	365,090	72.83%	14,457	71.11%

School Enrollment



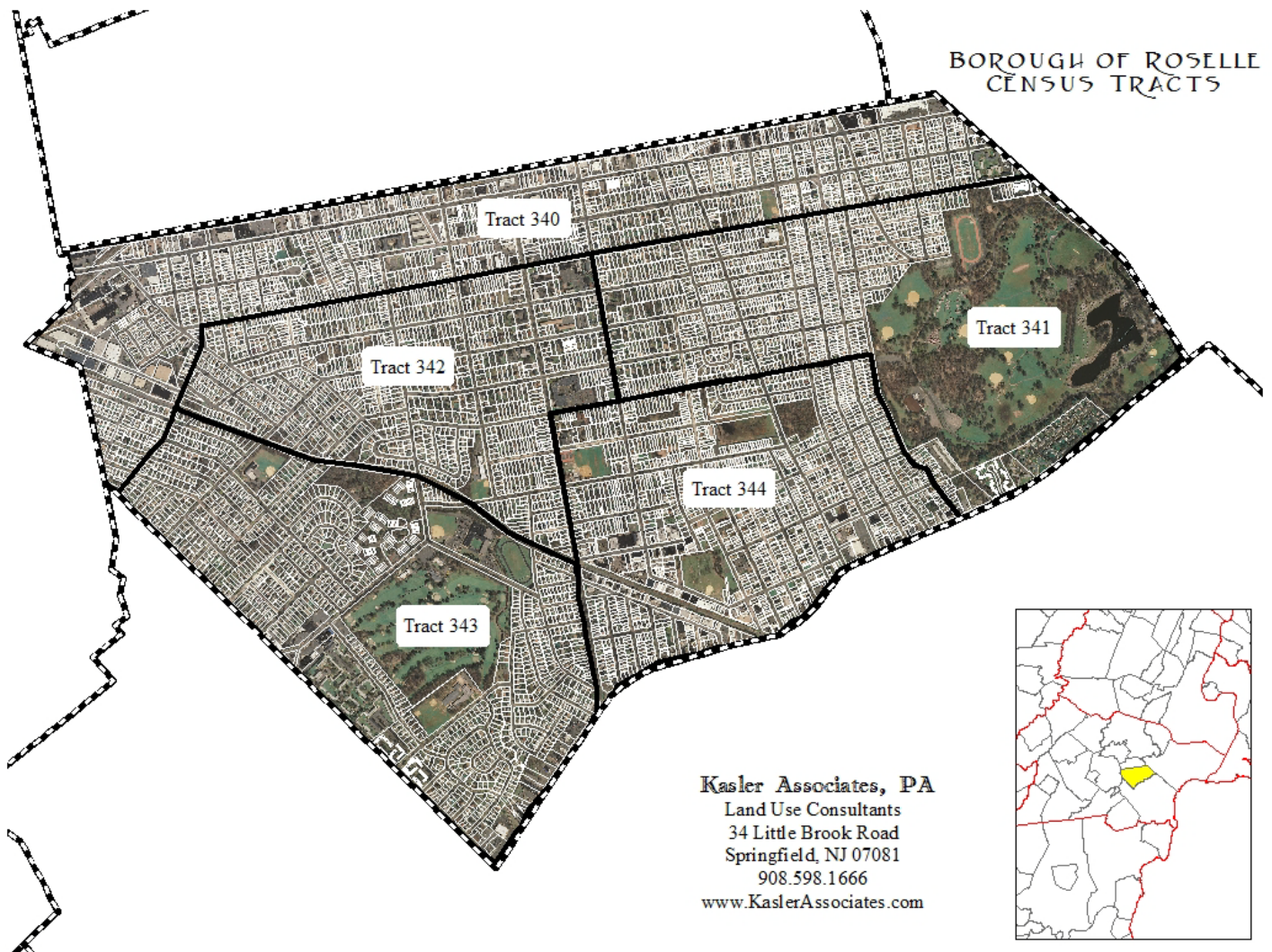
2000 Census Tracts

The census defines a census tract as follows:

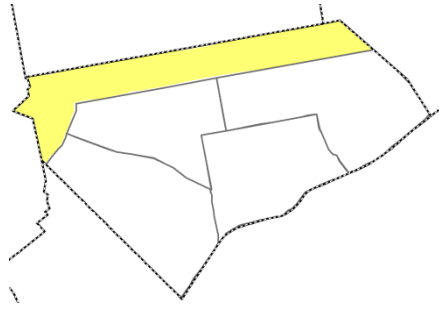
A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment, census tracts average about 4,000 inhabitants. They may be split by any sub-county geographic entity.

The 2000 Census divides the Borough of Roselle into five Census Tracts as shown below:

Map 2 – 1 : Census Tracts & Block Location
Borough of Roselle



Census Tract 340



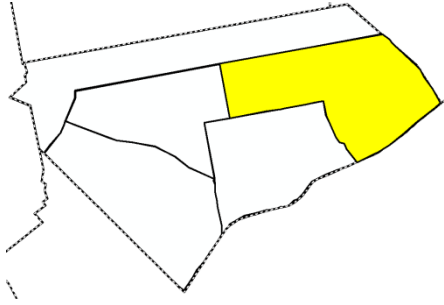
Census Tract 340 contains 1312 tax lots (or partial lots), is 366.94 acres in size and represents 21.68 percent of the municipality. Census Tract 240 spans the entire northern municipal border between Roselle and Roselle Park. The Census Tract is bounded by the municipal border with Elizabeth to the east, Third Avenue from the municipal border with Elizabeth to Amsterdam Avenue to the south, and the municipal border with Cranford to the west. The demographics of this block group are as follows:

Table 2 – 11 :
Socio-economic Indicators
Census Tract 340

	Square Miles	0.5625
	Acres	359.97
	2000 Population	5,874
	Males	2,799
	Females	3,075
Preschool Years	Under 5	422
School Age Years	5 – 17	1,038
College Age Years	18 – 21	327
Primary Child Bearing Years	22 – 29	794
Primary Child Bearing Years	30 – 39	966
	40 – 49	865
	50 – 64	173
Retirement Age	Over 65	782
	Median Age	33.9
	Median Age Male	32.3
	Median Age Female	34.9
	Households	2,144
	Average Household Size	2.73
	Families	1,356
	Housing Units	2,242
	Vacant Units	98
	Owner Occupied Units	975
	Renter Occupied Units	1169

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 341



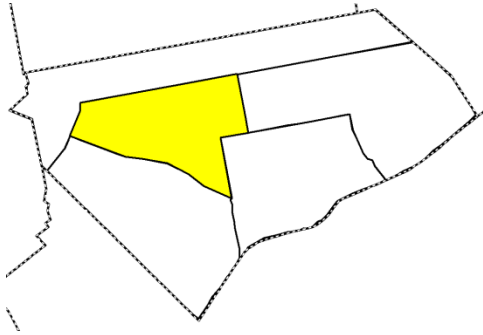
Census Tract 341 contains 1001 tax lots, is 398.66 acres in size and represents 23.39 percent of the municipality. Census tract 341 is bounded by Third Avenue to the north, the municipal boundary with Elizabeth to the east, the municipal boundary with Linden to the south, Thompson Avenue from the municipal boundary with Linden north to Seventh Avenue and then north to Third Avenue. The demographics of this block group are as follows:

Table 2 – 12 :
Socio-economic Indicators
Census Tract 341

	Square Miles	0.6229
	Acres	398.66
	2000 Population	3,579
	Males	1,645
	Females	1,934
Preschool Years	Under 5	256
School Age Years	5 – 17	673
College Age Years	18 – 21	163
Primary Child Bearing Years	22 – 29	314
Primary Child Bearing Years	30 – 39	535
	40 – 49	532
	50 – 64	609
Retirement Age	Over 65	479
	Median Age	37.7
	Median Age Male	34.4
	Median Age Female	39.9
	Households	1,303
	Average Household Size	2.75
	Families	887
	Housing Units	1,354
	Vacant Units	51
	Owner Occupied Units	815
	Renter Occupied Units	488

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 342



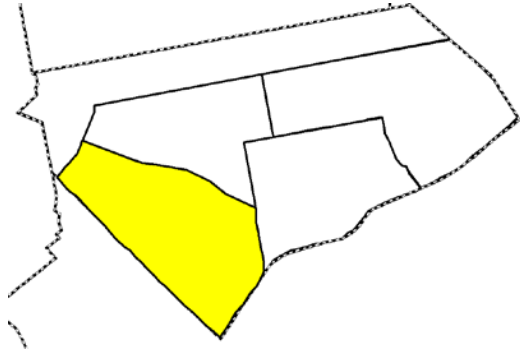
Census tract 342 contains 973 tax lots, is 269.93 acres in size and represents 15.85 percent of the municipality. Census tract 342 is bounded by Third Avenue to the North, Walnut Street to the West, Seventh Avenue from Walnut Street to Chestnut Street to the south, the railroad right-of-way from Eleventh Avenue to Amsterdam Avenue to the south and west, and finally Amsterdam Avenue to Third Avenue. . The demographics of this block group are as follows:

Table 2 – 13 :
Socio-economic Indicators
Census Tract 342

	Square Miles	0.42
	Acres	269.93
	2000 Population	3,841
	Males	1,864
	Females	1,977
Preschool Year	Under 5	229
School Age Years	5 – 17	781
College Age Years	18 – 21	240
Primary Child Bearing Years	22 – 29	395
Primary Child Bearing Years	30 – 39	596
	40 – 49	643
	50– 64	585
Retirement Age	Over 65	372
	Median Age	34.9
	Median Age Male	32.2
	Median Age Female	36.6
	Households	1,248
	Average Household Size	3.06
	Families	942
	Housing Units	1,288
	Vacant Units	40
	Owner Occupied Units	873
	Renter Occupied Units	375

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 343



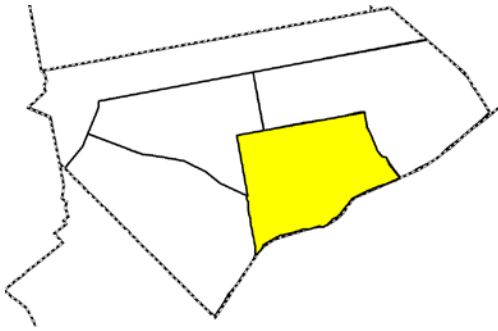
Census tract 343 contains 1,249 tax lots, is 372.57 acres in size and represents 21.87 percent of the municipality. Census tract 343 is bounded by Amsterdam Avenue to the northwest, the railroad right-of-way from Amsterdam Avenue to Eleventh Avenue to the north, Chestnut Street to the east, and the municipal boundary with Linden City to the south. The demographics of this block group are as follows:

Table 2 – 14 :
Socio-economic Indicators
Census Tract 343

	Square Miles	0.58
	Acres	372.567
	2000 Population	3,742
	Males	1,728
	Females	2,014
Preschool Year	Under 5	220
School Age Years	5 – 17	629
College Age Years	18 – 21	152
Primary Child Bearing Years	22 – 29	372
Primary Child Bearing Years	30 – 39	649
	40 – 49	575
	50– 64	609
Retirement Age	Over 65	536
	Median Age	37.5
	Median Age Male	36.0
	Median Age Female	38.8
	Households	1,453
	Average Household Size	2.57
	Families	966
	Housing Units	1,484
	Vacant Units	31
	Owner Occupied Units	1,052
	Renter Occupied Units	401

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 344



Census tract 344 contains 1,327 tax lots, is 296.83 acres in size and represents 17.43 percent of the municipality. Census tract 344 is bounded by Seventh Avenue from Center Street to Thompson Avenue to the North, Thompson Avenue from Center Street to the municipal boundary with Linden to the East, the municipal boundary with Linden to the South, and Center Street from the municipal boundary with Linden to Seventh Avenue to the west. The demographics of this block group are as follows:

Table 2 – 15 :
Socio-economic Indicators
Census Tract 344

	Square Miles	0.46
	Acres	296.83
	2000 Population	4,238
	Males	1,914
	Females	2,324
Preschool Year	Under 5	283
School Age Years	5 – 17	902
College Age Years	18 – 21	260
Primary Child Bearing Years	22 – 29	468
Primary Child Bearing Years	30 – 39	608
	40 – 49	562
	50– 64	678
Retirement Age	Over 65	477
	Median Age	33.8
	Median Age Male	30.3
	Median Age Female	35.6
	Households	1,372
	Average Household Size	3.09
	Families	1,072
	Housing Units	1,502
	Vacant Units	130
	Owner Occupied Units	868
	Renter Occupied Units	504

U.S. Bureau of the Census, 2000 Census of Population and Housing

EXISTING LAND USE



SECTION 3 - EXISTING LAND USE

The analysis of land use is one of the fundamental steps in formulating a plan for the future development of a community. The analysis of existing land use identifies the amount, the location and the relationship of various land uses to one another. Once this data is identified, analysis of physical and environmental constraints affecting the municipality can be prepared to determine the amount and location of developable land in Roselle. This information can then serve as a basis for forecasting future land use, the intensity of use and for the formulation of the land use plan element.

A digital lot-line base map was provided by the Union County Planning Board for the land-use survey. This existing land use plan indicates the following nineteen (19) land use classifications:

- Residential
 - Single Family
 - Two Family
 - Multi Family
- Commerce
 - Apartments above commerce
 - Retail
 - Auto Related Retail
 - Office
 - Service Oriented
- Public / Semi Public
 - Public
 - Semi Public
 - Schools
 - Parks
 - Golf Course
 - Houses of Worship
 - Vacant
- Industrial
- Transportation
 - Parking Lots
 - Railroad Right of Way
 - Street Right of Way

LAND USE IN ROSELLE

The Borough of Roselle has grown from a community of 13,021 people in 1930 to a Township of 21,274 people in 2000. The first half of the twentieth century witnessed a large population increase. A substantial period of growth occurred from 1930 to 1970 as the population almost doubled. The population peaked in 1970 at 22,585 people and decreased to 20,314 people in 1990. The population has rebounded and has once again to the 2000 population of 21,274.

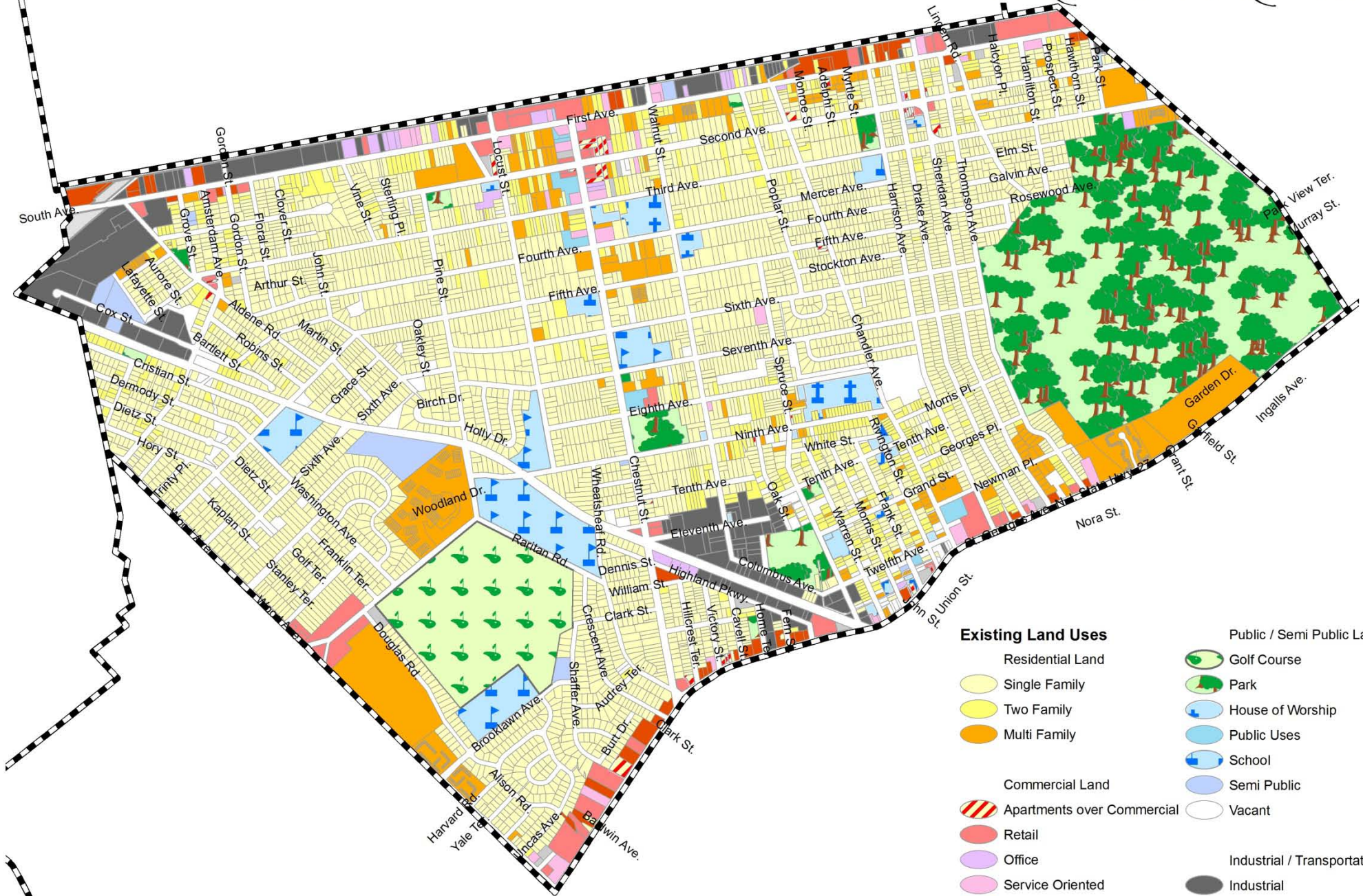
The development pattern represents a broad array of land uses. Residential development accounts for 807 acres of land and is the largest land use in the Borough. Residential development accounts for approximately 47.42 percent of the land area of Roselle. Roadways account for the second largest use of land accounting for 344.05 acres of land or 20.20 percent of the municipality. Parks and open-space uses are the third largest land use in the Borough totaling 273.35 acres of land or 16.06 percent of the community. A comprehensive analysis of the land use within the municipality can be found on the following pages.

Table 3 – 1 :
Existing Land Use
Borough of Roselle

Residential Land	Lots	Acres	Percent
Single Family	4,236	623.8661	36.63%
Two Family	509	69.84905	4.10%
Multi Family	596	114.0098	6.69%
Commercial Land			
Apartments over commercial	35	5.170175	0.30%
Retail	52	33.39	1.96%
Auto Related Retail	48	17.02055	1.00%
Office	25	7.632895	0.45%
Service Oriented	34	12.18674	0.72%
Public / Semi Public Land			
Public	7	4.971562	0.29%
Semi Public	11	12.29434	0.72%
School	8	41.16813	2.42%
Parks	13	213.4283	12.53%
Golf Course	1	60.13732	3.53%
Houses of Worship	23	18.54912	1.09%
Vacant	140	30.86795	1.81%
Industrial	120	65.99431	3.87%
Transportation			
Parking Lots	16	4.383596	0.26%
Railroad	3	24.32818	1.43%
Street right of way		344.05	20.20%

SOURCE: BOROUGH OF ROSELLE TAX MAPS AND FIELD INVESTIGATION, 2009

MAP 3 - 1 EXISTING LAND USE BOROUGH OF ROSELLE



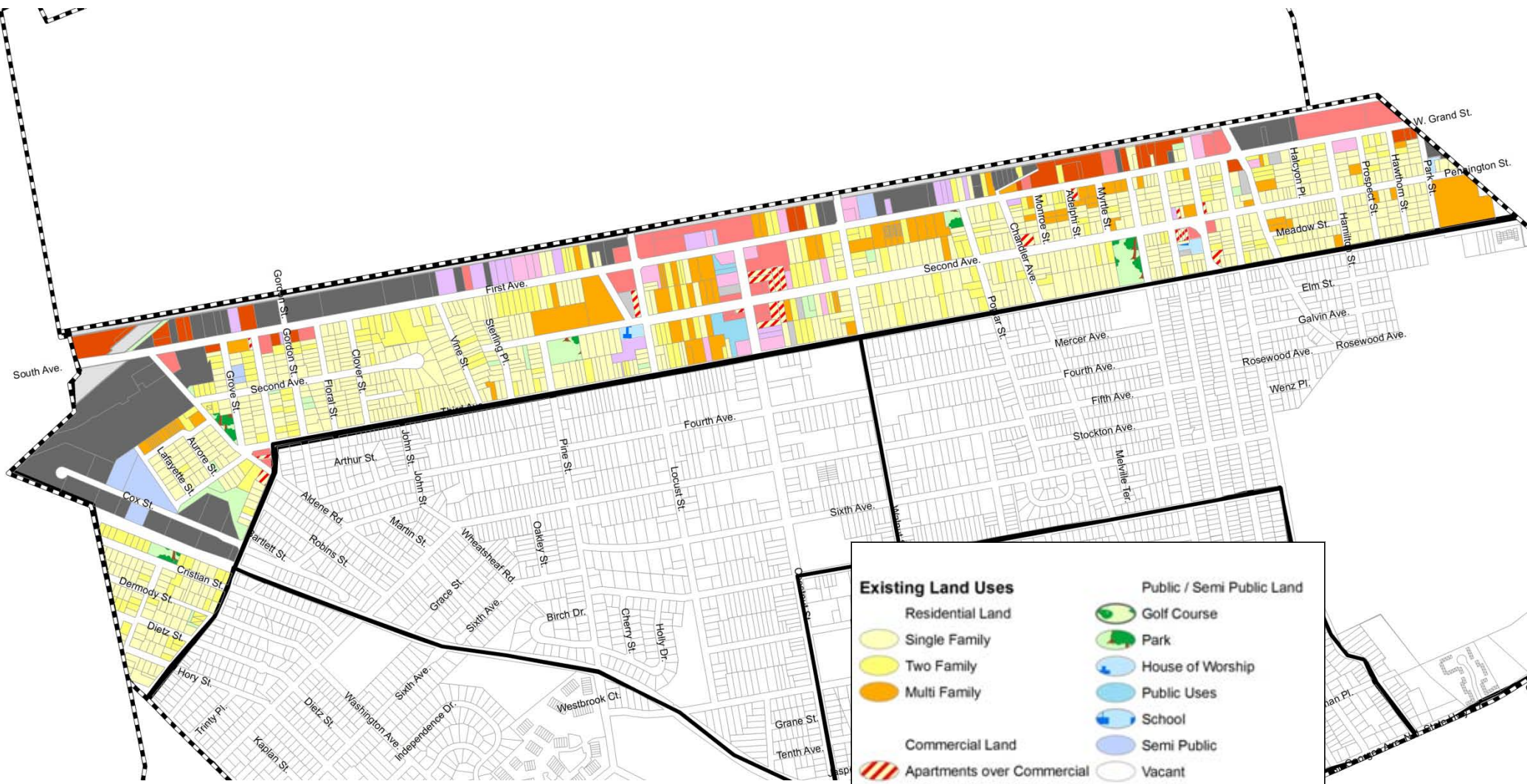
- Existing Land Uses**
- Residential Land
 - Single Family
 - Two Family
 - Multi Family
 - Commercial Land
 - Apartments over Commercial
 - Retail
 - Office
 - Service Oriented
 - Auto Related
 - Public / Semi Public Land
 - Golf Course
 - Park
 - House of Worship
 - Public Uses
 - School
 - Semi Public
 - Vacant
 - Industrial / Transportation
 - Industrial
 - Railroad
 - Parking Lot

Existing Land Use by Census Tract

Census Tract 340

Census Tract 340 contains 1312 tax lots (or partial lots), is 366.94 acres in size and represents 21.68 percent of the municipality. Census Tract 340 spans the entire northern municipal border between Roselle and Roselle Park. The Census Tract is bounded by the municipal border with Elizabeth to the east, Third Avenue from the municipal border with Elizabeth to Amsterdam Avenue to the south, and the municipal border with Cranford to the west. The demographics of this block group are as follows:



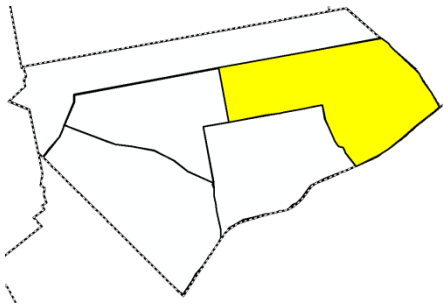


Existing Land Uses	
Residential Land	Public / Semi Public Land
Single Family	Golf Course
Two Family	Park
Multi Family	House of Worship
Commercial Land	Public Uses
Apartments over Commercial	School
Retail	Semi Public
Office	Vacant
Service Oriented	Industrial / Transportation
Auto Related	Industrial
	Railroad
	Parking Lot

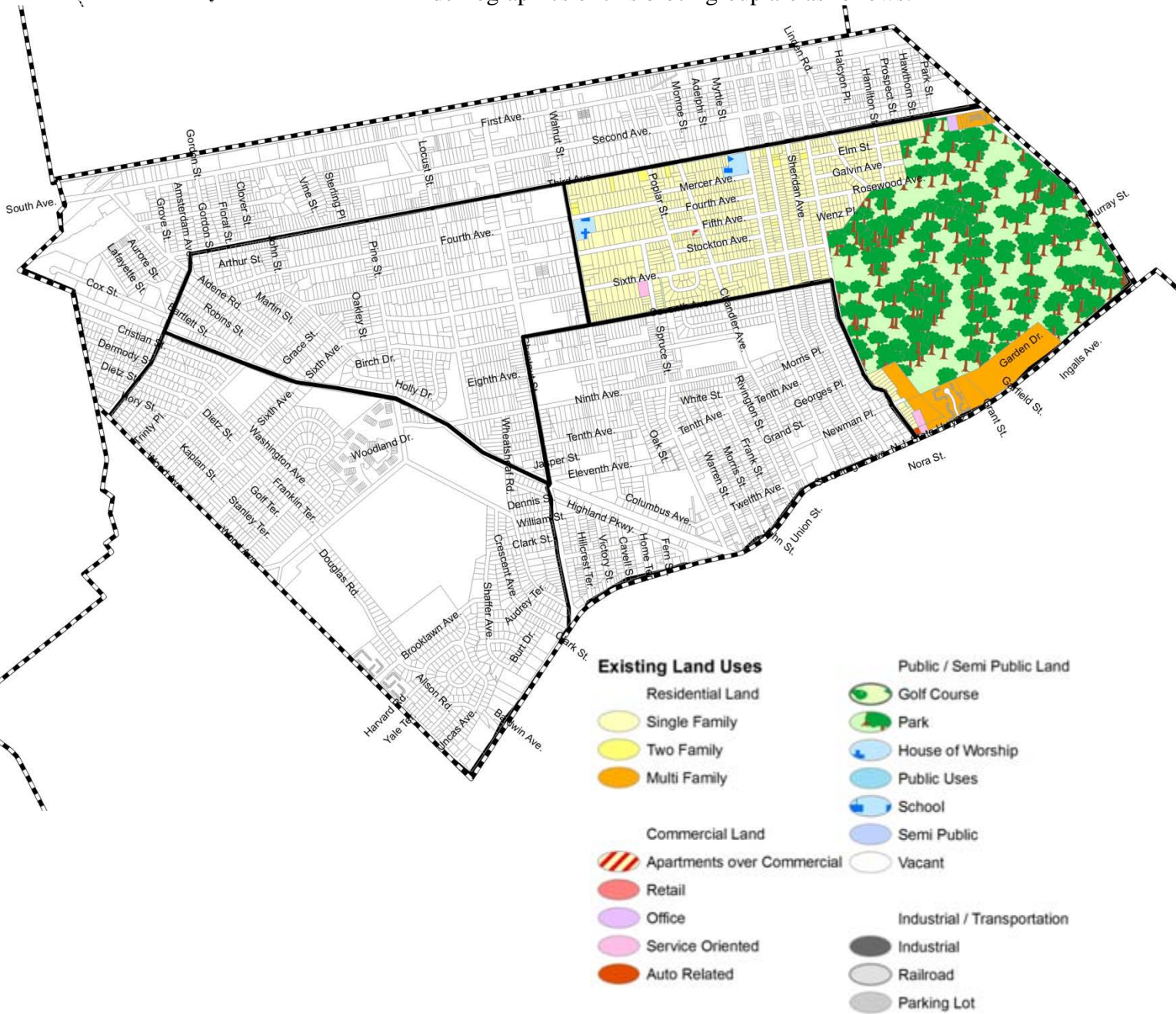
Table 3 – 2 :
Existing Land Use
Census Tract 340

	Number of Parcels	Acres	Percent of Census Tract
Residential Land Uses			
Single Family	797	109.59	29.87%
Two Family	199	31.11	8.48%
Multi Family	115	24.78	6.75%
Commercial Land Uses			
Apartments over Commercial	22	3.28	0.89%
Office	19	5.79	1.58%
Retail	25	13.23	3.61%
Auto Related Retail	26	9.66	2.63%
Service Oriented Retail	20	6.42	1.75%
Industrial	51	43.07	11.74%
Public / Semi Public Land Uses			
Vacant	18	3.67	1.00%
Park	5	4.62	1.26%
Municipal	3	1.68	0.46%
Semi Public	7	4.63	1.26%
House of Worship	3	1.03	0.28%
Transportation			
Parking	7	1.74	0.48%
Railroad	3	24.33	6.63%
Street Right of Way		78.3	21.34%

Census Tract 341



Census Tract 341 contains 1001 tax lots, is 398.66 acres in size and represents 23.39 percent of the municipality. Census tract 341 is bounded by Third Avenue to the north, the municipal boundary with Elizabeth to the east, the municipal boundary with Linden to the south, Thompson Avenue from the municipal boundary with Linden north to Seventh Avenue and then north to Third Avenue. The demographics of this block group are as follows:





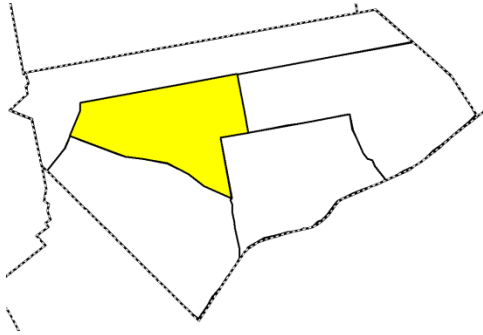
Existing Land Uses

Residential Land	Public / Semi Public Land
Single Family	Golf Course
Two Family	Park
Multi Family	House of Worship
Apartments over Commercial	Public Uses
Retail	School
Office	Semi Public
Service Oriented	Vacant
Auto Related	Industrial / Transportation
	Industrial
	Railroad
	Parking Lot

Table 3 – 3 :
Existing Land Use
Census Tract 340

	Number of Parcels	Acres	Percent of Census Tract
Residential Land Uses			
Single Family	851	115.60	29.00%
Two Family	12	1.97	0.49%
Multi Family	134	24.24	6.08%
Apartments over Commercial	2	0.15	0.04%
Commercial Land Uses			
Office	1	0.54	0.14%
Auto Related Retail	1	0.15	0.04%
Service Oriented Retail	2	1.30	0.33%
Public / Semi Public Land Uses			
Vacant	2	0.27	0.07%
Park	1	193.65	48.57%
School	1	1.84	0.46%
House of Worship	1	1.46	0.37%
Transportation			
Street Right of Way		57.48	14.42%

Census Tract 342



Census tract 342 contains 973 tax lots, is 269.93 acres in size and represents 15.85 percent of the municipality. Census tract 342 is bounded by Third Avenue to the North, Walnut Street to the West, Seventh Avenue from Walnut Street to Chestnut Street to the south, the railroad right-of-way from Eleventh Avenue to Amsterdam Avenue to the south and west, and finally Amsterdam Avenue to Third Avenue. . The demographics of this block group are as follows:



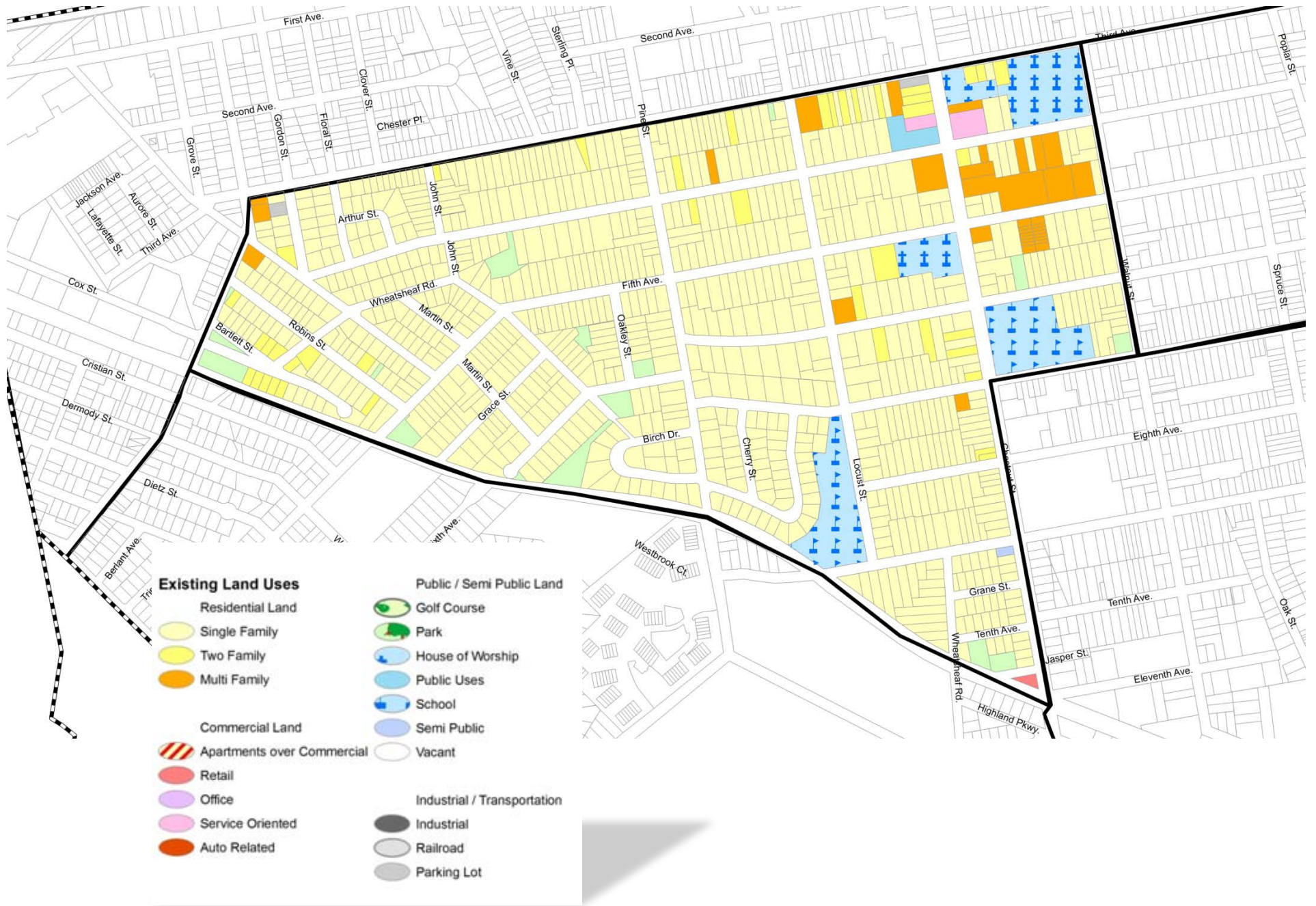
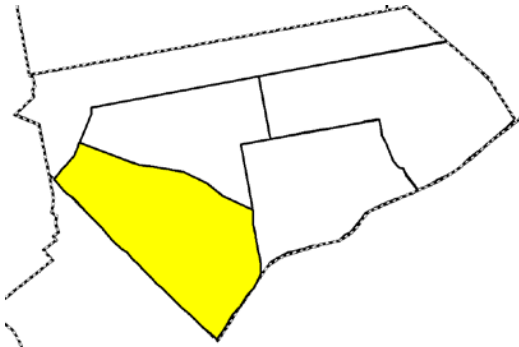


Table 3 – 4 :
Existing Land Use
Census Tract 342

	Number of Parcels	Acres	Percent of Census Tract
Residential Land Uses			
Single Family	868	157.81	59.59%
Two Family	41	7.99	3.03%
Multi Family	35	8.82	3.34
Commercial Land Uses			
Retail	1	0.15	0.06%
Service Oriented Retail	2	0.99	0.38
Public / Semi Public Land Uses			
Vacant	16	5.26	1.99%
School	2	8.88	3.37%
Municipal	1	0.87	0.33%
Semi Public	1	0.11	0.04
House of Worship	3	6.93	2.62%
Transportation			
Parking	2	0.38	0.15%
Street Right of Way		65.72	24.90

Census Tract 343

Census tract 343 contains 1,249 tax lots, is 372.57 acres in size and represents 21.87 percent of the municipality. Census tract 343 is bounded by Amsterdam Avenue to the northwest, the railroad right-of-way from Amsterdam Avenue to Eleventh Avenue to the north, Chestnut Street to the east, and the municipal boundary with Linden City to the south. The demographics of this block group are as follows:





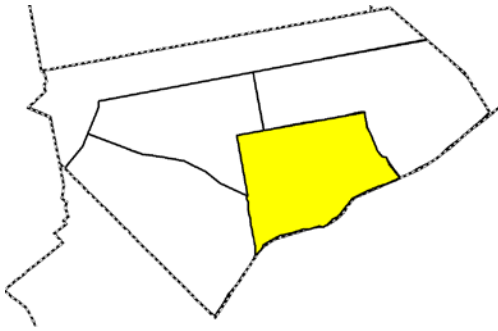
Existing Land Uses

- | | |
|----------------------------|-----------------------------|
| Residential Land | Public / Semi Public Land |
| Single Family | Golf Course |
| Two Family | Park |
| Multi Family | House of Worship |
| | Public Uses |
| Commercial Land | School |
| Apartments over Commercial | Semi Public |
| Retail | Vacant |
| Office | Industrial / Transportation |
| Service Oriented | Industrial |
| Auto Related | Railroad |
| | Parking Lot |

Table 3 – 5 :
Existing Land Use
Census Tract 343

	Number of Parcels	Acres	Percent of Census Tract
Residential Land Uses			
Single Family	940	146.47	39.31%
Two Family	12	1.35	0.36%
Multi Family	244	44.95	12.07%
Commercial Land Uses			
Apartments over commercial	1	0.77	0.21%
Retail	12	11.59	3.11%
Auto related retail	7	3.83	1.03%
Service Oriented retail	3	1.94	0.52%
Public / Semi Public Land Uses			
Vacant	16	3.06	0.82%
School	3	29.11	7.81%
Golf Course	1	60.14	16.14%
Semi Public	2	7.42	1.99%
Transportation			
Parking	3	1.05	0.28%
Street Right of Way		60.88	16.34

Census Tract 344

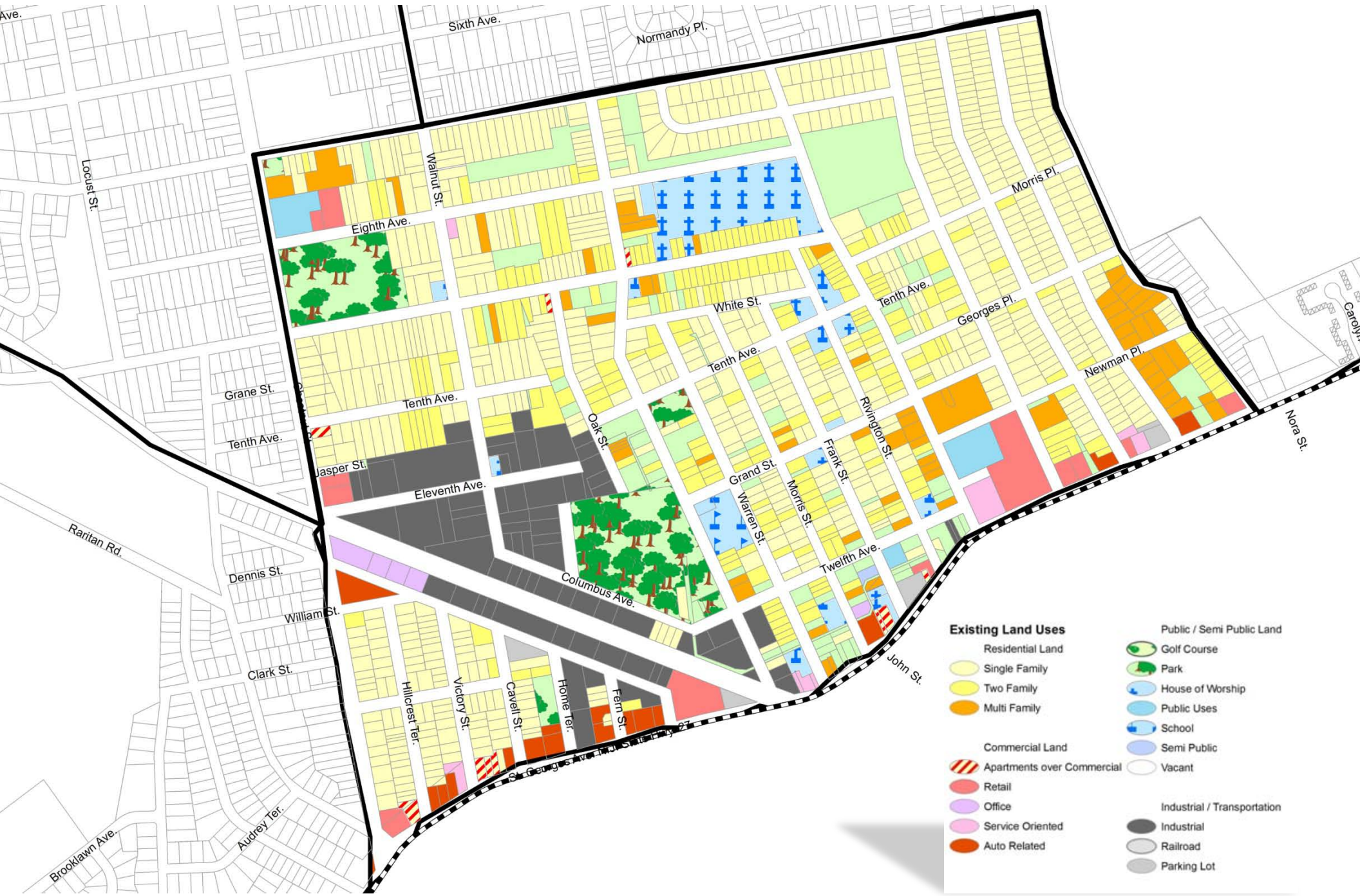


Census tract 344 contains 1,327 tax lots, is 296.83 acres in size and represents 17.43 percent of the municipality. Census tract 344 is bounded by Seventh Avenue from Center Street to Thompson Avenue to the North, Thompson Avenue from Center Street to the municipal boundary with Linden to the East, the municipal boundary with Linden to the South, and Center Street from the municipal boundary with Linden to Seventh Avenue to the west. The demographics of this block group are as follows:



Existing Land Uses

- | | |
|--|--|
| <ul style="list-style-type: none"> Residential Land Single Family Two Family Multi Family Commercial Land Apartments over Commercial Retail Office Service Oriented Auto Related | <ul style="list-style-type: none"> Public / Semi Public Land Golf Course Park House of Worship Public Uses School Semi Public Vacant Industrial / Transportation Industrial Railroad Parking Lot |
|--|--|



Existing Land Uses

<ul style="list-style-type: none"> Residential Land Single Family Two Family Multi Family 	<ul style="list-style-type: none"> Public / Semi Public Land Golf Course Park House of Worship Public Uses School Semi Public Vacant
<ul style="list-style-type: none"> Commercial Land Apartments over Commercial Retail Office Service Oriented Auto Related 	<ul style="list-style-type: none"> Industrial / Transportation Industrial Railroad Parking Lot

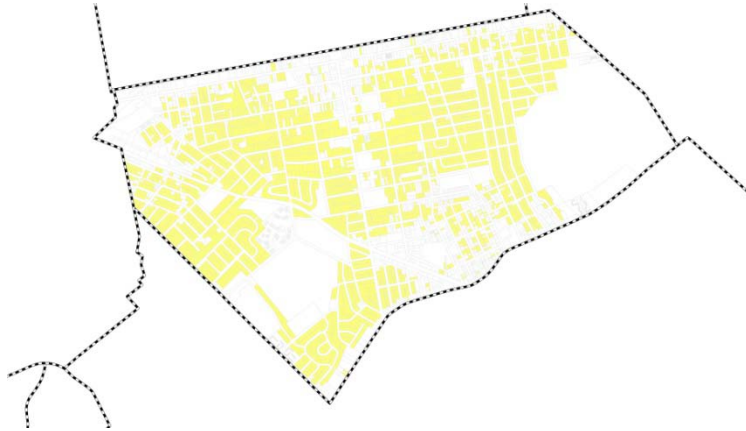
Table 3 – 6 :
Existing Land Use
Census Tract 344

	Number of Parcels	Acres	Percent of Census Tract
Residential Land Uses			
Single Family	775	93.77	31.59%
Two Family	244	27.31	9.20%
Multi Family	68	11.21	3.78%
Commercial Land Uses			
Apartments over commercial	10	0.965	0.32%
Office	5	1.30	0.44%
Retail	12	5.01	1.81%
Auto related retail	14	3.39	1.14%
Service Oriented retail	7	1.52	9.51%
Industrial	68	11.21	3.78%
Public / Semi Public Land Uses			
Vacant	86	18.35	6.18%
School	2	1.33	0.45%
Public	3	2.42	0.82
Semi Public	1	0.12	0.04%
House of Worship	16	9.13	3.08%
Transportation			
Parking	4	1.22	0.41
Street Right of Way		81.67	27.51%

Existing Land Use by Classification

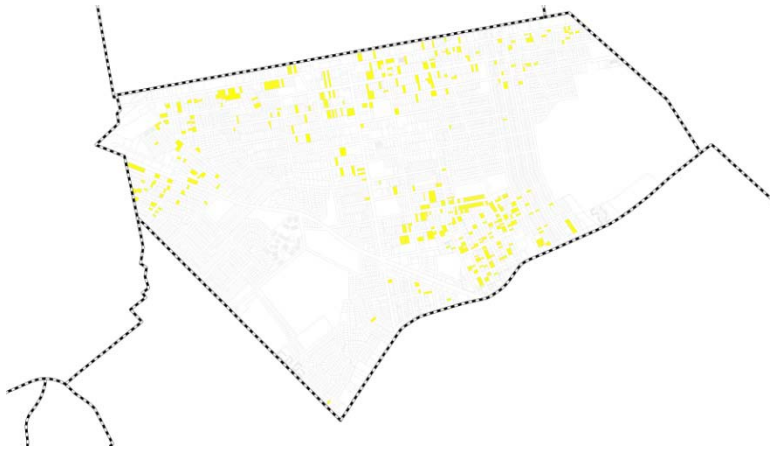
Residential Land Use

Single Family



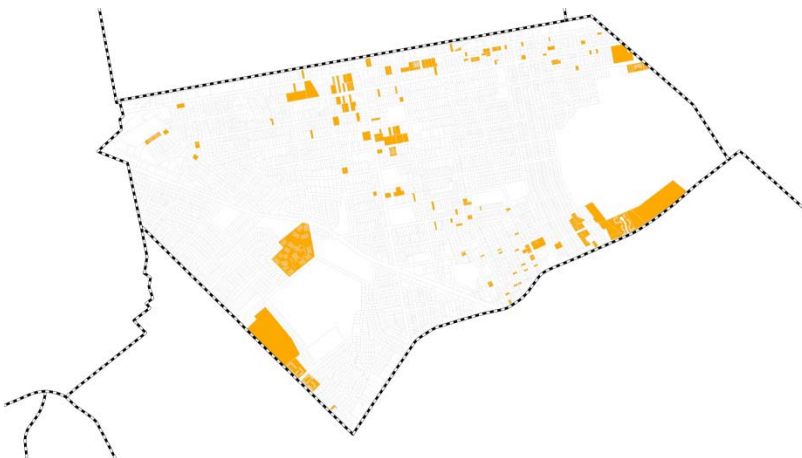
As noted in Table 3 – 1, single-family residential development is the predominant land use in the community comprising 623.8661 acres of land, or 36.63 percent of the total tax lots in Roselle.

Two Family



As noted in Table 3 – 1, residential development with two family per contains 69.85 acres of land, or 4.10 percent of the total tax lots in Roselle.

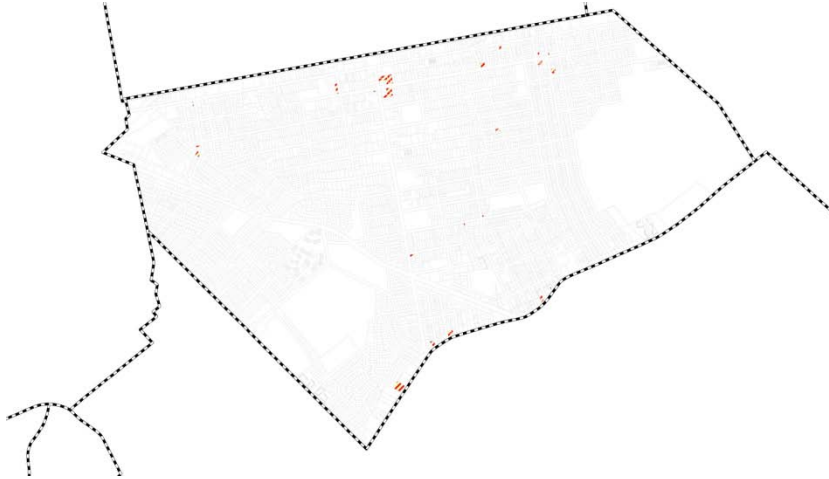
Multi Family



As noted in Table 3 – 1, residential development of multifamily developments account for 114 acres of land, or 6.69 percent of the total tax lots in Roselle.

Commercial Land Use

Apartments over Commercial



A mixture of uses, apartments over commercial land uses represents only a small percentage of the lots within Roselle; 0.30 percent. This calculates to a little of five acres within this land use classification.

Retail



Retail sales are predominately found along First Avenue and along St. George Avenue and scattered though out the municipality. This land use is distinguished from other commercial uses as it is a land use where products are sold for off site consumption. There are 52 lots found within this land use classification accounting for 33 acres of land or 1.96 percent of the municipality.

Office



There are twenty five (25) lots within the municipality that are utilized solely for office utilization. They represent 7.6 acres of land or less than 1 percent of the total land uses within the municipality.

Service Oriented Commerce



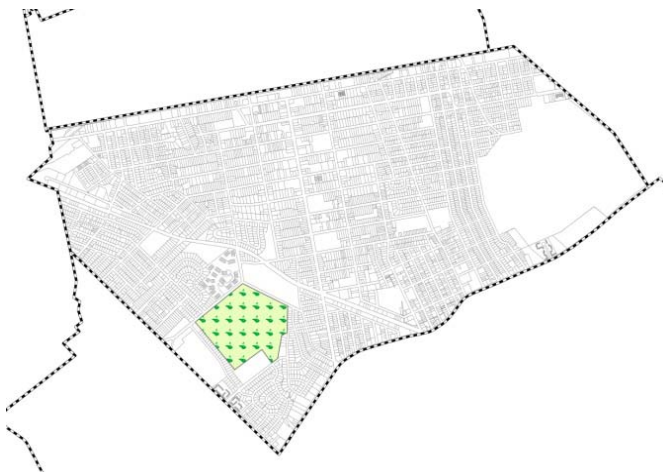
Service oriented retail sales are scattered though out the municipality. This land use is distinguished from other commercial uses as it is a land use where services are offered such as a dry cleaner, doctor, or financial institute. There are 35 such facilities occupying 12.18 acres of land.

Auto Related Commerce



Auto related retail are predominately found on First Avenue and St. George Avenue. This land use is distinguished from other commercial uses as it relates to the sale, service, or repair of automobiles. There are 48 such facilities occupying 17 acres of land. Land uses found in this classification range from gas stations, auto body repair shops, and the auto sales.

Golf Course



There is one golf course in the municipality consisting of just over 60 acres of land.

The Roselle Golf Club represents a truly rewarding experience for both the weekend golfer and the more experienced player.

By cleverly rerouting several tees, the nine spacious greens provide 12 different and challenging holes. The elongated tees allow for significant changes in distance on the holes that are repeated.

The design of the course makes maximum use of the available terrain, including a large variety of tall trees, bunkers and both a pond and a creek.¹

¹ <http://www.rosellegolfclub.com/tour.html>

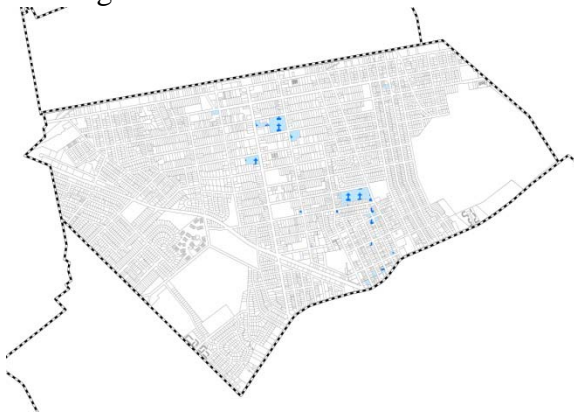
Park Land



The municipality contains park land of various sizes throughout the Borough. The dominate park is Warinanco County Park. There are 13 such facilities occupying 213.42 acres of land.

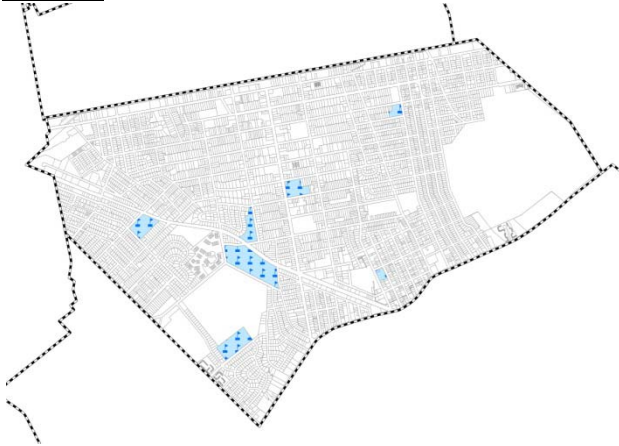
Houses of Worship

There are 30 houses of worship found within the Borough. These houses of worship include the following:



- Roselle United Methodist
- Heard African Methodist Episcopal Church
- St. Lukes Church
- St. Matthew Baptist Church
- International Church Four Square
- Bibleway Church Associates
- Roselle Haitian Church of God
- First Baptist Church
- Second Baptist Church
- Jesus Christ Baptist Church
- Bethlehem Missionary Baptist
- First Haitian Church of god
- Haitian Church of God
- Guiding Star United Holy Church
- Resurrection Temple
- Community Church of Faith of the New Testament
- Wings of Faith Apostolic Church
- Rebirth Church International
- St. Joseph Roman Catholic Church
- Chestnut St. Community Church
- Full Gospel Assembly of Elizabeth
- Kingdom Hall of Jehovahs Witnesses
- Park Street Chapel
- Emanuel Tabernacle Assembly of God Church
- First Presbyterian Church
- Iglesia Cristiana Hosanna
- Bible Way Deliverance Center
- New Vision Family Worship Center
- Kingdom Hall of Jehovahs Witnesses

Schools



There are eight lots that occupy 41.17 acres of land that are utilized for educational purposes. The municipal school system is broken down into the following schools and grades:

- Abraham Clark High School
(grades 8 through 12)
- Grace Wilday Junior High School
(grades 6 through 7)
- Leonard V. More Middle School
(grades 4 through 5)
- Dr. Charles C. Polk Elementary School
(grades kindergarten through three)
- Harrison Elementary School
(grades kindergarten through three)
- Washington Elementary School
(grades kindergarten through three)
- Roselle Public School Annex
(pre kindergarten and 5 through 8 special needs)
- Washington School Annex
(pre kindergarten special needs)

Public



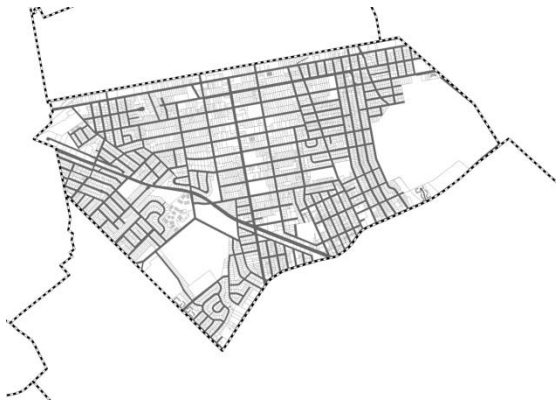
There are seven lots that occupy 4.97 acres of land that are in this public land use.

Industrial Land Use



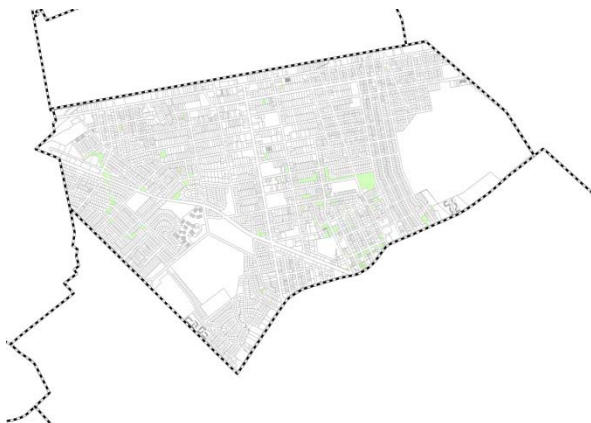
Industrial land uses are mainly found along the north side of First Avenue, Cox Street, The northern section of Aldene Road, the area around Eleventh Avenue and Walnut Street, Columbus Avenue and the northern side of Highway Parkway. There are a total of one hundred and twenty lots classified as industrial uses, which occupy almost 66 acres and only 3.87 percent of Roselle's land area.

Streets and Roads



There are a total of 344 acres of land that are devoted to streets and roads in the Borough of Roselle. This represents 20 percent of the area of the Borough.

Vacant Lands



There are a total of 140 vacant tax lots, 30.86 acres of vacant land in Roselle representing 1.81 percent of the community. This data supports the principle that Roselle is almost a fully developed community. The largest parcel (4.9 acres) is located on the eastern side of Chandier Avenue at the intersection of Eight Avenue.

ENVIRONMENTAL FEATURES



SECTION 4 – ENVIRONMENTAL FEATURES

The protection of natural resources requires more than just regulatory controls. It is necessary to establish proactive planning techniques to be implemented at all levels of government not only to address existing harmful threats but also to guide future development activities to be compatible with the protection of these resources. Among the environmental features to be examined in this report are wetlands, flood hazard areas and soil conditions. A discussion of soil contamination and remediation are included in this section.

Wetland Areas

Wetlands, until recently, were considered wastelands suitable primarily for drainage, fill and subsequent development. The significance of freshwater wetlands in the maintenance of environmental quality through flood control, groundwater protection, pollution filtration and ecological productivity has been recognized by both the Federal and State governments.

Several years ago, the Federal government undertook a nationwide survey of wetlands. The National Wetlands Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provided a comprehensive inventory of wetland areas for all municipalities in the State of New Jersey as well as the Country. The Wetlands Inventory noted that the data was prepared

...primarily by stereoscopic analysis of high altitude aerial photographs... and were identified on the photographs based upon vegetation, visible hydrology and geography in accordance with classification of wetlands and Deep Water Habitats of the United States...

The U.S. Department of the Interior, Fish and Wildlife Service, has defined wetlands as follows:

In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soils.

WETLANDS are lands transitional between terrestrial and aquatic systems where the table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water at some time during the growing season of each year.

There are approximately 6.53 acres of wetlands within the municipality. These wetlands are located in eight (4) distinct areas and are subdivided into the following wetland classification:

Table 4 – 1 :
Wetland Classification, Location, Area
Borough of Roselle

Site ID Map 4-1	Wetland Classification	Location	Acreage
1	Deciduous Wooded Wetlands	Terminus of Aurore Street	1.36
2	Deciduous Wooded Wetlands	Terminus of Eighth Avenue	2.38
3	Deciduous Wooded Wetlands	Behind Oak Street	2.15
4	Managed Wetlands (Modified)	Warinanco Park	0.64
Total			6.53

Source: New Jersey Department of Environmental Protection

Deciduous Wooded Wetlands

These wetlands are closed canopy swamps dominated by deciduous trees normally associated with watercourses, edges of marshes, and isolated wetlands. The important canopy species includes *Acer rubrum*, *Nyssa sylvatica*, *Fraxinus pennsylvanica*, *Salix nigra*, *Quercus bicolor*, *Q. phellos*, *Q. falcata*, *Liquidambar styraciflua*, and *Platanus occidentalis*. These species combine to form a series of mixed hardwood lowland habitats throughout the entire state. These species have photographic signatures that exhibit height, rough texture, and are dark blue-gray to dark gray or black on winter infrared, and gray to dark gray on panchromatic film.

Managed Wetlands

Included in this category are former natural wetland areas that now are part of an altered managed landscape, but still exhibit signs of soil saturation on the imagery. These areas do not support typical wetland vegetation, but are vegetated primarily by grasses and other planted vegetation that may be routinely mowed. Examples of this category would be wet areas in golf courses and athletic fields, maintained open lawns and storm water swales in residential, commercial or industrial areas. None of the wetlands included in this category are routinely inundated, although the swales may be on occasion. These altered wetlands exist on areas shown on the US Soil Conservation Service soil surveys to have hydric soils.

It should be noted that field-verified wetlands are far more accurate than NJDEP maps. As additional applications are reviewed and approved in which wetland areas are noted, this information should be utilized to update this data.

The *Freshwater Wetlands Protection Act* Rules, N.J.A.C. 7:7A, as amended, calls for the provision of transition areas or buffer areas adjacent to wetland areas classified as being of exceptional and of intermediate resource values. The standard width of transition areas adjacent to wetlands of exceptional value is 150 feet, while transition areas adjacent to wetlands of intermediate value are required to be 50 feet in width.

N.J.A.C. 7:7A-6.1(a) 1 and 2 describes freshwater wetland transition areas as follows:

1. An ecological transition zone from uplands to freshwater wetlands which is an integral portion of the freshwater wetlands ecosystem, providing temporary refuge for freshwater wetlands fauna during high water episodes, critical habitat for animals dependent upon but not resident in freshwater wetlands, and slight variations of freshwater wetland boundaries over time due to hydrologic or climatologic effects; and
2. A sediment and stormwater control zone to reduce the impacts of development upon freshwater wetlands and freshwater wetlands species.

In the event that the characteristics and limits of a wetlands area are known, it is necessary to ensure that transition areas are provided pursuant to the requirements of the *Freshwater Wetlands Protection Act*.

WETLAND DELINEATION BOROUGH OF ROSELLE



Flood-prone Areas

Floods pose serious threats to life and property affecting not only abutting property owners, but down-stream neighbors as well. As development occurs in up-stream areas, lands in flood plains may be filled, thereby diminishing the capacity to store flood waters. This diminished capacity means that downstream areas may be subject to increased volumes of water causing additional flooding. It is for this reason that flood-prone areas are included as part of this report. The flood-prone areas were ascertained from USGS Flood prone Maps. USGS defines a flood-prone area where there is, on the average, about one (1) chance in 100 that the designated areas will be inundated in any year.

The flood-prone areas have been delineated through the use of readily available information based on past floods rather than from detailed surveys and inspection. In general, the delineated areas are for natural conditions and do not take into account the possible effects of existing or proposed flood control structures except where those effects could be evaluated.

This data is also pertinent for planning purposes since it signals areas where development may be restricted because of direct threats to property and life, and because of potential degradation of the abutting water courses by the introduction of pollutants.

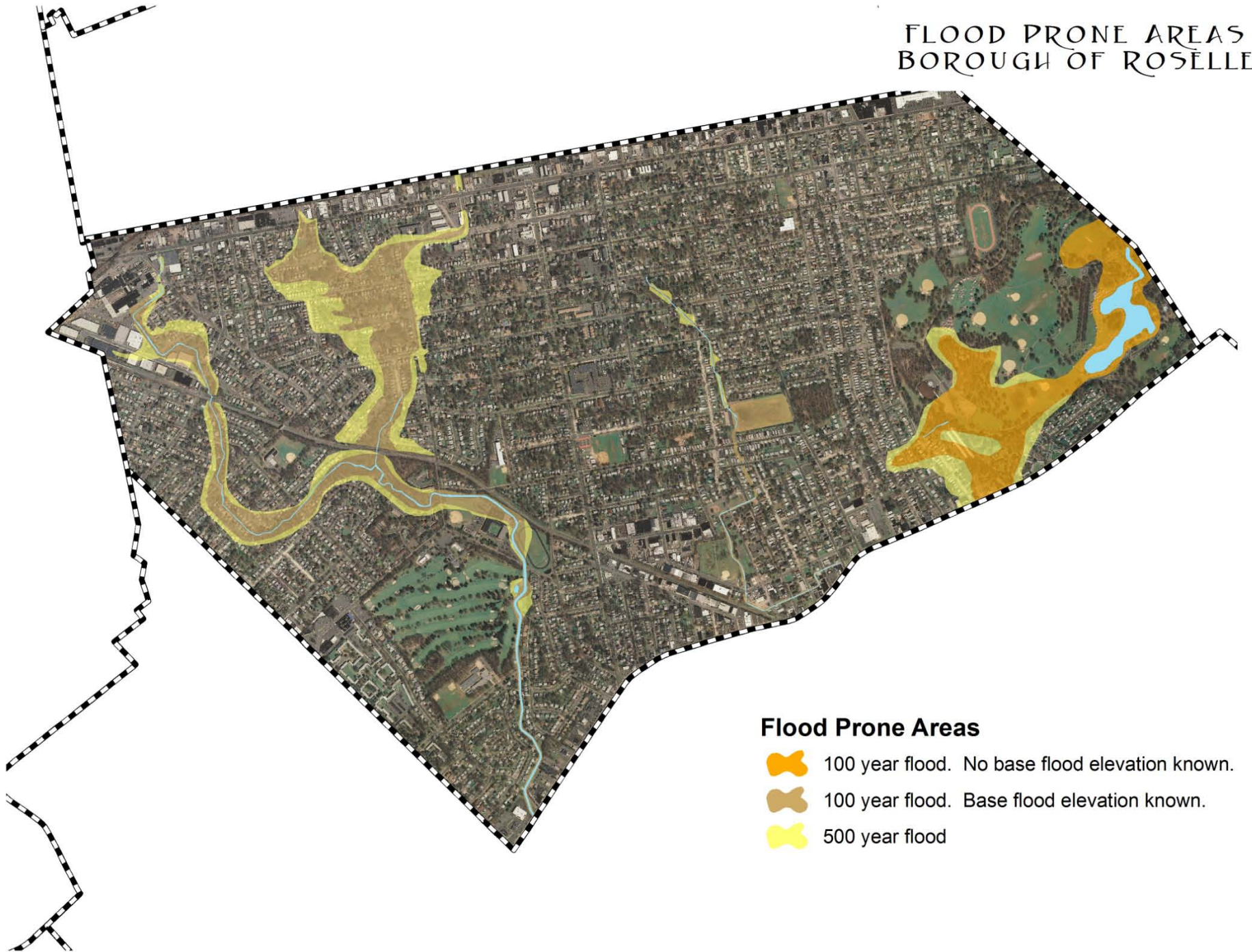
There are approximately 79.34 acres of lands that are either under water or prone to flooding. These flood prone areas are separated into three (3) categories as follows:

Table 4 – 2 :
Flood Prone Lands, Location, Area
Borough of Roselle

Flood Prone Areas	Acreage
Areas of 1% annual chance flood (100 year flood) No base flood elevation known.	8.54
Areas of 1% annual chance flood (100 year flood) Base flood elevation known.	24.97
Areas of 0.2% annual chance of flood. (500 year flood)	69.21
Flood Prone	79.34

Source: New Jersey Department of Environmental Protection

FLOOD PRONE AREAS BOROUGH OF ROSELLE



Soil Conditions

The United States Department of Agriculture, Soil Conservation Service, has prepared a study of soil conditions for Union County. The forward to the report states the following:

This soil survey contains information that can be used in land-planning programs in Union County. It contains predictions of soil behavior for selected land uses. The survey also highlights limitations and hazards inherent in the soil, improvements needed to overcome the limitations, and the impact of the selected land uses on the environment.

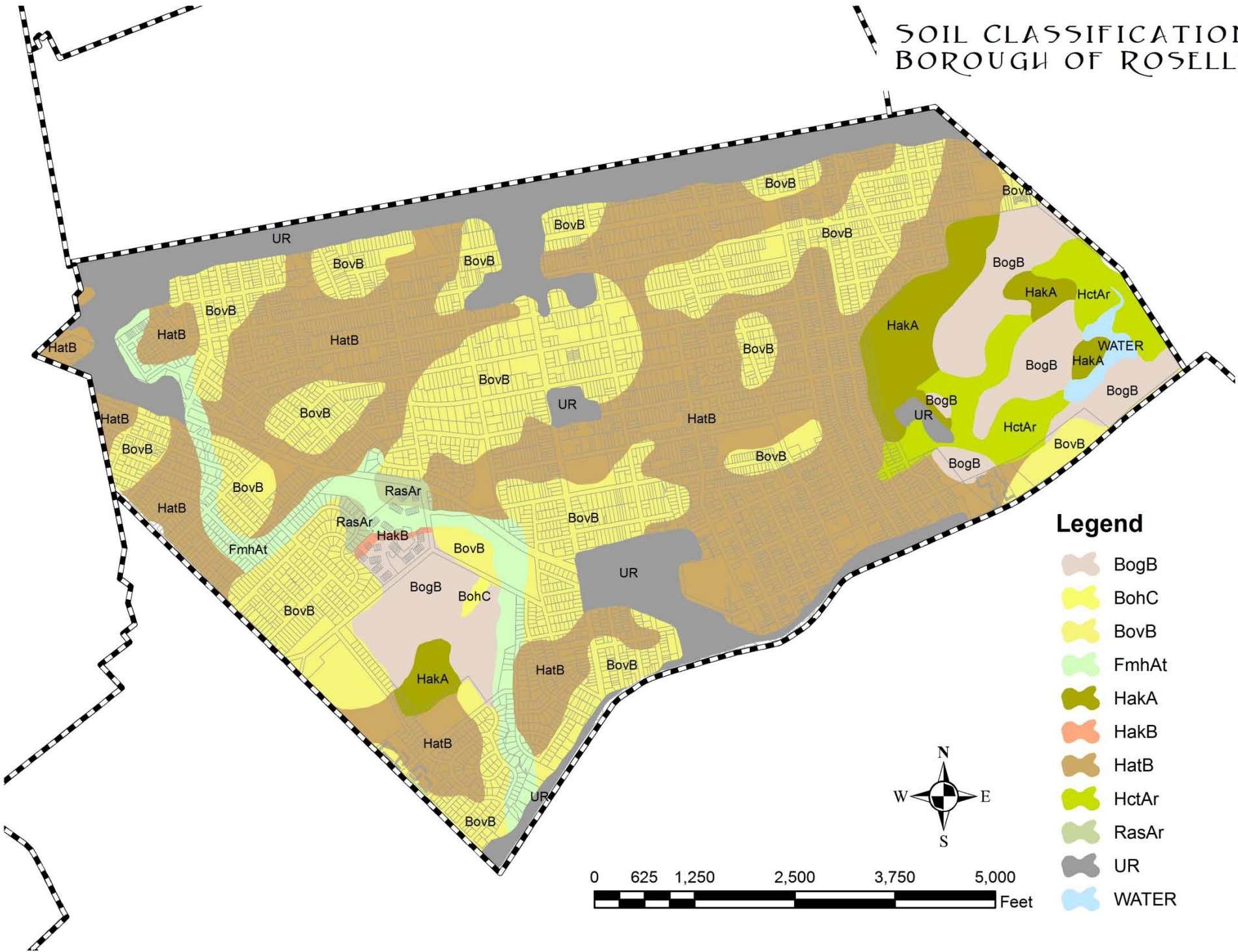
This soil survey is designed for many different users. Farmers, foresters and agronomists can use it to evaluate the potential of the soil and the management needed for maximum food and fiber production. Planners, community officials, engineers, developers, builders, and home buyers can use the survey to plan land use, select sites for construction, and identify special practices needed to ensure proper performance. Conservationists, teachers, students, and specialists in recreation, wildlife management, waste disposal, and pollution control can use the survey to help them understand, protect and enhance the environment.

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are shallow to bedrock. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited for basements or underground installations.

These and many other soil properties that affect land use are described in this soil survey. Broad areas are shown on the general soil map. The location of each soil is shown on the detailed soil maps. Each soil in the survey area is described. Information on specific uses is given for each soil. Help in using this publication and additional information are available at the local office of the Soil Conservation Service or the Cooperative Extension Service.

The soil conservation report identifies ten different soil categories in the Borough of Roselle. The classifications are noted on the soils map. Table 4 - 3 indicates the respective areas of various soil types in acres.

SOIL CLASSIFICATION BOROUGH OF ROSELLE



Map unit: BogB - Boonton loam, 3 to 8 percent slopes

The Boonton series consists of very deep, moderately well drained and well drained soils on uplands. They formed in glacial till. Typically, these soils have a dark brown silt loam surface layer, 8 inches thick. The subsoil layers, from 8 to 300 inches, are dark yellowish-brown fine sandy loam, dark brown, gravelly loam, and dark brown gravelly fine sandy loam. A very firm and brittle fragipan, from 30 to 60 inches, is dark reddish brown gravelly sandy loam. Slopes range from 0 to 50 percent.

Map unit: BohC - Boonton moderately well drained gravelly loam, 8 to 15 percent slopes

Component: Boonton, moderately well drained

The Boonton series, stony, consists of very deep, well drained and moderately well drained soils on uplands. They formed in glacial till. Typically, these soils have a dark brown stony or very stony silt loam surface layer 8 inches thick. The subsoil layers, from 8 to 30 inches, are dark yellowish brown fine sandy loam, dark brown gravelly loam, and dark brown gravelly fine sandy loam. A very firm and brittle fragipan, from 30 to 60 inches is dark reddish brown gravelly sandy loam. Slopes range from 3 to 50 percent.

Map unit: BovB - Boonton-Urban land-Haledon complex, 0 to 8 percent slopes

Component: Boonton, moderately well drained

The Boonton series, stony, consists of very deep, well drained and moderately well drained soils on uplands. They formed in glacial till. Typically, these soils have a dark brown stony or very stony silt loam surface layer 8 inches thick. The subsoil layers, from 8 to 30 inches, are dark yellowish brown fine sandy loam, dark brown gravelly loam, and dark brown gravelly fine sandy loam. A very firm and brittle fragipan, from 30 to 60 inches is dark reddish brown gravelly sandy loam.

Component: Urban land

Urban land is land mostly covered by streets, parking lots, buildings, and other structures of urban areas. Slopes range from 0 to 45 percent.

Component: Haledon

The Haledon series consists of deep, somewhat poorly drained soils on uplands. They formed in glacial till. Typically, these soils have a very dark grayish-brown cobbly loam surface layer, 8 inches thick. The mottled subsoil from 8 to 30 inches is yellowish-brown cobbly loam. A very firm and brittle mottled fragipan from 30 to 45 inches is dark brown gravelly sandy loam. The substratum from 45 to 72 inches is dark brown, firm gravelly sandy loam. Slopes range from 0 to 15 percent

Map unit: FmhAt - Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded

Component: Fluvaquents, loamy, frequently flooded

Fluvaquents, loamy consist of very deep, poorly and somewhat poorly drained soils on flood plains. They formed in alluvium. Typically these soils have a reddish brown silt loam surface layer 7 inches thick. The mottled silt loam subsoil is reddish brown from 7 to 16 inches and pinkish gray from 16 to 35 inches. The substratum from 35 to 52 inches is pinkish gray sandy loam and below 52 inches is variegated pinkish gray stratified sand and gravel. Slopes range from 0 to 8 percent.

Haledon Series

The parent material consists of coarse-loamy basal till derived from basalt. The runoff class is low. This soil is somewhat poorly drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 15 inches. It is non-irrigated land classification. This soil has medium potential productivity for cultivated crops. This soil could be prime for farmland. This component is not a hydric soil and is an extremely stony soil.

Map unit: HakA - Haledon loam, 0 to 3 percent slopes

Component: Haledon

The Haledon series consists of deep, somewhat poorly drained soils on uplands. They formed in glacial till. Typically, these soils have a very dark grayish-brown cobbly loam surface layer, 8 inches thick. The mottled subsoil from 8 to 30 inches is yellowish-brown cobbly loam. A very firm and brittle mottled fragipan from 30 to 45 inches is dark brown gravelly sandy loam. The substratum from 45 to 72 inches is dark brown, firm gravelly sandy loam. Slopes range from 0 to 15 percent.

Map unit: HakB - Haledon loam, 3 to 8 percent slopes

Component: Haledon

The Haledon series consists of deep, somewhat poorly drained soils on uplands. They formed in glacial till. Typically, these soils have a very dark grayish-brown cobbly loam surface layer, 8 inches thick. The mottled subsoil from 8 to 30 inches is yellowish-brown cobbly loam. A very firm and brittle mottled fragipan from 30 to 45 inches is dark brown gravelly sandy loam. The substratum from 45 to 72 inches is dark brown, firm gravelly sandy loam. Slopes range from 0 to 15 percent.

Map unit: HatB - Haledon-Urban land-Hasbrouck complex, 0 to 8 percent slopes

Component: Haledon

The Haledon series consists of deep, somewhat poorly drained soils on uplands. They formed in glacial till. Typically, these soils have a very dark grayish-brown cobbly loam surface layer, 8 inches thick. The mottled subsoil from 8 to 30 inches is yellowish-brown cobbly loam. A very firm and brittle mottled fragipan from 30 to 45 inches is dark brown gravelly sandy loam. The substratum from 45 to 72 inches is dark brown, firm gravelly sandy loam. Slopes range from 0 to 15 percent.

Component: Urban land

Urban land is land mostly covered by streets, parking lots, buildings, and other structures of urban areas. Slopes range from 0 to 45 percent.

Component: Hasbrouck

The Hasbrouck series nongravelly consists of very deep, poorly drained soils in upland depressions. They formed in glacial till. Typically, the surface layer is very dark grayish brown silt loam about 10 inches thick. The subsurface layer is light brownish gray sandy loam about 6 inches thick. The upper part of the subsoil is light gray and mottled loam and clay loam about 14 inches thick. The lower part of the subsoils is a fragipan of firm gray and reddish brown loam about 22 inches thick. The underlying substratum is firm red mottled loam to a depth of 60 inches. Slopes range from 0 to 8 percent.

Map unit: HctAr - Hasbrouck silt loam, 0 to 3 percent slopes, rarely flooded

Component: Hasbrouck

The Hasbrouck series nongravelly consists of very deep, poorly drained soils in upland depressions. They formed in glacial till. Typically, the surface layer is very dark grayish brown silt loam about 10 inches thick. The subsurface layer is light brownish gray sandy loam about 6 inches thick. The upper part of the subsoil is light gray and mottled loam and clay loam about 14 inches thick. The lower part of the subsoils is a fragipan of firm gray and reddish brown loam about 22 inches thick. The underlying substratum is firm red mottled loam to a depth of 60 inches. Slopes range from 0 to 8 percent.

Map unit: RasAr - Raritan-Urban land-Passaic complex, 0 to 3 percent slopes, rarely flooded

Component: Raritan, rarely flooded

The Raritan series consists of very deep, moderately well and somewhat poorly drained soils on stream terraces. They formed in stream deposits washed from uplands underlain by reddish shale, siltstone and sandstone. Typically these soils have a dark brown silt loam surface layer about 9 inches thick. The subsoil between 9 and 43 inches is strong brown reddish brown friable to very firm silt loam and clay loam. The substratum from 43 to 60 inches is reddish brown stratified sand, silt and gravel. Slopes range from 0 to 15 percent.

Component: Passaic, frequently flooded

The Passaic series consists of very deep, poorly drained soils that are moderately deep to sandy substrata in depressions and along streams. They formed in clayey over sandy, stratified, glaciolacustrine sediments. The Passaic soil has a surface layer of black silt loam about 4 inches thick. The subsurface is dark gray silt loam about 6 inches thick. The subsoil is light gray silty clay loam and silty clay over gray clay loam to a depth of 28 inches. The substratum is reddish brown gravelly loamy sand to a depth of 60 inches or more. Slopes are 0 to 3 percent.

Component: Urban land

Urban land is land mostly covered by streets, parking lots, buildings, and other structures of urban areas. Slopes range from 0 to 45 percent.

Map unit: UR - Urban land

Component: Urban land

Urban land is land mostly covered by streets, parking lots, buildings, and other structures of urban areas. Slopes range from 0 to 45 percent.

Map unit: WATER - Water

Component: Water

Ponds or lakes, streams, reservoirs, bays or gulfs, and estuaries

Table 4 – 3 :
Area of Soils, By Soils Type
BOROUGH OF ROSELLE

Symbol	Classification	Acres	Percent
BogB	Boonton loam, 3 to 8 percent slopes	136.15	1.29%
BohC	Boonton moderately well drained gravelly loam, 8 to 15 percent slopes	1.77	0.02%
BovB	Boonton-Urban land-Haledon complex, 0 to 8 percent slopes	2,167.79	20.53%
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	72.22	0.68%
HakA	Haledon loam, 0 to 3 percent slopes	65.96	0.62%
HakB	Haledon loam, 3 to 8 percent slopes	2.37	0.02%
HatB	Haledon-Urban land-Hasbrouck complex, 0 to 8 percent slopes	961.98	9.11%
HctAr	Hasbrouck silt loam, 0 to 3 percent slopes, rarely flooded	57.74	0.55%
RasAr	Raritan-Urban land-Passaic complex, 0 to 3 percent slopes, rarely floods	9.76	0.09%
UR	Urban land	7,073.70	67.00%
WATER	Water	8.34	0.08%

Source: United States Soil Conservation District

Contaminated Sites

According to the New Jersey Department of Environmental Protection, the Borough of Roselle had 34 known contaminated sites in 2005.

Table 4 – 4 :
Known Contaminated Sites - 2005
BOROUGH OF ROSELLE

Name	Address	Lead Agency	Status	Remediation Level
111 HAMILTON STREET	111 HAMILTON ST	BFO-N	Active	C1
115 2ND AVENUE	115 2ND AVE	BFO-N	Active	C1
134 WEST 3RD AVENUE	134 3RD AVE W	BFO-N	Active	C1
236 AUDREY TERRACE	236 AUDREY TERR	BFO-N	Active	C1
246 WEST 5TH AVENUE	246 W 5TH AVE	BFO-N	Active	C1
333 WEST 3RD AVE	333 WEST 3RD ST	BFO-N	Active	C2
429 CHRISTIANI STREET	429 CHRISTIANI ST	BFO-N	Active	C1
440 CRISTIANI STREET	440 CRISTIANI ST	BFO-N	Active	C1
484 ROBINS STREET	484 ROBINS ST	BFO-N	Active	C1
708 SHERIDAN AVENUE	708 SHERIDAN AVE	BFO-N	Active	C2
734 E 2ND AVENUE	734 E 2ND AVE	BFO-N	Active	C1
841-843 SAINT GEORGES AVENUE	841-843 ST GEORGES AVE	BFO-N	Active	C1
95134 GETTY WATKINS	1022 CHESTNUT ST	BSCM	NFA-A (Limited Restricted Use)	C2
BILL'S GARAGE & AUTO REPAIR	519 E 1ST AVE	BSCM	Active	C2
BP SERVICE STATION 3400	530 SAINT GEORGES AVE	BSCM	Active	C2
CAR WORLD OF NEW JERSEY	300 E ST GEORGE AVE	INS	Active	B
D-MAR	296 12TH ST E	BSCM	Active	C2

Source: New Jersey Department of Environmental Protection

Lead Agencies

Bureau of Field Operations (BFO)

The Bureau of Field Operations is responsible for assigning sites for remedial activity and for overseeing site remediation conducted by responsible parties throughout the state. Sites that fall under the purview of BFO are located within counties specified in the two geographic regions listed below. The types of cleanups handled by BFO are considered moderate in remedial complexity, ranging from the remediation of a single source of contamination to several sources. These remediations may include ground water contamination. Remediations are conducted under the state's *Brownfield and Contaminated Site Remediation Act*, *Spill Compensation and Control Act*, *Solid Waste Management Act*, *Water Pollution Control Act*, *Industrial Site Recovery Act* and *Underground Storage of Hazardous Substances Act*. The Bureau of Field Operations is organized into the following sections: Bureau of Field Operations-Case Assignment Section (BFO-CA) BFO-CA processes the assignment of sites to the appropriate bureau within the Site Remediation Program. These assignments are based on regulatory requirements and environmental complexity.

Bureau of Field Operations-northern (BFO-N)

Provides oversight of cleanups in the following counties: Bergen, Essex, Hudson, Hunterdon, Morris, Passaic, Somerset, Sussex, Warren and Union.

Bureau of Fund Management, Compliance and Cost Recovery (BFMCR)

This bureau handles the registration and billing of facilities regulated by the *Underground Storage of Hazardous Substances Act*, and conducts all billing for departmental costs associated with the oversight of privately conducted cleanups. The bureau also processes damage claims against the Spill Fund and the Sanitary Landfill Fund, and handles cost recovery, negotiation and enforcement endeavors for the Site Remediation Program.

BSCM Bureau of Southern Case Management (formerly BUST)

BSCM primarily oversees environmental cleanups at sites subject to the *Underground Storage of Hazardous Substances Act* where remediation may involve soil and/or ground water. Sites under this program are also subject to the state's *Brownfield and Contaminated Site Remediation Act*, the *Spill Compensation and Control Act*, the *Solid Waste Management Act* and the *Water Pollution Control Act*.

Bureau of Underground Storage Tanks (BUST)

BUST oversees environmental cleanups at sites subject to the *Underground Storage of Hazardous Substances Act* where remediation may involve soil and/or ground water. Sites under this program also are subject to the state's *Brownfield and Contaminated Site Remediation Act*, *Spill Compensation and Control Act*, *Solid Waste Management Act*, and the *Water Pollution Control Act*.

Level of Site Contamination and Complexity

This attribute is based on the Site Remediation Program's 1989 Case Assignment Manual. It is the intent of the Site Remediation Program that remedial levels be determined for the overall degree of contamination at a site recognizing that individual areas of concern may involve remedial actions of varying levels.

C1 remedial levels are associated with simple sites and one or two contaminants localized to soil and the immediate spill or discharge area. A C1 case is a remedial action that does not involve formal design where source is known/identified. Such a case may include the potential for (unconfirmed) ground water contamination. Examples of C-1 cases are regulated or unregulated storage tanks containing gas or heating oil, septic tanks, etc.

C2 remedial levels are associated with more complicated contaminant discharges, multiple site spills and discharges, more than one contaminant, with both soil and GW impacted or threatened. A C2 remedial action consists of a formal engineering design phase, and is in response to a known source or release. Since the response is focused in scope and address a known, presumably quantifiable source, this remedial level is of relatively shorter duration than responses at sites with higher remedial levels. A C2 case usually involves cases where ground water contamination has been confirmed or is known to be present.

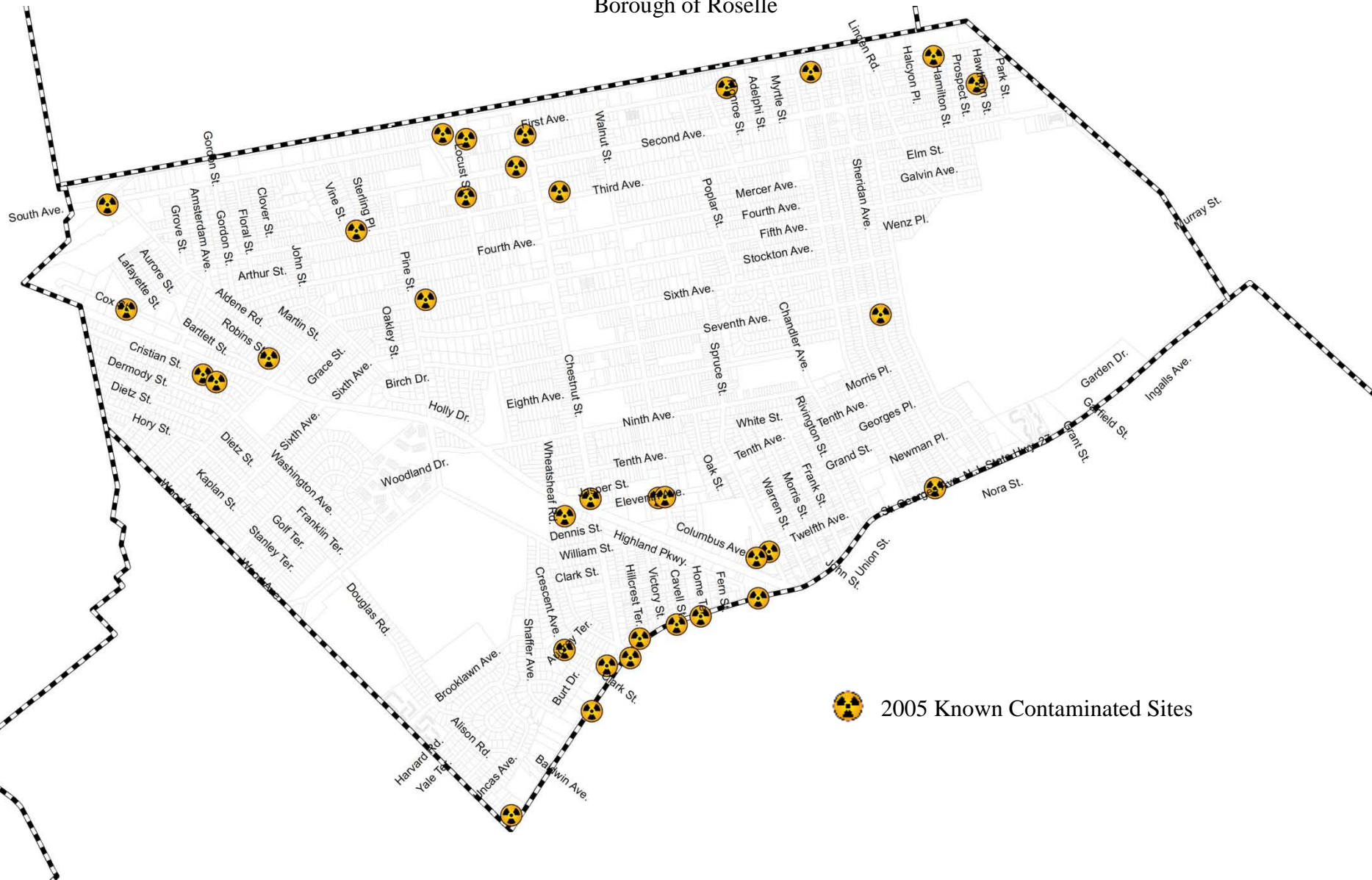
Status of Site Remediation

Active status is designated when a contaminated site is assigned to a remedial program and measures such as a preliminary assessment, remedial investigation or cleanup work is underway.

Pending status is designated when a contaminated site awaits the execution of an oversight document such as a Memorandum of Agreement or an Administrative Consent Order or the availability of resources for publicly funded action prior to assignment to a specific remedial program bureau.

NFA-E indicates that there is no further action required for the entire site.

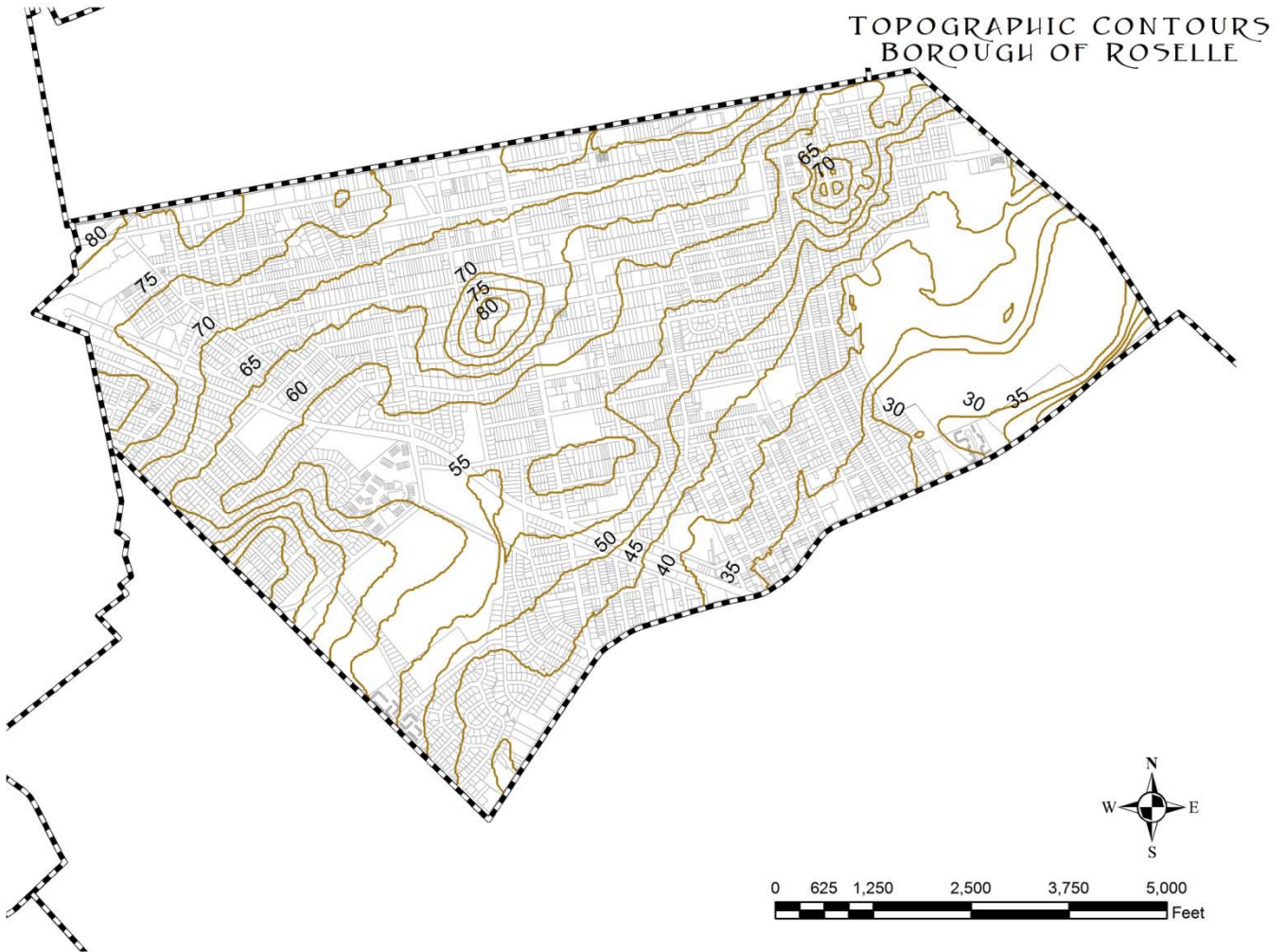
Map 4-4 Known Contaminated Sites Borough of Roselle



Topography

The topography of Roselle is detailed on the map below. The lowest elevation of Roselle is at the south eastern section of town in Warinanco Park recorded at 30 feet above sea level. The highest elevation in Roselle is located at the northwestern portion of town and along Firth Avenue between Locus and Chestnut Streets at 80 feet above sea level.

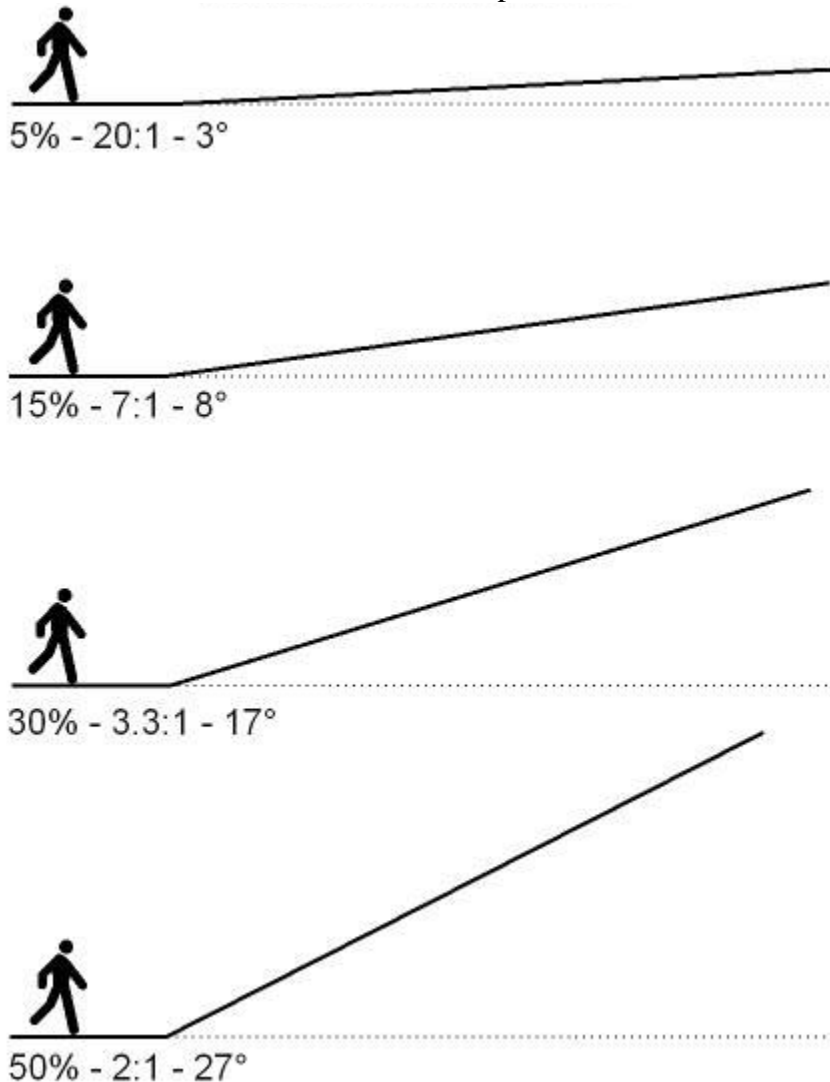
Map 4 – 5 :
Topography
Borough of Roselle



Slopes

The slope of land is a determining factor to the development potential. Slopes that exceed 15 percent have been identified by the Council On Affordable Housing (COAH) as lands that are inappropriate for low and moderate income housing as it presents too many constraints for building such housing. Steep sloping lands become highly erodible and if improperly developed, can loosen, becoming a hazard. Slopes exceeding 15 percent have generally been accepted throughout New Jersey as a limiting factor to development. Sloping land with 15 percent slopes represents an eight-degree change in land. This is illustrated in the diagram below. There are no known steeply sloping lands in the Borough of Roselle.

Visual Examples
of slopes.



COMMUNITY FACILITIES & SERVICES



SECTION 5: COMMUNITY FACILITIES & SERVICES

This section of the master plan provides vital information on municipal community facilities such as schools, recreational land, library facilities, municipal administration facilities, police and fire.

Public School Facilities

The Borough of Roselle Board of Education operates six public schools : four elementary schools serving grades kindergarten through grade four, a middle school for grades five through eight, and a high school for grades nine through twelve. The Borough also contains three parochial schools: St. Joseph's Elementary School, Girls Catholic High School and Roselle Catholic High School.

Previous Master plans indicated that “an analysis of Roselle’s demographic statistics illustrates that there is no need for expansion of classroom space, because Roselle’s population has stabilized.” ... “Total school reenrollment in the individual schools is falling well below their functional capacities. The need to increase the size of a school’s physical plant or to construct new schools to accommodate a growing school-age population is no longer a problem in the Borough of Roselle.

Washington Elementary School (Kindergarten – Grade 3) 2007 NCLB Report

Adequate Yearly Progress (AYP) Status	
▶ School made AYP:	YES
▶ School classified as "in need of improvement":	NO
"In need of improvement" status:	
▶ District classified as "in need of improvement":	YES

Attendance Rates			
	School	District	State
2006-07	94.2%	93.7%	94.4%
2005-06	94.3%	93.8%	94.5%
Target for AYP 90%			

SCHOOL DATA COMPONENTS

Elementary Grade Span

LANGUAGE ARTS LITERACY	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 75% Proficient						
All Students	School	2006-07	0%	14.5%	82.3%	3.2%
		2005-06	0%	19.3%	75.4%	5.3%
» details for subgroups for LAL	District	2006-07	0%	25.3%	71.1%	3.6%
		2005-06	0.2%	32.5%	65.5%	2%
	State	2006-07	0.2%	14.4%	75.5%	10%
		2005-06	0.2%	15.7%	78.2%	6%

The state standard for Adequate Yearly Progress (AYP) for language arts literacy is 75% proficient for the school and each subgroup.

MATHEMATICS	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 62% Proficient						
All Students	School	2006-07	0%	16.1%	66.1%	17.7%
		2005-06	0%	10.5%	61.4%	28.1%
» details for subgroups for MATH	District	2006-07	0%	26.5%	59.9%	13.5%
		2005-06	0.2%	28.4%	52.3%	19.3%
	State	2006-07	0.2%	13%	51.1%	35.9%
		2005-06	0.2%	14.6%	50.5%	34.8%

The state standard for Adequate Yearly Progress (AYP) for mathematics is 62% proficient for the school and each subgroup.

Teacher Information 2006-2007

There are three essential components of a

▶% of teachers teaching with emergency or conditional certificates:

School: 0.0% District: 0.0% State: 0.4%

▶% of classes NOT taught by highly qualified teachers:

School: 0.0% District: 0.5% State: 1.5%

▶% of classes NOT taught by highly qualified teachers in quartiles for:

High poverty schools: 6.03%

Low poverty schools: 2.78%

Teachers' Professional Qualifications			
	BA/BS	MA/MS	PhD/EdD
2006-07	75.9%	24.1%	0.0%
2005-06	78.3%	21.7%	0.0%

highly qualified teacher:

- Hold at least a bachelor's degree;
- Be fully certified/licensed by New Jersey; and
- Demonstrate competence in each of the core academic subjects in which the teacher teaches.

Teachers can demonstrate competence in the subject(s) they teach by either:

- Passing a rigorous state test or completing an academic major, graduate degree, coursework equivalent to an undergraduate academic major, or national certification or credentialing; OR
- Meeting the requirements of the NJ High, Objective Uniform State Evaluation (HOUSE) Standard.

Harrison Elementary School (Kindergarten – Grade 3) 2007 NCLB Report

Adequate Yearly Progress (AYP) Status	
▶ School made AYP:	YES
▶ School classified as "in need of improvement":	NO
"In need of improvement" status:	
▶ District classified as "in need of improvement":	YES

Attendance Rates			
	School	District	State
2006-07	95.6%	93.7%	94.4%
2005-06	95.1%	93.8%	94.5%
Target for AYP 90%			

SCHOOL DATA COMPONENTS

Elementary Grade Span

LANGUAGE ARTS LITERACY	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 75% Proficient						
All Students	School	2006-07	0%	4.4%	93.3%	2.2%
		2005-06	0%	25%	71.7%	3.3%
» details for subgroups for LAL	District	2006-07	0%	25.3%	71.1%	3.6%
		2005-06	0.2%	32.5%	65.5%	2%
	State	2006-07	0.2%	14.4%	75.5%	10%
		2005-06	0.2%	15.7%	78.2%	6%

The state standard for Adequate Yearly Progress (AYP) for language arts literacy is 75% proficient for the school and each subgroup.

MATHEMATICS	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 62% Proficient						
All Students	School	2006-07	0%	17.8%	66.7%	15.6%
		2005-06	0%	11.7%	58.3%	30%
» details for subgroups for MATH	District	2006-07	0%	26.5%	59.9%	13.5%
		2005-06	0.2%	28.4%	52.3%	19.3%
	State	2006-07	0.2%	13%	51.1%	35.9%
		2005-06	0.2%	14.6%	50.5%	34.8%

The state standard for Adequate Yearly Progress (AYP) for mathematics is 62% proficient for the school and each subgroup.

Teacher Information 2006-2007
▶ % of teachers teaching with

There are three essential components of a highly qualified teacher:

emergency or conditional certificates:

School: 0.0% District: 0.0% State: 0.4%

▶ % of classes NOT taught by highly qualified teachers:

School: 0.0% District: 0.5% State: 1.5%

▶ % of classes NOT taught by highly qualified teachers in quartiles for:

High poverty schools: 6.03%

Low poverty schools: 2.78%

Teachers' Professional Qualifications

	BA/BS	MA/MS	PhD/EdD
2006-07	70.0%	30.0%	0.0%
2005-06	66.7%	33.3%	0.0%

- Hold at least a bachelor's degree;
- Be fully certified/licensed by New Jersey; and
- Demonstrate competence in each of the core academic subjects in which the teacher teaches.

Teachers can demonstrate competence in the subject(s) they teach by either:

- Passing a rigorous state test or completing an academic major, graduate degree, coursework equivalent to an undergraduate academic major, or national certification or credentialing; OR
- Meeting the requirements of the NJ High, Objective Uniform State Evaluation (HOUSE) Standard.

Dr. Charles C. Polk Elementary School (Kindergarten – Grade 3) 2007 NCLB Report

Adequate Yearly Progress (AYP) Status	
► School made AYP:	YES
► School classified as "in need of improvement": "In need of improvement" status:	NO
► District classified as "in need of improvement":	YES

Attendance Rates			
	School	District	State
2006-07	94.3%	93.7%	94.4%
2005-06	94.7%	93.8%	94.5%
Target for AYP 90%			

SCHOOL DATA COMPONENTS

Elementary Grade Span

LANGUAGE ARTS LITERACY	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 75% Proficient						
All Students	School	2006-07	0%	26.5%	72.1%	1.5%
		2005-06	0%	23.5%	76.5%	0%
» <u>details for subgroups for LAL</u>	District	2006-07	0%	25.3%	71.1%	3.6%
		2005-06	0.2%	32.5%	65.5%	2%
	State	2006-07	0.2%	14.4%	75.5%	10%
		2005-06	0.2%	15.7%	78.2%	6%

The state standard for Adequate Yearly Progress (AYP) for language arts literacy is 75% proficient for the school and each subgroup.

MATHEMATICS	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 62% Proficient						
All Students	School	2006-07	0%	13.2%	67.6%	19.1%
		2005-06	0%	16.2%	60.3%	23.5%
» <u>details for subgroups for MATH</u>	District	2006-07	0%	26.5%	59.9%	13.5%
		2005-06	0.2%	28.4%	52.3%	19.3%
	State	2006-07	0.2%	13%	51.1%	35.9%
		2005-06	0.2%	14.6%	50.5%	34.8%

The state standard for Adequate Yearly Progress (AYP) for mathematics is 62% proficient for the school and each subgroup.

Teacher Information 2006-2007

There are three essential components of a

▶% of teachers teaching with emergency or conditional certificates:

School: 0.0% District: 0.0% State: 0.4%

▶% of classes NOT taught by highly qualified teachers:

School: 0.0% District: 0.5% State: 1.5%

▶% of classes NOT taught by highly qualified teachers in quartiles for:

High poverty schools: 6.03%

Low poverty schools: 2.78%

Teachers' Professional Qualifications

	BA/BS	MA/MS	PhD/EdD
2006-07	81.8%	18.2%	0.0%
2005-06	82.6%	17.4%	0.0%

highly qualified teacher:

- Hold at least a bachelor's degree;
- Be fully certified/licensed by New Jersey; and
- Demonstrate competence in each of the core academic subjects in which the teacher teaches.

Teachers can demonstrate competence in the subject(s) they teach by either:

- Passing a rigorous state test or completing an academic major, graduate degree, coursework equivalent to an undergraduate academic major, or national certification or credentialing; OR
- Meeting the requirements of the NJ High, Objective Uniform State Evaluation (HOUSE) Standard.

Leonard V. Moore Middle School (Grades 4 and 5) 2007 NCLB Report

Adequate Yearly Progress (AYP) Status		Attendance Rates			
▶ School made AYP:	YES		School	District	State
▶ School classified as "in need of improvement":	NO	2006-07	96.3%	93.7%	94.4%
"In need of improvement" status:		2005-06	97.0%	93.8%	94.5%
▶ District classified as "in need of improvement":	YES	Target for AYP 90%			

SCHOOL DATA COMPONENTS

Elementary Grade Span

LANGUAGE ARTS LITERACY		Year	Percent Not Tested	Proficiency Percentages		
				Partial	Proficient	Advanced
State Standard for AYP = 75% Proficient						
All Students	School	2006-07	0%	29.3%	66.5%	4.2%
		2005-06	0.3%	37.5%	60.8%	1.6%
» details for subgroups for LAL	District	2006-07	0%	25.3%	71.1%	3.6%
		2005-06	0.2%	32.5%	65.5%	2%
	State	2006-07	0.2%	14.4%	75.5%	10%
		2005-06	0.2%	15.7%	78.2%	6%

The state standard for Adequate Yearly Progress (AYP) for language arts literacy is 75% proficient for the school and each subgroup.

MATHEMATICS		Year	Percent Not Tested	Proficiency Percentages		
				Partial	Proficient	Advanced
State Standard for AYP = 62% Proficient						
All Students	School	2006-07	0%	31.7%	56.7%	11.6%
		2005-06	0.3%	36.3%	48.4%	15.4%
» details for subgroups for MATH	District	2006-07	0%	26.5%	59.9%	13.5%
		2005-06	0.2%	28.4%	52.3%	19.3%
	State	2006-07	0.2%	13%	51.1%	35.9%
		2005-06	0.2%	14.6%	50.5%	34.8%

The state standard for Adequate Yearly Progress (AYP) for mathematics is 62% proficient for the school and each subgroup.

Teacher Information 2006-2007

There are three essential components of a

▶ % of teachers teaching with emergency or conditional certificates:

School: 0.0% District: 0.0% State: 0.4%

▶ % of classes NOT taught by highly qualified teachers:

School: 0.0% District: 0.5% State: 1.5%

▶ % of classes NOT taught by highly qualified teachers in quartiles for:

High poverty schools: 6.03%

Low poverty schools: 2.78%

Teachers' Professional Qualifications

	BA/BS	MA/MS	PhD/EdD
2006-07	75.8%	24.2%	0.0%
2005-06	71.4%	28.6%	0.0%

highly qualified teacher:

- Hold at least a bachelor's degree;
- Be fully certified/licensed by New Jersey; and
- Demonstrate competence in each of the core academic subjects in which the teacher teaches.

Teachers can demonstrate competence in the subject(s) they teach by either:

- Passing a rigorous state test or completing an academic major, graduate degree, coursework equivalent to an undergraduate academic major, or national certification or credentialing; OR
- Meeting the requirements of the NJ High, Objective Uniform State Evaluation (HOUSE) Standard.

Grace Wilday Junior High School (Grades 6 and 7) 2—7 NCLB Report

Adequate Yearly Progress (AYP) Status		Attendance Rates			
▶ School made AYP:	NO		School	District	State
▶ School classified as "in need of improvement":	YES	2006-07	95.0%	93.7%	94.4%
"In need of improvement" status:	2.00	2005-06	95.2%	93.8%	94.5%
▶ District classified as "in need of improvement":	YES	Target for AYP 90%			

SCHOOL DATA COMPONENTS

Middle School Grade Span

LANGUAGE ARTS LITERACY	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 66% Proficient						
All Students	School	2006-07	0.2%	39.4%	59.2%	1.5%
		2005-06	0.3%	42.4%	56.3%	1.3%
» details for subgroups for LAL	District	2006-07	0.3%	44.9%	53.8%	1.3%
		2005-06	0.7%	46.5%	52.7%	0.8%
	State	2006-07	0.3%	21.8%	65.2%	13%
		2005-06	0.4%	21.8%	68.4%	9.8%

The state standard for Adequate Yearly Progress (AYP) for language arts literacy is 66% proficient for the school and each subgroup.

MATHEMATICS	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 49% Proficient						
All Students	School	2006-07	0.5%	56.8%	40.8%	2.5%
		2005-06	1%	59.6%	38.6%	1.8%
» details for subgroups for MATH	District	2006-07	0.3%	57.6%	40%	2.3%
		2005-06	1.5%	64.4%	33.7%	1.9%
	State	2006-07	0.4%	26.7%	52.9%	20.4%
		2005-06	0.5%	31.4%	49.9%	18.7%

The state standard for Adequate Yearly Progress (AYP) for mathematics is 49% proficient for the school and each subgroup.

Teacher Information 2006-2007

▶ % of teachers teaching with emergency or conditional certificates:

School: 0.0% District: 0.0% State: 0.4%

▶ % of classes NOT taught by highly qualified teachers:

School: 0.0% District: 0.5% State: 1.5%

▶ % of classes NOT taught by highly qualified teachers in quartiles for:

High poverty schools: 6.03%

Low poverty schools: 2.78%

Teachers' Professional Qualifications

	BA/BS	MA/MS	PhD/EdD
2006-07	78.4%	21.6%	0.0%
2005-06	78.6%	21.4%	0.0%

There are three essential components of a highly qualified teacher:

- Hold at least a bachelor's degree;
- Be fully certified/licensed by New Jersey; and
- Demonstrate competence in each of the core academic subjects in which the teacher teaches.

Teachers can demonstrate competence in the subject(s) they teach by either:

- Passing a rigorous state test or completing an academic major, graduate degree, coursework equivalent to an undergraduate academic major, or national certification or credentialing; OR
- Meeting the requirements of the NJ High, Objective Uniform State Evaluation (HOUSE) Standard.

Abraham Clark High (Grades 8 – 12) 2007 NCLB Report

Adequate Yearly Progress (AYP) Status	
▶ School made AYP:	NO
▶ School classified as "in need of improvement":	YES
"In need of improvement" status:	6.00
▶ District classified as "in need of improvement":	YES

Graduation Rate			
	School	District	State
Class of 2007 (2006-07)	96.3%	96.3%	92.7%
Class of 2006 (2005-06)	93.6%	93.6%	92.7%

Dropout Rates	2006-2007			2005-2006		
	School	District	State	School	District	State
Total	1.0%	1.2%	2.2%	0.6%	0.6%	2.2%
Students With Disabilities	1.0%	1.0%	1.9%			0.5%
Limited English Proficient	0.0%	0.0%	0.1%	0.2%	0.2%	0.1%
White	0.0%	0.0%	1.2%	0.0%	0.0%	1.4%
African-American	0.9%	1.1%	4.2%	0.5%	0.5%	4.2%
Asian/Native Hawaiian/Other Pacific Islander	0.0%	0.0%	0.7%	0.0%	0.0%	0.9%
American Indian/Native American			3.8%	0.0%	0.0%	3.5%
Hispanic	1.4%	1.4%	4.3%	1.0%	1.0%	3.8%
Other Race			1.8%			
Economically Disadvantaged	0.0%	0.0%	0.4%	0.0%	0.0%	0.5%

SCHOOL DATA COMPONENTS

Middle School Grade Span

LANGUAGE ARTS LITERACY	Year	Percent Not Tested	Proficiency Percentages			
			Partial	Proficient	Advanced	
State Standard for AYP = 66% Proficient						
All Students	School	2006-07	0.5%	56.8%	42.1%	1.1%
		2005-06	1.5%	54.6%	45.4%	0%
» <u>details for subgroups for LAL</u>	District	2006-07	0.3%	44.9%	53.8%	1.3%
		2005-06	0.7%	46.5%	52.7%	0.8%
	State	2006-07	0.3%	21.8%	65.2%	13%
		2005-06	0.4%	21.8%	68.4%	9.8%

The state standard for Adequate Yearly Progress (AYP) for language arts literacy is 66% proficient for the school and each subgroup.

MATHEMATICS	Year	Percent	Proficiency Percentages
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			Not Tested	Partial	Proficient	Advanced
State Standard for AYP = 49% Proficient						
All Students » details for subgroups for MATH	School	2006-07	0%	59.5%	38.4%	2.1%
		2005-06	2.5%	74%	24%	2%
	District	2006-07	0.3%	57.6%	40%	2.3%
		2005-06	1.5%	64.4%	33.7%	1.9%
	State	2006-07	0.4%	26.7%	52.9%	20.4%
		2005-06	0.5%	31.4%	49.9%	18.7%
The state standard for Adequate Yearly Progress (AYP) for mathematics is 49% proficient for the school and each subgroup.						

High School Proficiency Assessment (HSPA)

LANGUAGE ARTS LITERACY		Year	Percent Not Tested	Proficiency Percentages		
				Partial	Proficient	Advanced
State Standard for AYP = 79% Proficient						
All Students » details for subgroups for LAL	School	2006-07	2.9%	27.6%	68.8%	3.5%
		2005-06	0%	37.2%	57.1%	5.8%
	District	2006-07	2.9%	27.6%	68.8%	3.5%
		2005-06	0%	37.2%	57.1%	5.8%
	State	2006-07	0.8%	13.5%	66.3%	20.2%
		2005-06	0.7%	15.3%	61.9%	22.8%
The state standard for Adequate Yearly Progress (AYP) for language arts literacy is 79% proficient for the school and each subgroup.						

MATHEMATICS		Year	Percent Not Tested	Proficiency Percentages		
				Partial	Proficient	Advanced
State Standard for AYP = 64% Proficient						
All Students » details for subgroups for MATH	School	2006-07	2.9%	50.6%	47.1%	2.4%
		2005-06	0%	53.2%	40.4%	6.4%
	District	2006-07	2.9%	50.6%	47.1%	2.4%
		2005-06	0%	53.2%	40.4%	6.4%
	State	2006-07	0.9%	25.1%	50.8%	24.2%
		2005-06	0.9%	22.8%	49.7%	27.5%
The state standard for Adequate Yearly Progress (AYP) for mathematics is 64% proficient for the school and each subgroup.						

Teacher Information 2006-2007

▶ % of teachers teaching with emergency or conditional certificates:

School: 0.0% District: 0.0% State: 0.4%

▶ % of classes NOT taught by highly qualified teachers:

School: 0.0% District: 0.5% State: 1.5%

▶ % of classes NOT taught by highly qualified teachers in quartiles for:

High poverty schools: 6.03%

Low poverty schools: 2.78%

Teachers' Professional Qualifications

	BA/BS	MA/MS	PhD/EdD
2006-07	62.9%	37.1%	0.0%
2005-06	67.1%	31.7%	1.2%

There are three essential components of a highly qualified teacher:

- Hold at least a bachelor's degree;
- Be fully certified/licensed by New Jersey; and
- Demonstrate competence in each of the core academic subjects in which the teacher teaches.

Teachers can demonstrate competence in the subject(s) they teach by either:

- Passing a rigorous state test or completing an academic major, graduate degree, coursework equivalent to an undergraduate academic major, or national certification or credentialing; OR
- Meeting the requirements of the NJ High Objective Uniform State Evaluation (HOUSE) Standard.

Recreation Facilities

The Borough of Roselle has a recreation advisory committee, utilizes a clerk in the municipal building to schedule events and hires part time seasonal help. Parks, schools, houses of worship and the Roselle Golf Course provide different levels of recreational uses throughout the community.

Recreation Needs Assessment

Census Tract 340

Census Tract 340 contains 1312 tax lots (or partial lots), is 366.94 acres in size and represents 21.68 percent of the municipality. Census Tract 340 spans the entire northern municipal border between Roselle and Roselle Park. The Census Tract is bounded by the municipal border with Elizabeth to the east, Third Avenue from the municipal border with Elizabeth to Amsterdam Avenue to the south, and the municipal border with Cranford to the west.

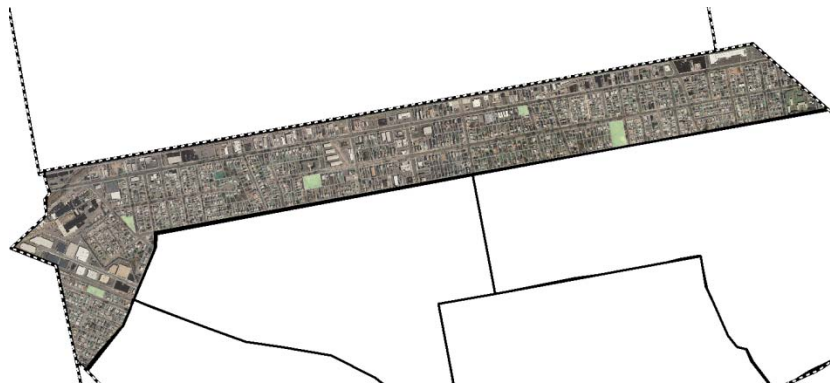


Table 5 – 4 :
Recreation and Open Space Inventory and Needs Assessment Census Tract 340
Borough of Roselle, 2009

Land Area	359.97 acres	
Total 2000 population	5,874 People	
Local Recreation and Open Space Requirements	3 Percent of Land Area	10.79
	10 Acres per 1,000 people	5.87
Local Recreation and Open Space Inventory		
Poplar Street		1.80
Harrison Avenue		0.46
West Second Avenue		1.21
Aldene and Grove Street		0.56
Cristiani Street		0.60
Total		2.37

There is a shortage of recreation and open space within this census tract when measuring utilizing either the population-based or land-based need requirements.

Census Tract 341

Census Tract 341 contains 1001 tax lots, is 398.66 acres in size and represents 23.39 percent of the municipality. Census tract 341 is bounded by Third Avenue to the north, the municipal boundary with Elizabeth to the east, the municipal boundary with Linden to the south, Thompson Avenue from the municipal boundary with Linden north to Seventh Avenue and then north to Third Avenue.



Table 5 – 5 :
Recreation and Open Space Inventory and Needs Assessment Census Tract 341
Borough of Roselle

Land Area	398.66 acres	
Total 2000 population	3,579 People	
Local Recreation and Open Space Requirements	3 Percent of Land Area	11.96
	10 Acres per 1,000 people	3.58
Local Recreation and Open Space Inventory	Warinanco Park	193.65
Total		193.65

There is a sufficient amount of recreational land within this census tract if either the land-based criteria or population based criteria is utilized. This surplus is largely due to the presence of Warinanco Park within this census tract.

Census Tract 342

Census tract 342 contains 973 tax lots, is 269.93 acres in size and represents 15.85 percent of the municipality. Census tract 342 is bounded by Third Avenue to the North, Walnut Street to the West, Seventh Avenue from Walnut Street to Chestnut Street to the south, the railroad right-of-way from Eleventh Avenue to Amsterdam Avenue to the south and west, and finally Amsterdam Avenue to Third Avenue.



Table 5 – 6 :
Recreation and Open Space Inventory and Needs Assessment Census Tract 342
Borough of Roselle

Land Area	269.33 acres	
Total 2000 population	3,841 people	
Local Recreation and Open Space Requirements	3 Percent of Land Area	8.08
	10 Acres per 1,000 people	3.84
Locus Street	Board of Education	1.21
Total		1.21

There is a shortage of recreation and open space within this census tract when measuring utilizing either the population-based or land-based need requirements.

Census Tract 343

Census tract 343 contains 1,249 tax lots, is 372.57 acres in size and represents 21.87 percent of the municipality. Census tract 343 is bounded by Amsterdam Avenue to the northwest, the railroad right-of-way from Amsterdam Avenue to Eleventh Avenue to the north, Chestnut Street to the east, and the municipal boundary with Linden City to the south.



Table 5 – 6 :
Recreation and Open Space Inventory and Needs Assessment Census Tract 343
Borough of Roselle

Land Area	372.57 acres	
Total 2000 population	3,742 people	
Local Recreation and Open Space Requirements	3 Percent of Land Area	11.17
	10 Acres per 1,000 people	3.74
Roselle Golf Course	60.13	
Brooklawn Ave	2.93	
Roman Catholic High school	7.54	
Washington Avenue	3.23	
Total	73.83	

There is a sufficient amount of recreational land within this census tract if either the land-based criteria or population based criteria is utilized.

Census Tract 344

Census tract 344 contains 1,327 tax lots, is 296.83 acres in size and represents 17.43 percent of the municipality. Census tract 344 is bounded by Seventh Avenue from Center Street to Thompson Avenue to the North, Thompson Avenue from Center Street to the municipal boundary with Linden to the East, the municipal boundary with Linden to the South, and Center Street from the municipal boundary with Linden to Seventh Avenue to the west.



Table 5 – 6 :
Recreation and Open Space Inventory and Needs Assessment Census Tract 343
Borough of Roselle

Land Area	296.83 acres	
Total 2000 population	4,238 people	
Local Recreation and Open Space Requirements	3 Percent of Land Area	8.91
	10 Acres per 1,000 people	4.24
East 7 th		0.21
Chestnut St		5.28
Home Terr		0.57
Arcadia Pl (a paper street)		8.28
Spruce St		0.14
Spruce St		0.64
Total		15.12

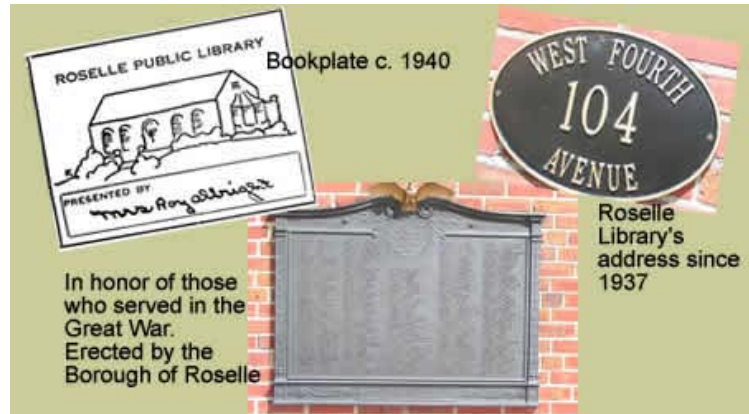
There is a sufficient amount of recreational land within this census tract if either the land-based criteria or population based criteria is utilized.

Municipal Services

Library

Even before there was a Roselle, there was a library available to the residents of this area. The Clio Literary Society, a women's club with an educational emphasis, established a book collection of about six hundred items, which could be borrowed by local residents for a small charge. That was in 1889, five years before Roselle was established. The books were housed at the residence of Mr. and Mrs. Miller Moore, club members

In 1898, the library, having grown larger and more popular, was moved to the Roselle Casino, a community building (not a gambling establishment) closer to downtown. The collection probably appealed mainly to adult literary tastes, and had little of interest to children



As Roselle grew and the school became more populated, the demand for children's resources also grew. In the spring of 1914, representatives of the Clio Club and the Chestnut Street Parent Teacher Association met to discuss common goals. Out of those meetings came the formation of the Roselle Library Association, a private group which would run a more broadly-based library. The Clio Club donated its collection of sixteen hundred volumes, a bequest was received from a local resident, and a new home was found on West Second Avenue . The library opened for business in May 1914.

The library was tiny: 2,200 books, nine seats, and open just ten hours per week. People paid dues to belong, and the borough made a small contribution starting in 1915. It was popular, however. Within two years, the members moved the books to the other side of Chestnut Street to larger quarters. The new space could seat nine children and twelve adults, and held 3700 books.

Almost every public library in New Jersey started as a private, or association, library, and then was "municipalized" at an election. The voters of Roselle elected to make the library a municipal department on November 6, 1917 , and on January 1, 1918 , the Roselle Public Library came into existence. The vote was 389 yes, 186 no, or better than 2-1 in favor.

The continued popularity and growth of the library led the library trustees to begin agitating for a building of their own in the early 1920's. In 1926, the borough did purchase the Williams property on Fourth Street , and hired an architect to draw up plans, but the mayor and council were unwilling to commit more money to the idea.

Finally, the Federal Public Works Administration offered nearly matching funds to construct a library in 1935. With the help of the state's senators in Washington, plans were secured from noted library architect Alfred Morton Githens, and the library built. The new building opened to the public on November 11, 1937, as a memorial to the residents of Roselle who had died in the Great War.

By the late 1950's, the building was becoming cramped and worn. The meeting room was turned into a work room. The ventilation system did not work as well as had been planned. The director had no office. Bookcases were added here and there to accommodate the growing collection. The trustees again began to talk about additional space.

It was not until the early 1980's that such space was provided. A 1,600 square foot addition was constructed on the west end of the building, to complement the original 5400 sf. The new space added restrooms, an access ramp, and additional shelving. However, the passage of the Americans with Disabilities Act in 1989 and the advent of computers quickly made the building obsolete again.

Now that we are in the twenty-first century, the trustees of the Library are working closely with Borough officials to make the library the object of civic pride that it was many years ago. The latest books, convenient access to information, space to meet and discuss, a place to maintain our history, a room just for children - these are all ideas for an expanded Roselle Public Library. Soon, we will be adding to this history when we move forward with a major expansion of the building.²

Office of Emergency Management

The mission of the Borough of Roselle Office of Emergency Management (OEM) is to maintain a high level of preparedness, to protect the citizens of the Borough of Roselle; to mitigate loss of life and vital assets prior to, during, and immediate aftermath of a disaster; and to facilitate the speedy recovery of the borough in the mid and long term intervals following a disaster.

OEM has the statutory responsibility to coordinate all borough emergency response plans. OEM's responsibilities are to identify vulnerabilities, effectively mitigate disasters, public education, respond to all-hazard emergency situations, protect the borough's first responders, ensure continuity of government and business, and to facilitate an effective recovery. OEM will coordinate with local, state, and federal agencies, as well as private entities to develop, maintain, and implement the Emergency Operations Plan (EOP).

OEM is prepared to activate an Emergency Operations Center during any major disaster to allow coordination of all support agencies to provide continuity of services to the public.³

The Office of Emergency Management has four officers from many diverse municipal agencies.



² <http://www.lmxac.org/roselle/board.htm#history>

³ <http://roselleoem.org/mission.html>

Rescue Boat One & Two

The two inflatable boats have been used several times in low lying areas of Roselle to assist stranded homeowners and motorists. The use of the rescue boats has been requested by the Union County Office of Emergency Management to respond to flooding in Cranford, Linden, Rahway, and Roselle Park during a Nor'easter storm in April of 2007. ⁴



Support Trailer

The 16-foot support trailer is used for a quick response to a request for shelter supplies. It is stocked with blankets, cots, drinking water, generators, meals ready to eat (MRE), pillows, and other equipment to allow the borough to set up a shelter for displaced residents.



In conjunction with the Roselle Board of Health, this trailer could be used in the event of a pandemic situation in the borough. Medical supplies are staged to be placed onboard the trailer to assist public health efforts and support the citizens.

As mutual aid agreements exist in Union County, the Roselle Office of Emergency management has been requested by other municipalities to assist in shelter operations. ROEM staff and CERT members are trained in shelter operations. ⁵

Car 46

This unit is identified as Car 46. It is a 1996 Ford Taurus Wagon. This vehicle was purchased new by the United States Government and assigned to the USMC.



The vehicle was involved in a motor vehicle accident and heavily damaged. It was obtained as surplus by the Borough of Roselle from the NJSP Federal Surplus Property Unit.

Ed Sheedy from the city garage completed all the work needed to have this ready to work. This car is now used by the C.E.R.T. Team and for emergency callouts. It carries traffic cones and traffic safety vests for the responders along with first aid kits and various other pieces of equipment. ⁶

⁴ http://roselloem.org/rb_01.html

⁵ http://roselloem.org/st_01.html

⁶ http://roselloem.org/car_46.html

Truck 45

Truck 45 is a 1991 Ford F600 chassis and a custom rack body. It is used to carry traffic control devices and generators and any other large pieces of equipment. The truck was made possible when Infineum USA of Linden, New Jersey donated the vehicle to the Office of Emergency Management in Roselle. This vehicle has proven itself during the rescue of flood victims. Its high ground clearance and the rear lift gate providing a practical means of moving the victims to high ground and safety.⁷



Truck 44

The vehicle was purchased by the Borough of Roselle for the Fire Dept in 1983. It was placed in service as Roselle Engine #4 (Mini Pumper). It was retired in 2006 and replaced by a Class A full size pumper. The vehicle was obtained by Emergency Management prior to its being sold at auction. Because of our great working relationship with the City of Linden's Office of Emergency Management, the Linden Public Works Department offered to refurbish the vehicle for OEM as a donation. This inter-agency initiative resulted in a large savings to the taxpayers. The result was an all-weather / multi-purpose Vehicle for OEM use. It is now designated as Truck 44 and carries a variety of equipment such as water rescue gear, emergency generators, traffic control devices, protective clothing, and air monitoring equipment.⁸



CERT Team

The Roselle Community Emergency Response Teams (CERTs) are groups of neighborhood and community-based volunteers that undergo an intensive, 11-week training program in disaster preparedness and basic response skills. Several of the topics include Fire Safety, Search and Rescue, and Disaster Medical Operations. After completing training, teams support their local communities by assisting with emergency education and response.

Emergency services personnel are the best equipped to respond to emergencies. However, following a catastrophic disaster, CERT teams can handle initial emergency recovery while they wait for professional first responders.⁹

⁷ http://roselloem.org/truck_45.html

⁸ http://roselloem.org/truck_44.html

⁹ http://roselloem.org/cert_02.html

Police Department

The Roselle Police Department operates several type of vehicles. Patrol cars are Ford Crown Victorias, with the P71 Police interceptor package. Traffic Safety vehicles include the Ford Expedition and Ford F-150 pickup truck. The Ford Excursion is assigned to the Community Oriented Policing (C.O.P) program. All are equipped with multiple radios and emergency lighting. Rounding out the equipment list is the radar trailer, which gives drivers a gentle reminder what the speed limit is, and exactly how fast they are traveling.¹⁰

The police headquarters contains four cells for the temporary confinement of prisoners, one control room, one clerical office, four administrative offices, two interrogation rooms, one evidence storage room, one meeting room, one armory, one pistol range and one locker room with showers and toilets.

The police force has 56 members: one chief, three captains, four lieutenants, nine sergeants, five are 22 school crossing guards..

Fire Department

The Roselle Fire Department is a full time career and volunteer combination department consisting of 4 Captains, 6 Lieutenants, and 17 Firefighter/EMT. The department call volume is approximately 2,200 EMS requests and 1,800 fire responses per year

The RFD is independently rated in regards to its Public Protection Classification*, commonly called the ISO rating. ISO values range from 1 to 10, with a rating of 1 being the best public fire protection, and 10 indicating no recognized protection. The Roselle Fire Department is rated three (3).

The ISO rating is a major factor in determining how much a homeowner or business pays for fire insurance. Another factor is if the building is protected by a fire sprinkler system.¹¹



¹⁰ <http://roselleoem.org/rpd/gallery.html>

¹¹ http://roselleoem.org/fd_02.html

Radio Roselle 1640 AM

In October of 2002, The Borough of Roselle purchased a community notification system. During a meeting, Councilman Joseph O'Halloran referred to the new system as Radio Roselle. The name stuck. Roselle, like hundreds of other of communities across America operate it's own Emergency Advisory Radio Stations. These stations exist, not to entertain, but to inform local residents what to do during Amber alerts, school incidents, flash floods, industrial accidents, terror threats, earthquakes, hurricanes, tornados and other types of emergencies.

Through radio (the spoken word), listeners can receive up-to-the-minute reports, alerts and instructions with the level of timeliness and detail that make these types of broadcasts invaluable, especially when disaster strikes. The Office of Emergency Management has upgraded Radio Roselle to provide a re-broadcast of KWO-35, The NOAA weather radio station in New York City. This lets you tune in and make sure you can receive the station before there is an emergency.¹²



¹² http://roselleoem.org/rr_01.html

EXISTING TRAFFIC & CIRCULATION ELEMENT



SECTION 6 – EXISTING TRAFFIC AND CIRCULATION

A well designed traffic and circulation system is essential to the functional vitality of the community. This portion of the master plan will examine the current roadways within the municipality as to their jurisdiction, rights-of-way, function, and high accident locations.

Street Classification

There is approximately 52.85 miles of roadway in the Borough of Roselle. Roselle's street system is categorized into three major classifications. These classifications, their essential functions, the width standards necessary for them to fulfill their function and the streets proposed for each classification are divided into Urban Principal Arterial, Urban Minor Arterial, Urban Collector, and local access categories.

It should be noted that the existing roadway system in Roselle has *not* been classified utilizing the Residential Site Improvement Standards (RSIS). The RSIS are standards for proposed new roadways. The current roadway system in Roselle already exists and, therefore, the RSIS classification system does not accurately reflect these roadways. Furthermore, as indicated by the title, the RSIS classifications only apply to residential roadways that are under the jurisdiction of the municipality. Any future residential roadways will have to comport with the RSIS.

Urban Principal Arterial Roads

Of the 52.85 miles of roadway in Roselle, 2.08 miles or 3.93 percent are classified as Urban Principal Arterial Roads. The following roadway is classified as an Urban Principal Arterial Road:

1. New Jersey Route 27 – St. Georges Avenue

St. Georges Avenue is designated as State Route 27. There is approximately 10,982 linear feet (2.08 miles) of this state highway that is the municipal boundary with Linden to the south. There are ten signalized intersections along Route 27 at Wood Avenue, Washington Avenue, Chestnut Street, Frank Street, Chandler Avenue, Drake Avenue, Garden Drive, Park Avenue, and Hagel Avenue.

Urban Minor Arterial Roads

Of the 52.85 miles of roadway in Roselle, 6.67 miles or 12.62 percent are classified as Urban Minor Arterial Roads. The following roadways are classified as Urban Minor Arterial Roads:

1. West 1st Avenue

There is approximately 11,563 linear feet (2.19 mile) of this Urban Minor Arterial Road within the municipality. The roadway is signalized at its intersection with Amsterdam Avenue, Locust Street, Chestnut Street, Walnut Street, and Linden Road.

2. West 3rd Avenue

There is approximately 10,560 linear feet (2.0 miles) of this Urban Minor Arterial Road within the municipality. The roadway is signalized at Locust Street, Chestnut Street, and Linden Road.

3. Gordon Street

There is approximately 528 linear feet (0.10 miles) of this Urban Minor Arterial Road within the municipality.

4. Chestnut / East 9th Avenue / Locust Street

There is approximately 11,457 linear feet (2.17 miles) of this Urban Minor Arterial Road within the municipality. The roadway is signalized at St Georges Avenue, Chestnut Avenue, West 3rd Avenue, and West 1st Avenue.

Urban Collector Roads

Of the 52.85 miles of roadway in Roselle, 4.93 miles or 9.32 percent are classified as Urban Minor Collector Roads. The following roadways are classified as Urban Collector Roads:

1. Park Drive / Linden Road

There is approximately 22,387 linear feet (4.24 mile) of this Urban Collector Road within the municipality. The roadway is signalized at its intersection with St. Georges Avenue, West 3rd Avenue, West 2nd Avenue, and West 1st Avenue

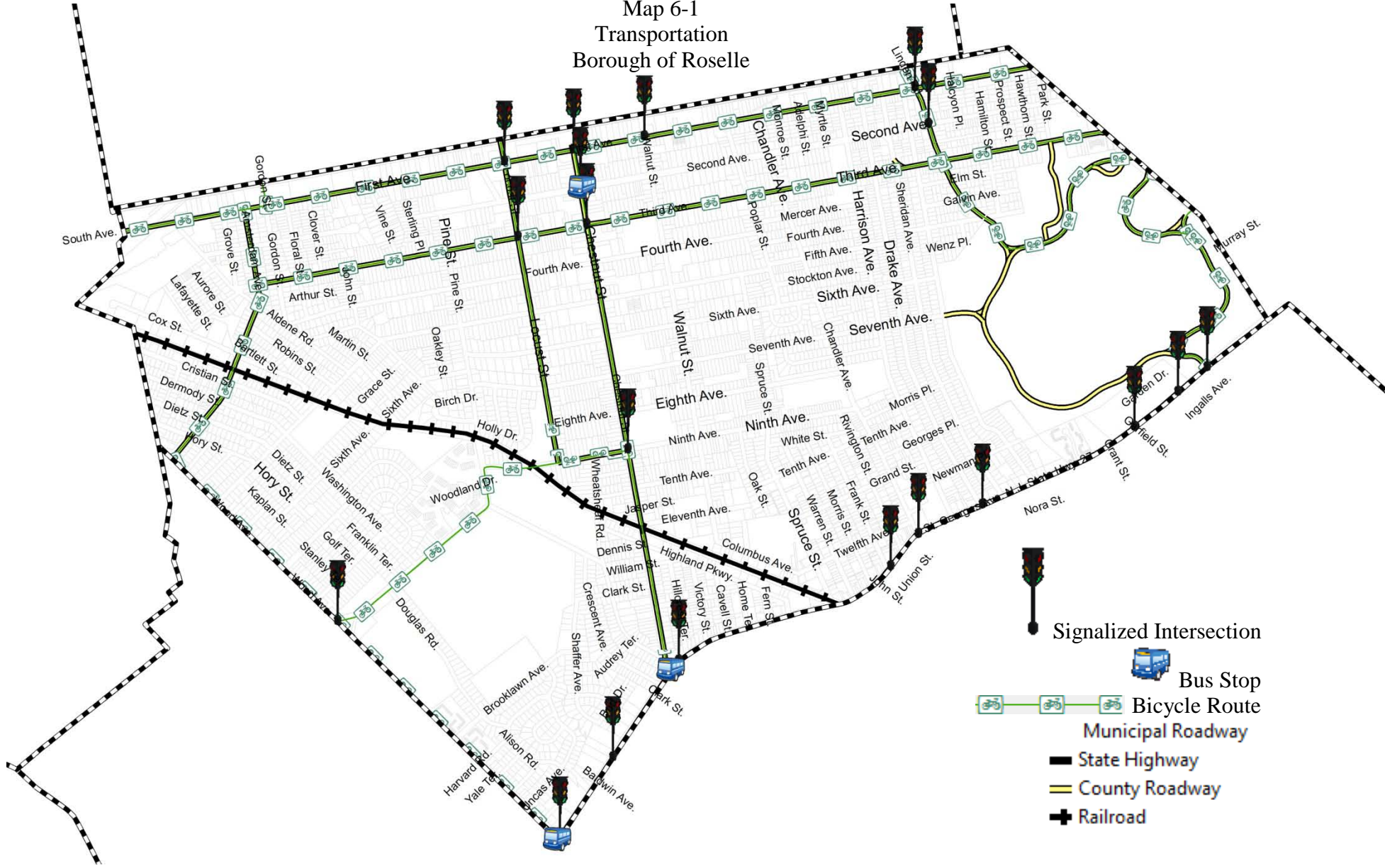
2. Chestnut Street




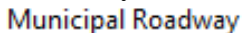
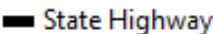
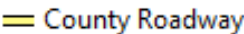
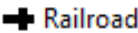
There is approximately 364.32 linear feet (0.69 mile) of this Urban Collector Roadway within the municipality. The roadway is signalized at its intersection with West 9th Avenue, West 3rd Avenue, West 2nd Avenue, and West 1st Avenue.

Local Access Roads

Of the 52.85 miles of roadway in Roselle, 39.17 miles or 74.12 percent are classified as local access roads. These roads provide access to individual lots.

Map 6-1 Transportation Borough of Roselle



-  Signalized Intersection
-  Bus Stop
-  Bicycle Route
-  Municipal Roadway
-  State Highway
-  County Roadway
-  Railroad

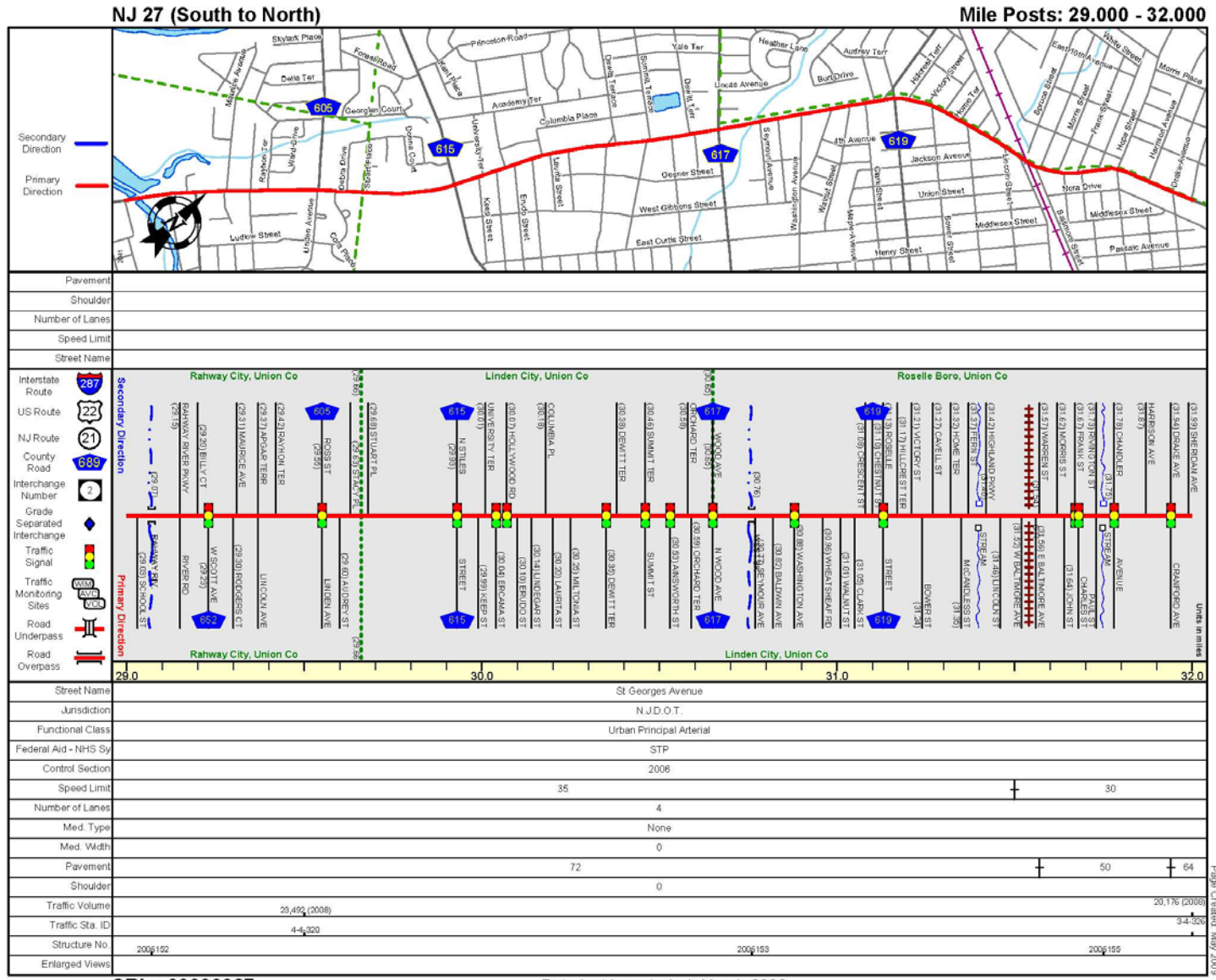
New Jersey Straight Line Diagrams

The New Jersey Straight Line Diagrams (SLDs) are a way of viewing roadways in a linear format. The SLD network has been built for most State highways, National Highways and all County Roads. The top portion of the diagram indicates an overhead linear depiction of the road and below provides statistical information about said roadway. The legend for these maps is found below.

Straight Line Diagram Legend

ROUTE NUMBER/NAME (Direction By Description)		Route Mile Post Limits for This Sheet	
<h3>Symbol Legend</h3> <p>Federal Aid Interstate Route </p> <p>U.S. Numbered Route </p> <p>New Jersey Posted State Highways </p> <p>County Roads </p> <p>Interchange Number </p> <p>Grade separated interchange (full or partial) (Click symbol for interchange diagram if available) </p> <p>Traffic Monitoring Site (WIM, AVC, or VOL) </p> <p>Toil Plaza </p> <p>Undivided Roadway with Jug Handle and Traffic Signal </p> <p>Divided Roadway with Median cut and jughandle </p> <p>Secondary Direction of Roadway </p> <p>Secondary Express Direction of Roadway </p> <p>Primary Express Direction of Roadway </p> <p>Primary Direction of Roadway </p> <p>Structures:</p> <p>Tunnel </p> <p>Cattle Overpass </p> <p>Cattle Underpass </p> <p>Road Overpass </p> <p>Road Underpass </p> <p>Pedestrian Overpass </p> <p>Pedestrian Underpass </p> <p>Railway </p> <p>Municipal Boundary </p> <p>Structure under 5' in length (Pipe) </p> <p>Structure under 20' in length (Culvert) </p> <p>Structure 20' and Over (Bridge) </p>			
<h3>Route Diagram & General Information</h3> <p>MILES Scale / Milepost in the secondary direction of the roadway.</p> <p>Scale / Milepost in the primary direction of the roadway.</p> <p>Street Name Local street name of the route in the primary direction.</p> <p>Jurisdiction Authority responsible for the mainline roadway.</p> <p>Functional Class Classification of the road according to the character of service provided. Approved by FHWA in 2002.</p> <p>Federal Aid Sys Federal funding eligibility program.</p> <p>Control Section Job number codes for internal NJDOT accounting purposes.</p> <p>Speed Limit Posted speed limit in miles per hour of the roadway in the primary direction.</p> <p>Number of Lanes Total number of lanes in BOTH directions of an undivided highway or only in the primary direction if the roadway is divided.</p> <p>Med. Type Text description of the median.</p> <p>Med. Width Width in feet of the median.</p> <p>Pavement Total pavement width in feet of the driving lanes in BOTH directions of an undivided highway or only in the primary direction if the roadway is divided.</p> <p>Shoulder Total width in feet of the shoulder in BOTH directions of an undivided highway or only in the primary direction if the roadway is divided.</p> <p>Traffic Volume Traffic Volume estimate of the A.A.D.T. (Year Counted).</p> <p>Traffic Sta. ID Internal NJDOT traffic monitoring station identification number.</p> <p>Structure No. Authority structure identification number, if available.</p> <p>Enlarged Views Appendix page number of an expanded view for the indicated area. Click to view.</p>			
<p>S.R.I. # (Standard Route Identifier)</p>		<p>Date last inventoried (Month/Year)</p>	

New Jersey Route 27 (St. George Avenue)



SRI = 0000027__

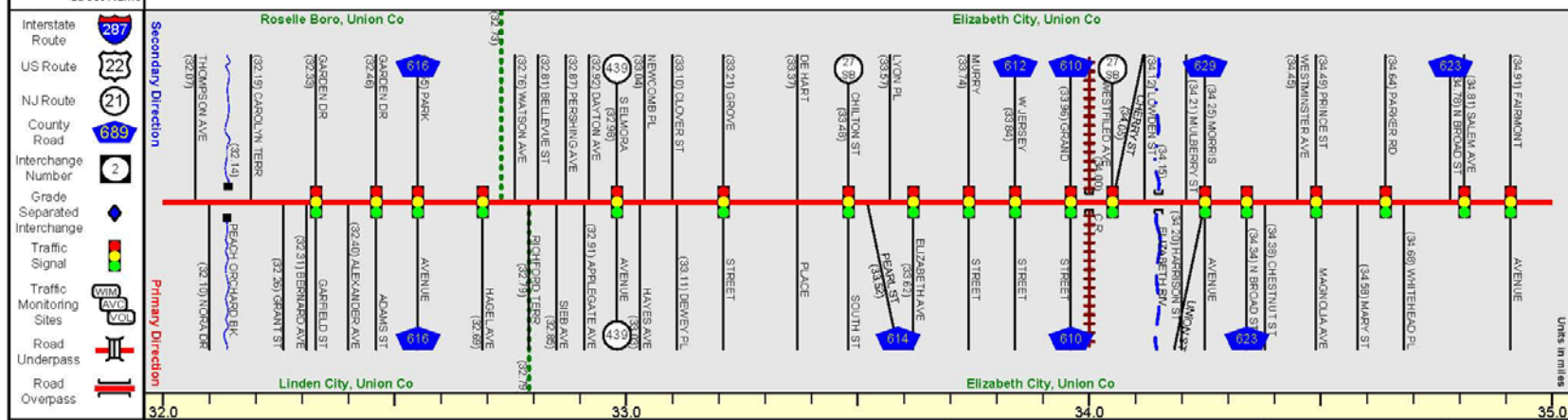
Date last inventoried: March 2008

NJ 27 (South to North)

Mile Posts: 32.000 - 35.000



Pavement	
Shoulder	
Number of Lanes	
Speed Limit	
Street Name	



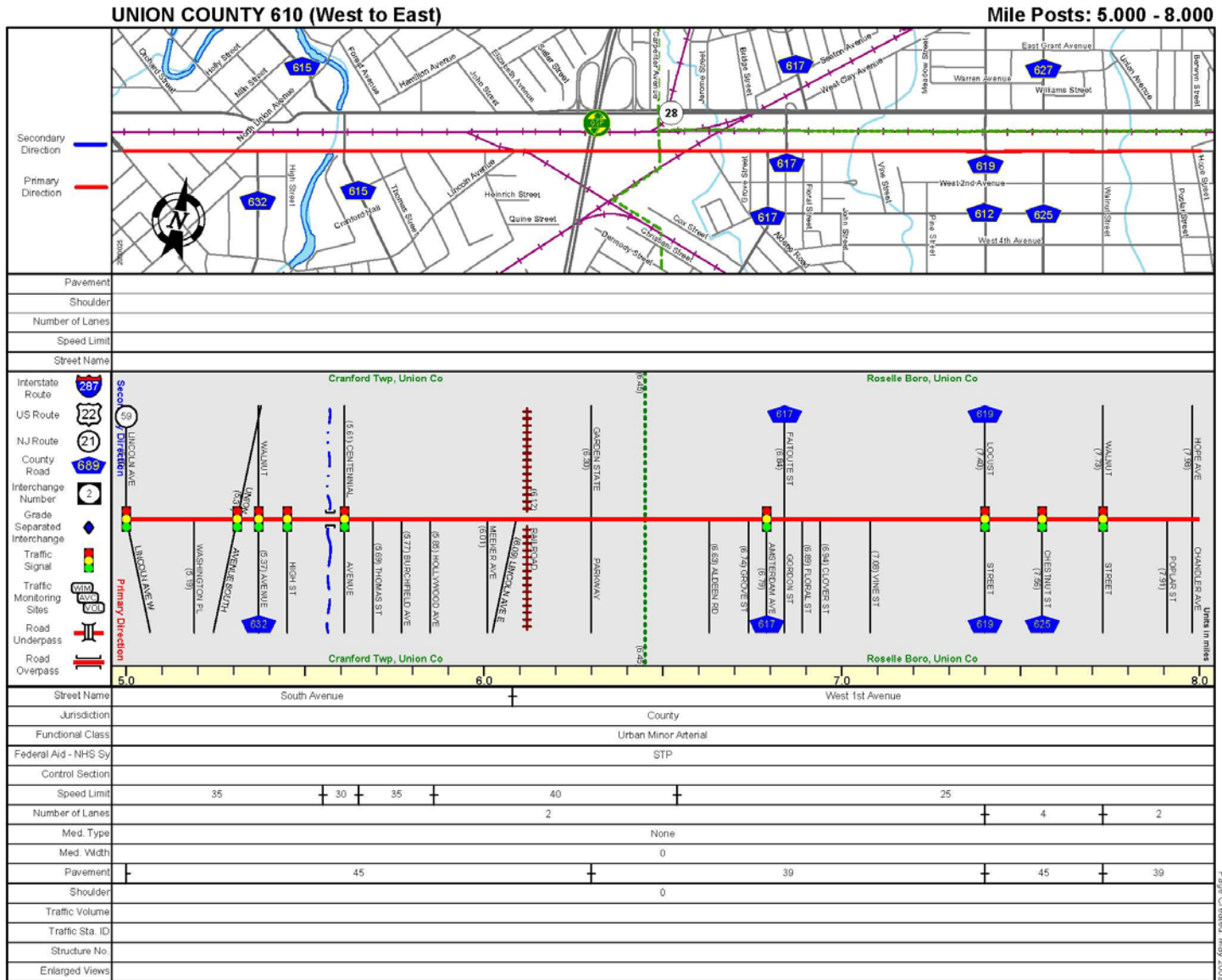
Street Name	St Georges Avenue		Rahway Avenue		Cherry Street		Westfield Avenue		Broad Street		Newark Avenue	
Jurisdiction	N.J.D.O.T.											
Functional Class	Urban Principal Arterial											
Federal Aid - NHS Sy	STP											
Control Section	2006						2007					
Speed Limit	30						35					
Number of Lanes	4		2		0		4					
Med. Type	None											
Med. Width	0											
Pavement	64		48		30		36				62	
Shoulder	0											
Traffic Volume	20,176 (2008)		19,598 (2006)		10,061 (2006)						14,811 (2006)	
Traffic Sta. ID	3-4-326		3-4-327		3-4-328						3-9-399	
Structure No.	2006156						2007151		2007150			
Enlarged Views												

SRI = 0000027__

Date last inventoried: March 2008

Page Created May 2009

Union County Route 610 (West 1st Avenue)



SRI = 2000610__

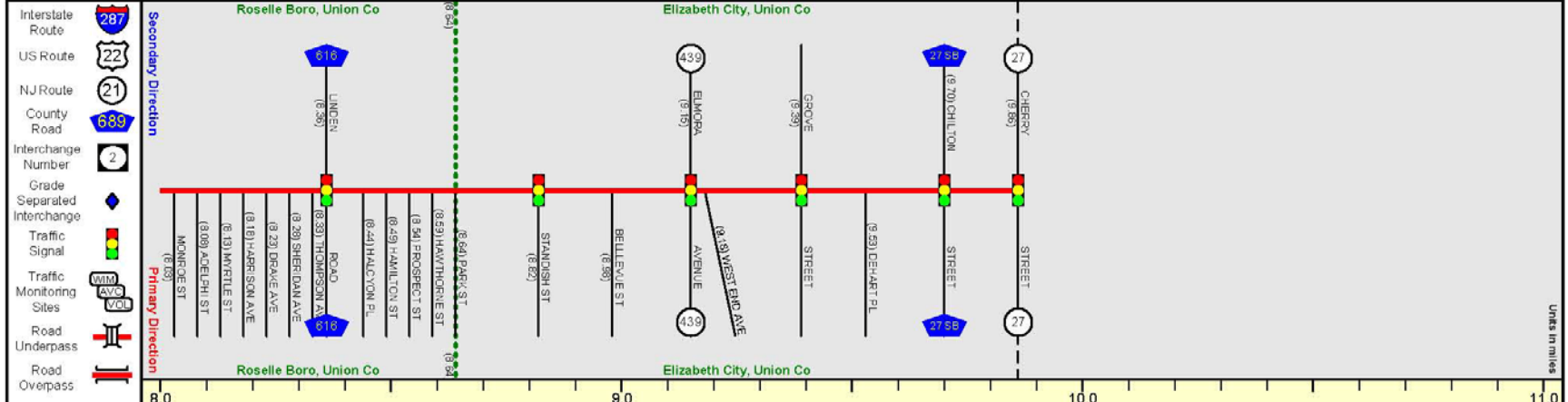
Date last inventoried: May 2000

UNION COUNTY 610 (West to East)

Mile Posts: 8.000 - 9.860



Pavement	
Shoulder	
Number of Lanes	
Speed Limit	
Street Name	



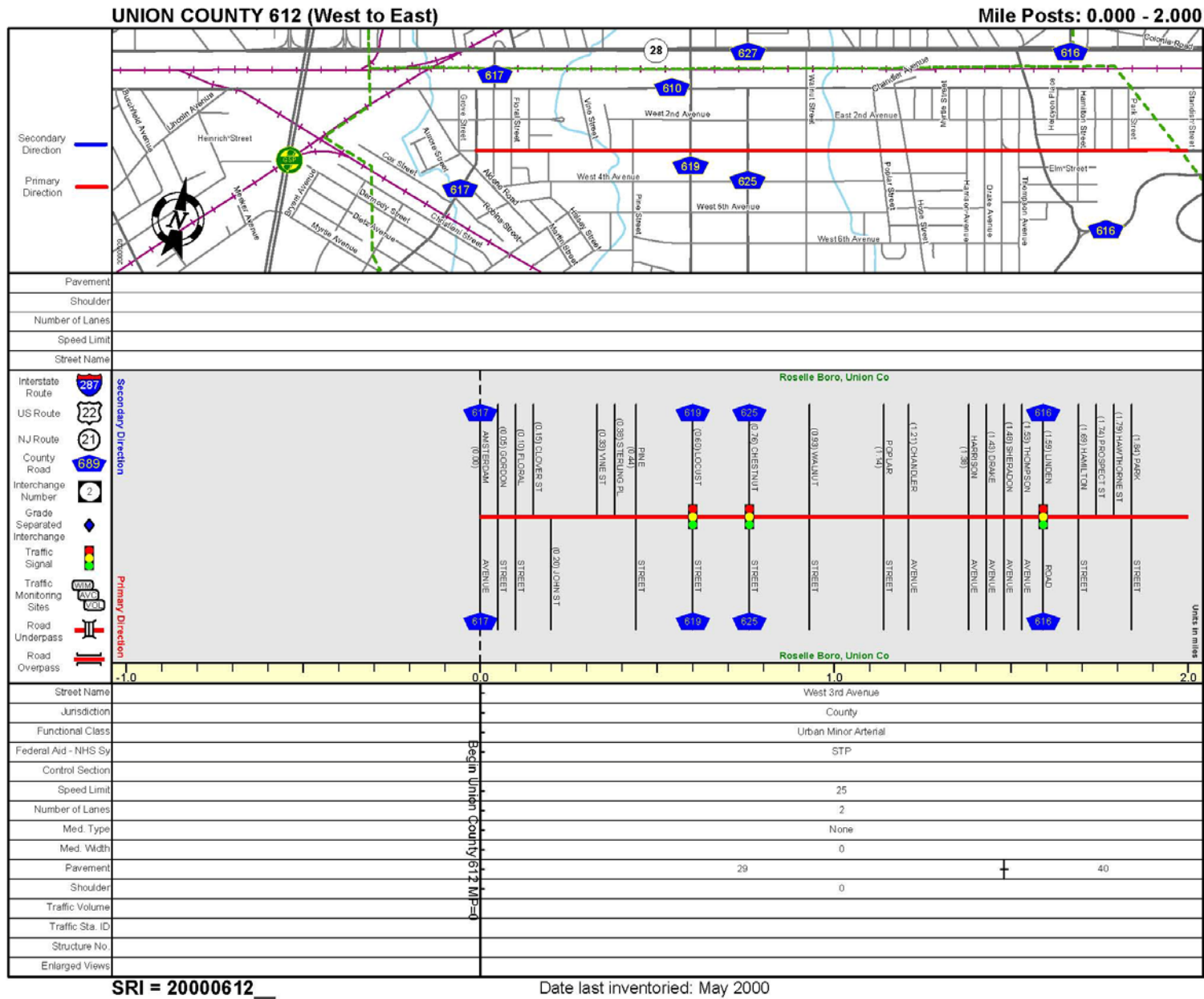
Street Name	West 1st Avenue	West Grand Street	
Jurisdiction	County		
Functional Class	Urban Minor Arterial		
Federal Aid - NHS Sy	STP		
Control Section			
Speed Limit	25		
Number of Lanes	2		
Med. Type	None		
Med. Width	0		
Pavement	39		
Shoulder	0		
Traffic Volume			
Traffic Sta. ID			
Structure No.			
Enlarged Views			

SRI = 20000610

Date last inventoried: May 2000

Page Created: May 2009

Union County Route 612 (West 3rd Avenue)

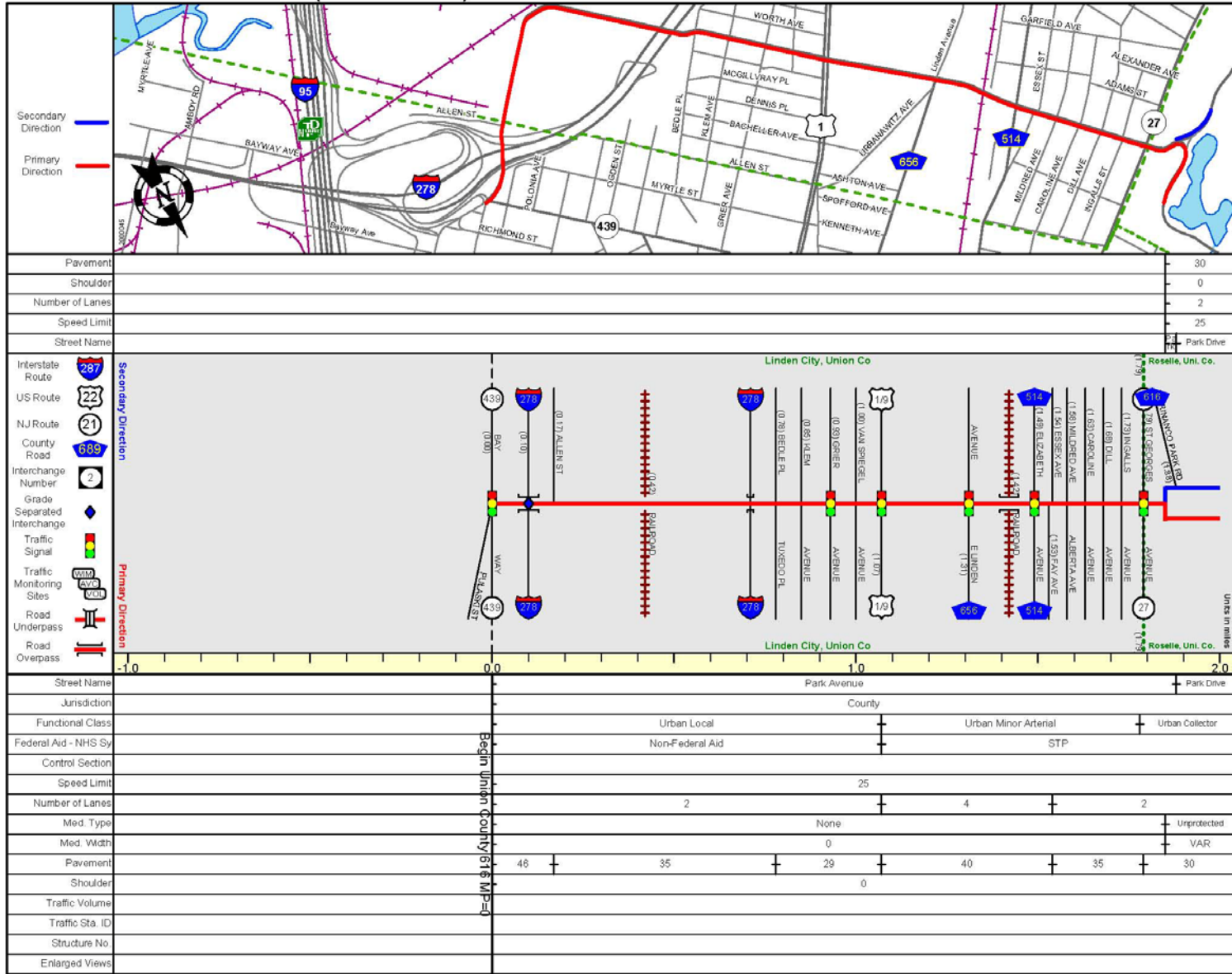


SRI = 2000612

Union County Route 616 (Park Drive / Linden Road)

UNION COUNTY 616 (South to North)

Mile Posts: 0.000 - 2.000



SRI = 20000616

Date last inventoried: May 2000

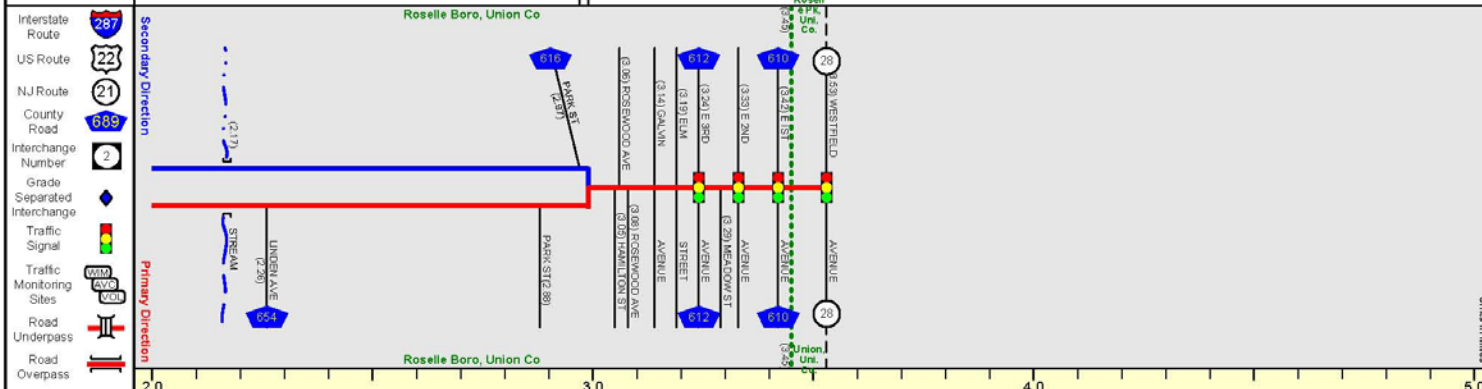
Page Created: May 2000

UNION COUNTY 616 (South to North)

Mile Posts: 2.000 - 3.530



Pavement	30
Shoulder	0
Number of Lanes	2
Speed Limit	25
Street Name	Park Drive



Street Name	Park Drive	Linden Road	
Jurisdiction	County		
Functional Class	Urban Collector		
Federal Aid - NHS Sy	STP		
Control Section			
Speed Limit	25		
Number of Lanes	2		
Med. Type	Unprotected	None	
Med. Width	VAR	0	
Pavement	30		
Shoulder	0		
Traffic Volume			
Traffic Sta. ID			
Structure No.			
Enlarged Views			

MP 3.53 = Begin Cont. With NJ 28 MP 25.09
 MP 3.53, 3.68 See NJ 28 MP 25.09, 25.24

SRI = 20000616__

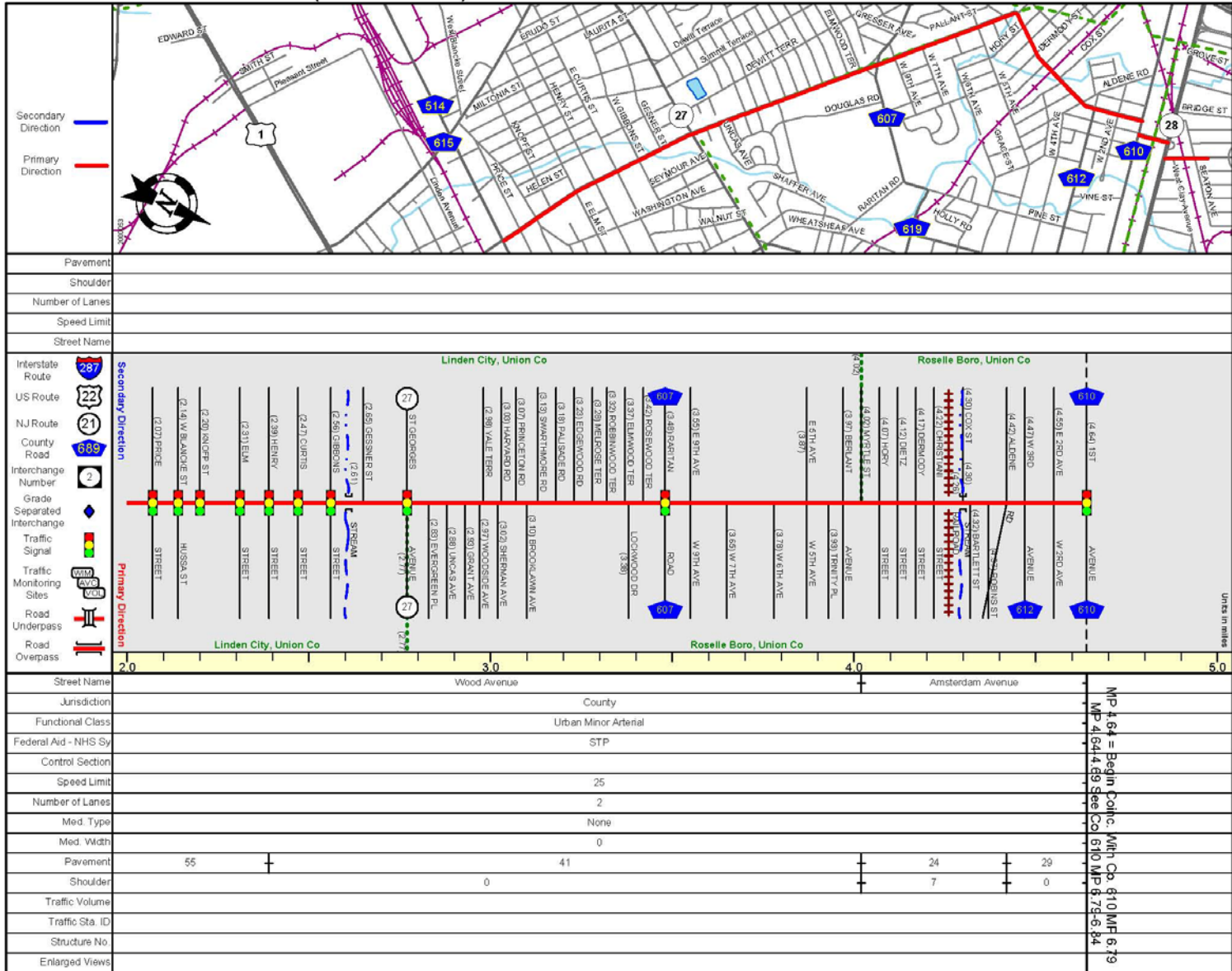
Date last inventoried: May 2000

Page Created: May 2009

Union County Route 617 (Amsterdam Avenue)

UNION COUNTY 617 (South to North)

Mile Posts: 2.000 - 4.640



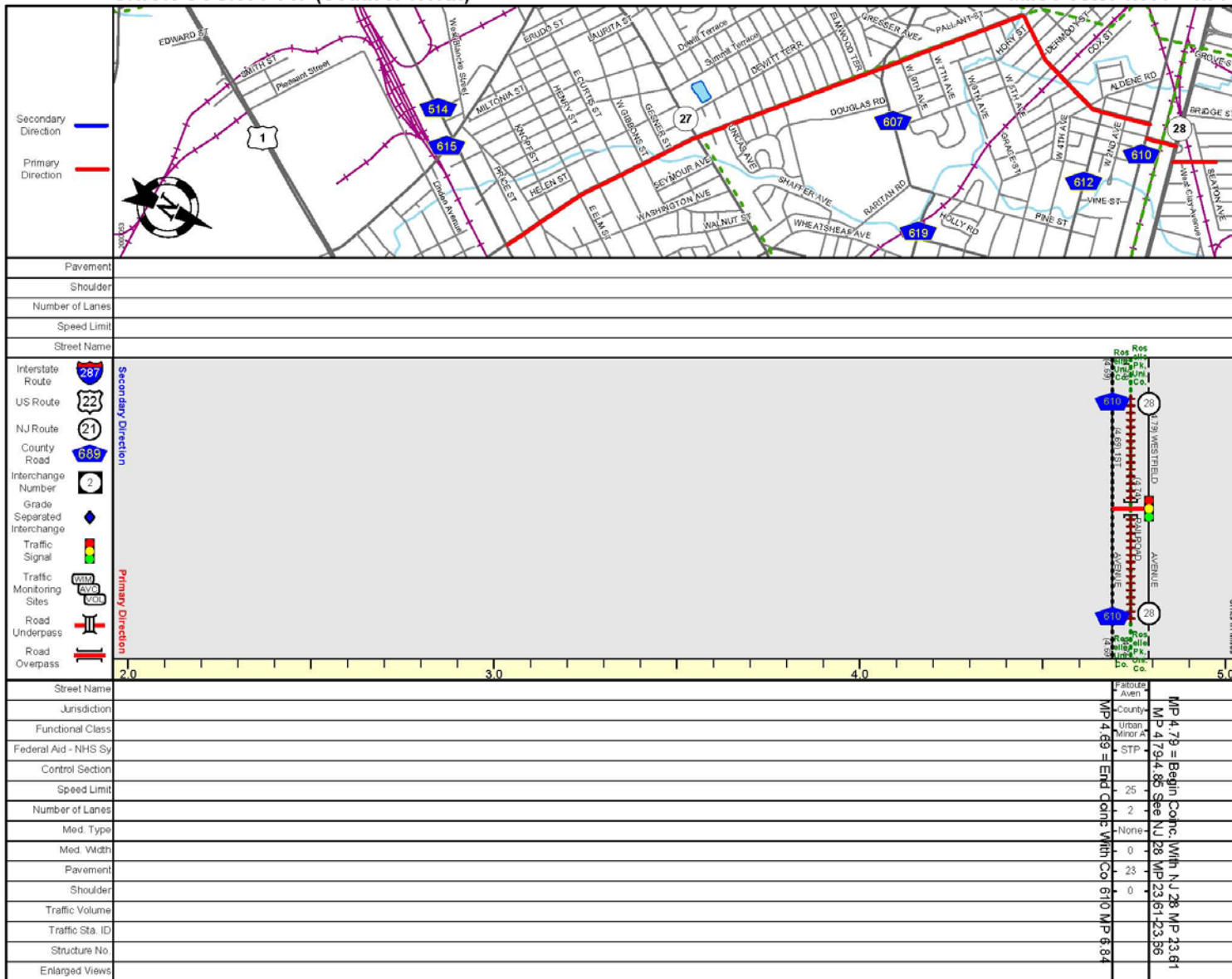
SRI = 2000617__

Date last inventoried: May 2000

Page Created: May 2000

UNION COUNTY 617 (South to North)

Mile Posts: 4.690 - 4.790

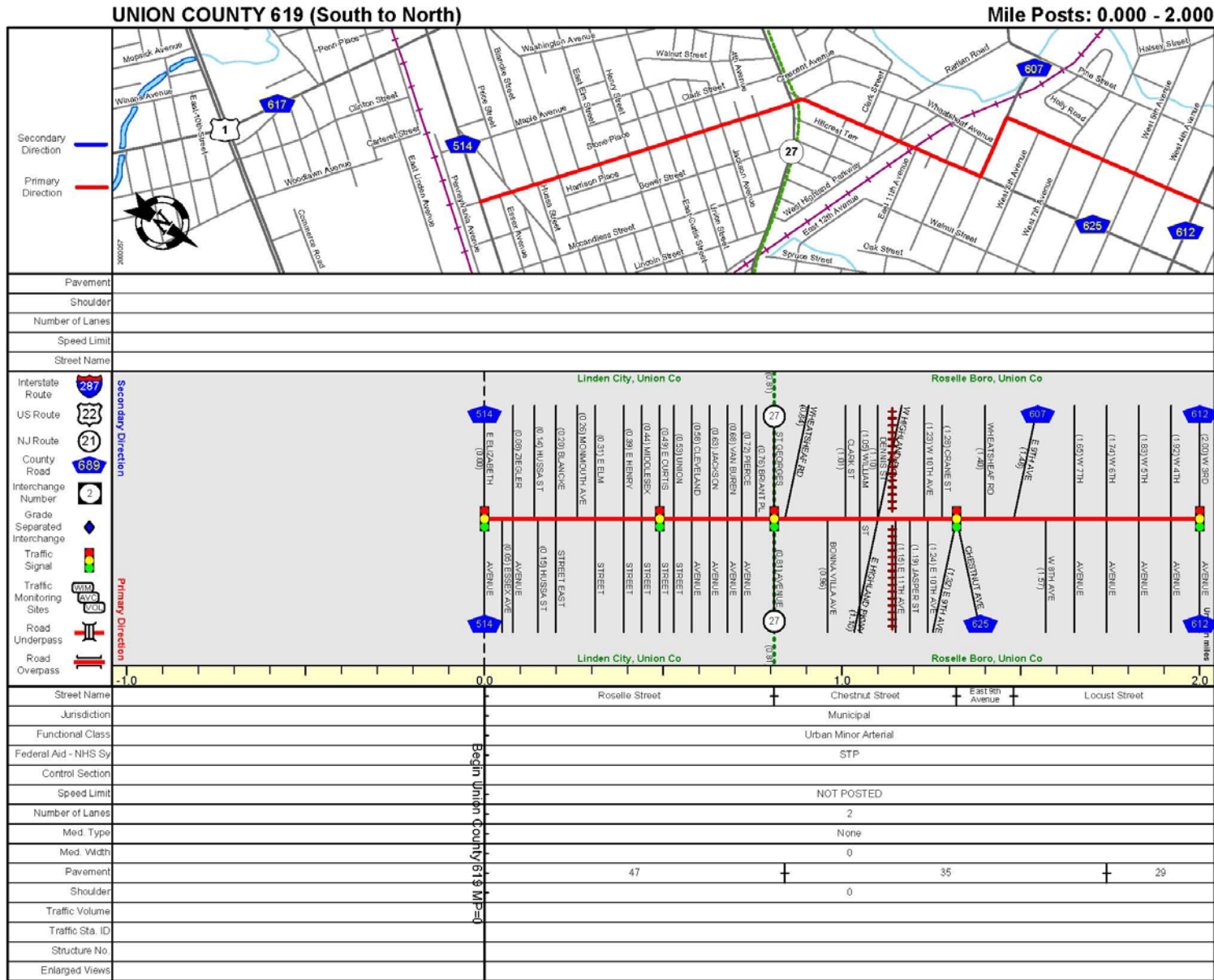


SRI = 20000617__

Date last inventoried: May 2000

Page Created: May 2009

Union County Route 619 (Chestnut Street / Eleventh Avenue / Locust Street)



SRI = 20000619

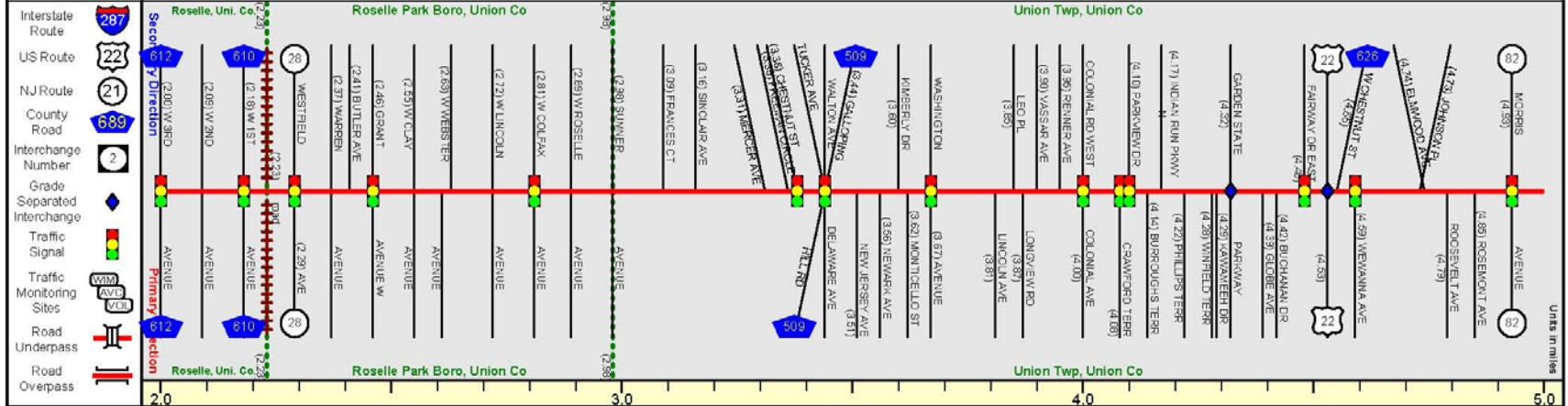
Date last inventoried: May 2000

UNION COUNTY 619 (South to North)

Mile Posts: 2.000 - 5.000



Pavement
Shoulder
Number of Lanes
Speed Limit
Street Name



Street Name	Locust Street		Tucker Avenue		Chestnut Street		Stuyvesant Avenue	
Jurisdiction	Municipal							
Functional Class	Urban Minor Arterial							
Federal Aid - NHS Sy	STP							
Control Section	NOT POSTED							
Speed Limit	NOT POSTED							
Number of Lanes	2		2		4		2	
Med. Type	None							
Med. Width	0							
Pavement	29	35	31		47		39	
Shoulder	0							
Traffic Volume								
Traffic Sta. ID								
Structure No.								
Enlarged Views								

SRI = 2000619

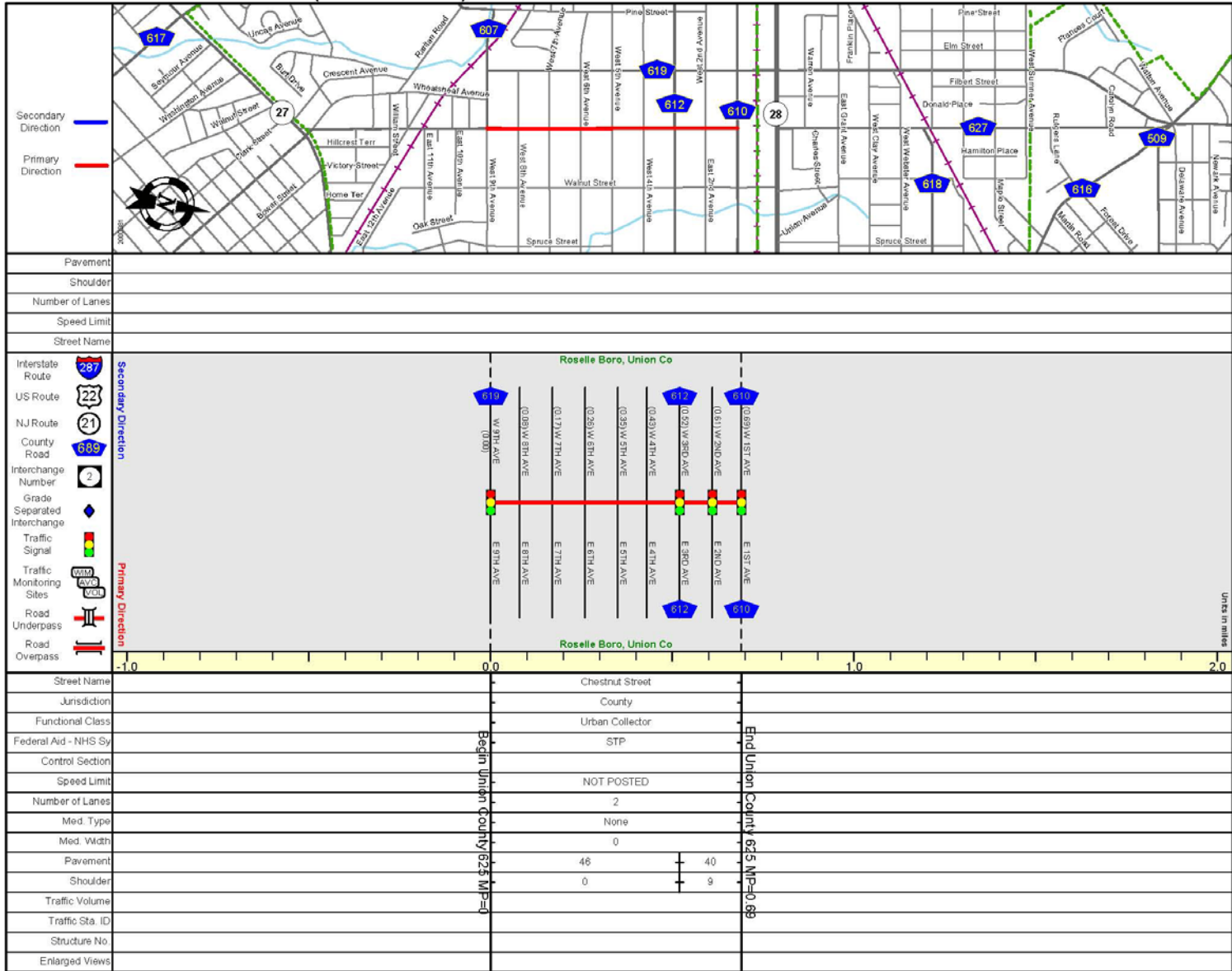
Date last inventoried: May 2000

Page Created May 2009

Union County Route 625 (Chestnut Street)

UNION COUNTY 625 (South to North)

Mile Posts: 0.000 - 0.690



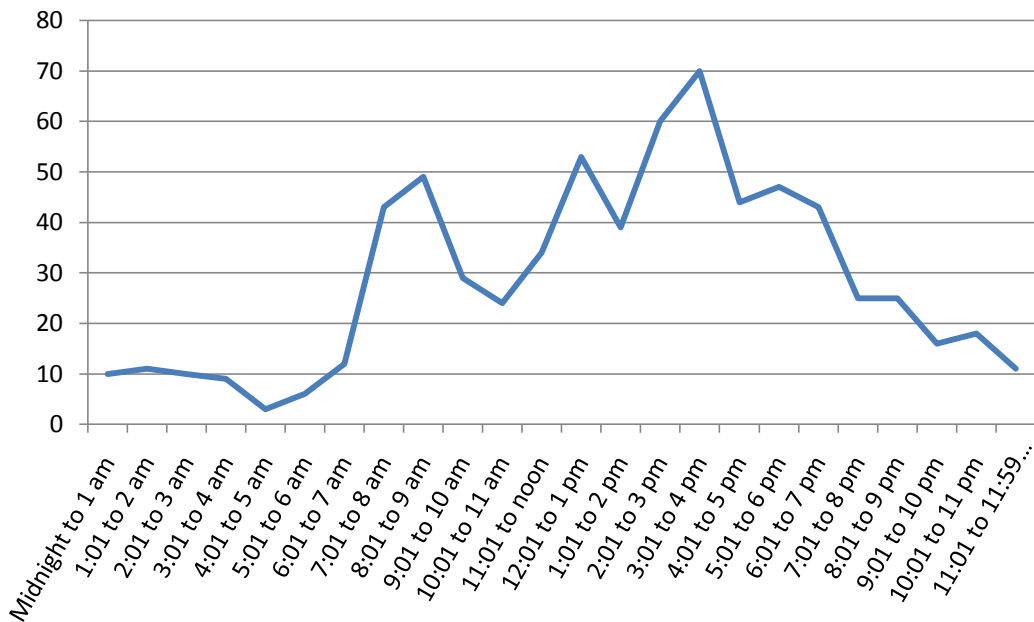
SRI = 2000625__

Date last inventoried: May 2000

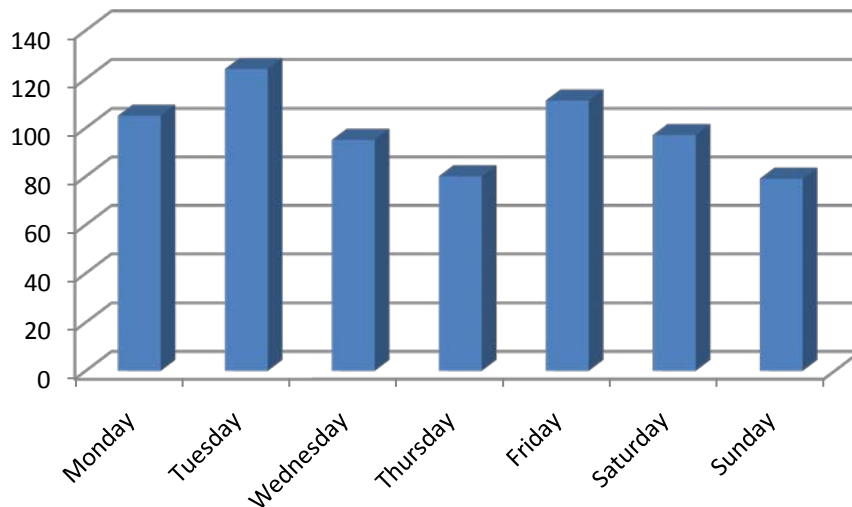
Accident Data

The last complete year the New Jersey Department of Transportation had accident data for Roselle was 2008. In 2008, there were a total of 691 accidents within the municipality. This data suggests that most accidents occur between 3 pm and 4 pm. Tuesday tends to be the day with the most accidents and Thursday the least amount. February and May have the most accidents with March having the least amount of accidents.

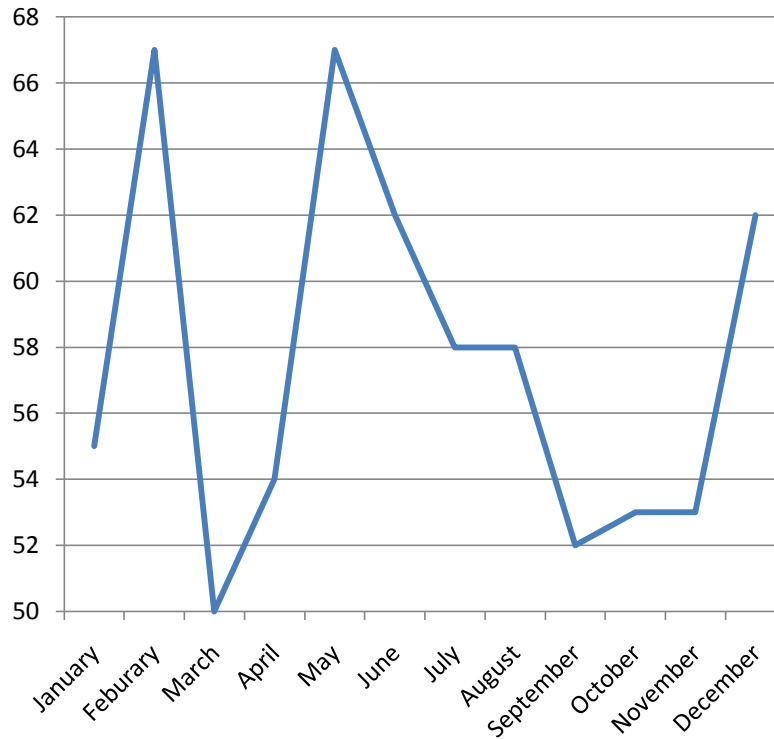
Time of Accidents
Borough of Roselle, 2006



Day of Accidents
Borough of Roselle, 2006



Month of Accidents
Borough of Roselle, 2008



Mass Transportation System

Roselle is served by New Jersey Transit providing mass transit access to neighboring towns and New York City. New Jersey Transit routes 56, 57, 59, 62, 94, 112, and 115 provide frequent service to neighboring communities and New York. New Jersey Transit maintains three bus stops in the municipality at the intersection of St. Georges Street at Wood Street and Chestnut Street as well as Chestnut Street and Second Avenue.

Residential Site Improvement Standards (RSIS)

As of June 3, 1997, the State imposed Residential Site Improvement Standards (RSIS) became operative and automatically effects all residential development in every municipality in New Jersey.

These standards supersede, and automatically replace, all technical requirements previously established by municipal ordinance with regard to streets, parking, water supply, sanitary sewers and storm water management.

GOALS & OBJECTIVES



SECTION 7 - ROSELLE'S GOALS & OBJECTIVES

A community's master plan serves as a general guide for future development upon which zoning controls are based upon and serves to publically regulate new subdivisions and site development. The master plan may also suggest future public projects to be incorporated into capital improvement programs. The general policies contained herein should be referred to in order to assess whether local community objectives are being met by future development or redevelopment proposals.

The goals and objectives serving Roselle's Master Plan are indicated as follows:

1. To encourage municipal action to guide the appropriate use or development of all lands in this Borough, in a manner that will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
 - a. Maintain adequate water service to the Borough.
 - b. Maintain and improve the storm drainage system serving the Borough.
 - c. Maintain adequate sanitary sewer service for the Borough.
3. To provide adequate light, air and open space:
 - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Borough.
 - b. Promote the conservation of environmental resources and the natural appearance of the Borough.
4. To ensure that the development of the Borough does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole;
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment;
 - a. Preserve the environmental resources of the Borough by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the Borough's natural character.
 - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.

6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
 - a. Provide adequate community facilities in the Borough by maintaining and improving necessary facilities such that the Borough is efficiently and adequately served, and that all such facilities be barrier free.

7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Roselle;
 - a. Preserve and promote a balanced variety of residential, commercial, light industrial, public, recreation and conservation land uses.
 - b. Preserve and protect the established primarily residential character of the Borough by maintaining and improving neighborhood quality in existing residential areas.
 - c. Encourage future housing construction that is compatible with the existing character of the Borough without increasing housing density in established residential areas.
 - d. Maintain and improve the existing quality of housing.
 - e. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.
 - f. Guide the future development and/or redevelopment of land within the Borough so as to incorporate new construction without undue disruption to the established character of the Borough.

8. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes that result in congestion or blight;
 - a. Maintain the efficiency of the Borough's circulation system by continued upgrading of streets and intersections.
 - b. Develop a balanced circulation system incorporating the needs of pedestrians, bicycles, autos, trucks and buses.
 - c. Provide municipal parking areas in support of commercial enterprises in the central business district.
 - d. Encourage the use of alternative forms of mass transportation.
 - e. Encourage the protection of the residential character by discouraging cut through traffic.

9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
 - a. Reduce the cutting of trees on private property through tree preservation regulations.
 - b. Support the planting and maintain trees along public rights-of-way.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Borough and to prevent urban sprawl and degradation of the environment through improper use of land;
 - a. Encourage the protection and preservation of historic sites and buildings.
11. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site;
12. To encourage senior citizen community housing construction;
13. To continue to meet the municipal obligation to provide the Borough of Roselle its fair share of affordable housing meeting the requirements set forth by the New Jersey Council On Affordable Housing
14. To encourage coordination of the various public and private procedures and activities shaping land development.
 - a. Maximize leveraging of public and private funds.
 - b. Enhance and maintain attractive gateways to the Borough.
 - c. Provide the necessary infrastructure to support business development in all business districts.
15. To promote utilization of renewable energy resources.
 - a. Provide incentives for Leed (Leadership in Energy and Environmental Design) Green Building Certification that would promote construction of buildings that are environmentally responsible, profitable and healthy places to live and work.
 - b. Encourage the utilization of new solar technology and other clean fuels.
16. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

LAND USE PLAN ELEMENT



SECTION 8 - ROSELLE LAND USE PLAN ELEMENT

The planning board's previous land use plan was adopted in 1979. That land use plan recognized that ...

Since Roselle is more than 90% developed, the land-use plan is concerned with the most appropriate development of the few vacant tracts of land remaining in the Borough and the protection and enhancement of the existing residential, commercial and public-use districts.

This land use plan divides Roselle into 17 different districts as set forth in Table 8-1 below.

Table 8 – 1 : Land Use Districts

Single-family Residential Districts

- Low density
- Medium density
- High density

Two-family Residential Districts

- Medium density
- High density

Multi-family Residential Districts

- Multi family
- Townhouses
- Planned Unit Development

Commercial Districts

- General Retail
- Big Box Retail
- Central Business District
- Commercial
- Commercial / Industrial
- Professional Office

- Public
- Industrial
- Transportation

Table 8 – 2 : Land Use Districts by Number of Lots and Acres

<u>Single-family Residential Districts</u>	<u>Number of Lots</u>	<u>Acres</u>	<u>Percent of Land</u>
Low Density	493	132	7.73%
Medium Density	2,472	370	21.68%
High Density	1,122	119	6.97%
<u>Two-family Residential Districts</u>			
Medium Density	212	44	2.58%
High Density	513	57	3.34%
<u>Multi-family Residential Districts</u>			
Multi- Family	460	93	5.45%
Townhomes	136	24	1.41%
Planned Unit Development	1	60	3.51%
<u>Commercial Districts</u>			
General Retail	75	20	1.17%
Big Box Retail	5	7	0.41%
Central Business District	28	10	0.59%
Commercial	111	37	2.17%
Commercial / Industrial	58	40	2.34%
Professional Offices	61	9	0.53%
Public	38	300	17.57%
Industrial	103	41	2.40%
Transportation		344	20.15%

Single-family Residential Districts

Single-family Residential District - Low Density

This land use classification provides the foundation for the creation of the SR-L zone in the Borough zoning ordinance. This land use classification allows development of single-family homes on a minimum lot size of 9,000 square feet. This lot size requirement represents 4.8 units per acre. There are 493 lots located in the low density residential land use classification comprising 132 acres of land and 7.73 percent of the total land area.

This new residential land use is created from the following six zones, the majority of which is the Residential A zone:

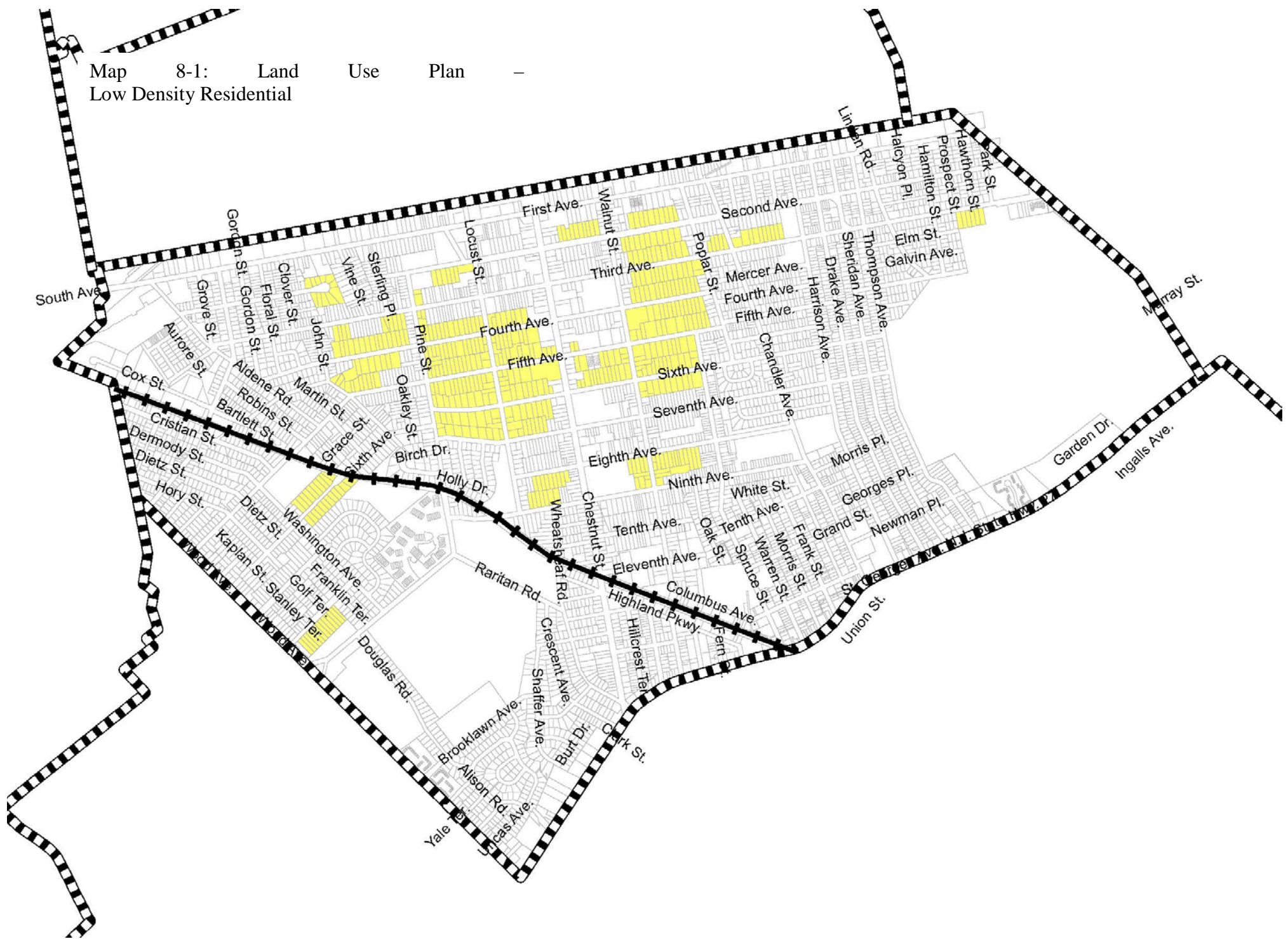


Photo 8-1: Example of Low Density Residential

Table 8 – 3 :
Component Zoning for Proposed Single Family Low Density Land Use

Zoning District	Number of Lots	Acreage
Business	1	0.14
Central Business	1	0.23
Commercial	9	2.10
Residential A	437	120.00
Residential B	39	9.04
Residential C	6	1.65

Map 8-1: Land Use Plan -
 Low Density Residential



Single-family Residential District - Medium Density

This land use classification provides the foundation for the SR-M zone in the Borough zoning ordinance. This land use classification provides for development of single-family homes on lots with areas between 4,000 and 9,000 square feet. There are 2,472 lots located in the medium density residential land use classification comprising 370 acres of land and 21.68 percent of the land area.

This land use classification has a density that is between high density and low density. The zoning ordinance should be crafted in such a way as to set minimum standards to maximize conformity while limiting the amount of new, subdividable lots.



Photo 8-2: Example of Medium Density Residential

This new residential land use is created from the following 10 zones, the majority of which is the Residential A zone:

Table 8 – 4 :
Component Zoning for Proposed Single Family Medium Density Land Use

Zoning District	Number of Lots	Acreage
Business	11	1.59
Commercial Business Redevelopment	1	0.21
Central Business	7	0.82
Commercial	4	0.53
Commercial / Residential	7	1.44
Public	2	0.19
Residential A	2,057	311.30
Residential B	322	46.27
Residential C	39	4.61
Residential E	9	0.97



Single-family Residential District - High Density

This land use classification provides the foundation for the creation of the SR-H zone in the Borough zoning ordinance. This land use classification encourages development of single-family homes on a minimum lot size of 4,000 square feet. There are 1,122 lots located in the high density residential land use classification comprising 119 acres of land or 6.97 percent of the total land area.



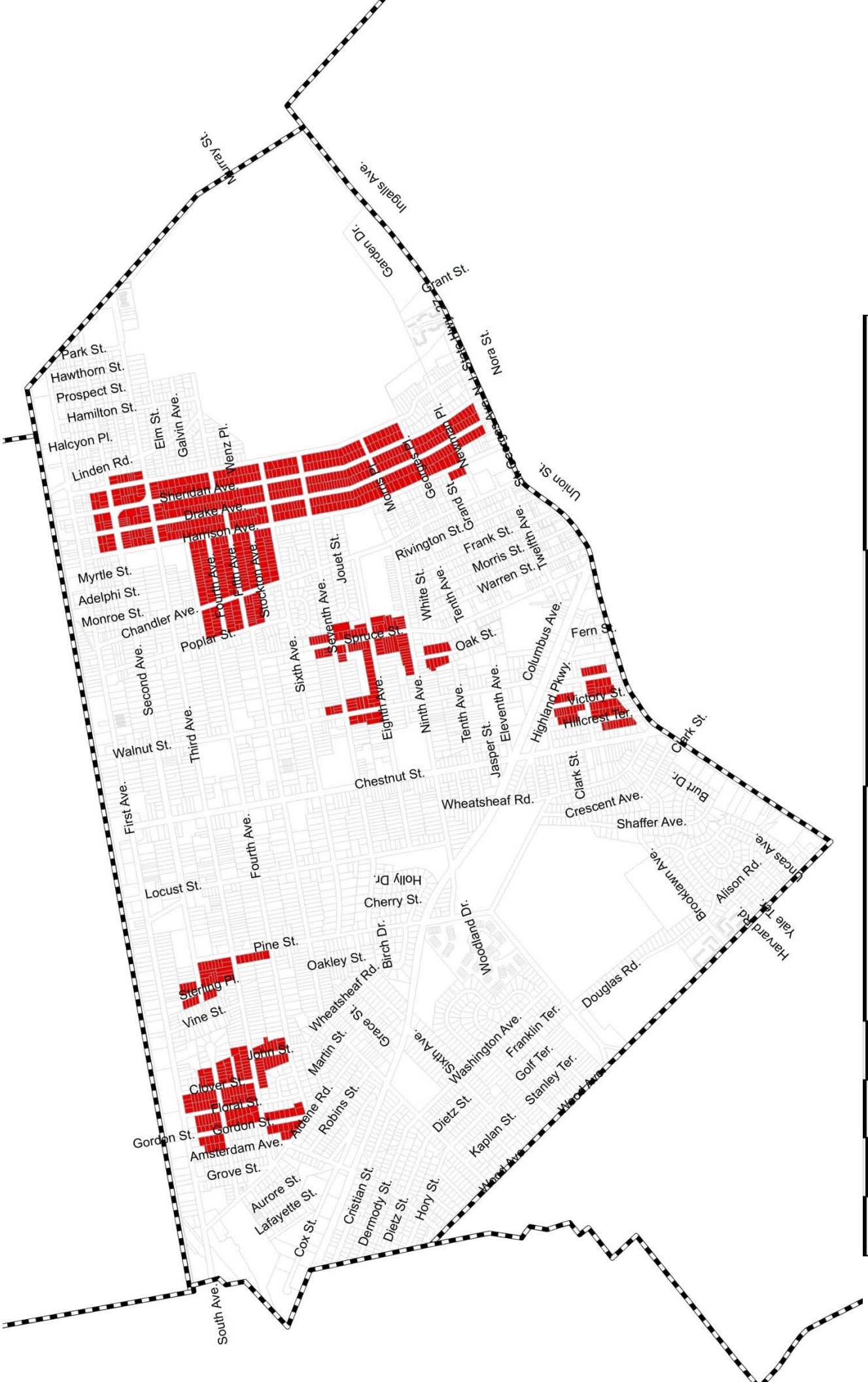
Photo 8-3: Example of High Density Residential

This new residential land use is created from the following five zones, the majority of which is the Residential A zone:

Table 8 – 5 :
Component Zoning for Proposed Single Family High Density Land Use

Zoning District	Number of Lots	Acreage
Business	15	1.58
Commercial	4	0.46
Residential A	750	76.70
Residential B	326	35.77
Residential C	16	1.78

Map 8-3: Land Use Plan
 High Density Residential



Two-family Residential District – Medium Density

This land use classification provides the foundation for the establishment of a new zone in the Borough zoning ordinance.

This new land use classification recommends two-family residential lots at a density of slightly more than 17 dwelling units per acre or a minimum lot size of 5,000 square feet.

There are 212 lots located in the Two Family Medium Density Residential Land Use Classification comprising 44 acres of land or 2.58 percent of the total land area.



Photo 8-4: Example of Two Family Medium Density Residential

This new residential land use is created from the following 11 zones, the majority of which is the Residential B zone:

Table 8 – 6 :
Component Zoning for Proposed Two Family Medium Density Land Use

Zoning District	Number of Lots	Acreage
Business	3	0.44
Commercial Business Redevelopment	1	0.23
Central Business	7	0.92
Commercial / Industrial	7	1.61
Commercial / Residential	2	0.49
Commercial / Residential Transition	5	0.65
Industrial	1	0.13
Office Building	5	1.36
Residential A	2	0.94
Residential B	136	22.34
Residential C	28	5.86

Map 8-4: Land Use Plan –
Two Family Medium Density Residential



Two-family Residential District - High Density

This land use classification provides the foundation for the establishment of a new zone in the Borough zoning ordinance.

This new land use classification recommends two - family residential lots at a density of slightly more than 24 dwelling units per acre or a minimum lot size of 3,500 square feet.

There are 513 lots located in the Two Family High Density Residential Land Use Classification comprising 57 acres of land or 3.34 percent of the total land area.



Photo 8-5: Example of Two Family High Density Residential

This new residential land use is created from the following seven zones, the majority of which is the Residential B zone:

Table 8 – 7 :
Component Zoning for Proposed Two Family High Density Land Use

Zoning District	Number of Lots	Acreage
Business	1	0.10
Commercial	44	4.46
Public	1	0.11
Residential A	10	1.91
Residential B	421	45.45
Residential C	26	3.21
Residential E	2	0.38

Map 8-5: Land Use Plan –
Two Family High Density Residential



Multi-family Residential Districts

Multi-family Residential District

This land use classification provides the foundation for the establishment of a Multi Family Residential zoning district.

There are a total of 460 lots located in the apartment classification comprising 93 acres of land or 5.45 percent of the total land area. This new residential land use is created from the following seven zones, the majority of which is the Residential C zone:



Photo 8-6: Example of Multi Family Residential

Table 8 – 8 :
Component Zoning for Proposed Multi Family Residential Land Use

Zoning District	Number of Lots	Acreage
Business	3	0.67
Commercial Business Redevelopment	2	0.33
Central Business	3	0.75
Commercial	2	1.39
Commercial Redevelopment	1	0.23
Office	15	2.41
Public	1	0.08
Residential A	142	6.98
Residential B	9	1.88
Residential C	233	44.67
Residential D	41	25.47

Multi-family Residential District - Townhomes

This land use classification provides the foundation for the establishment and continuance of a Townhouse zone in the Borough zoning ordinance. This district contains residential developments served by Woodland Drive, Westbrook Court and Jackson Avenue. There are 136 lots in the Townhome residential land use classification comprising 24.10 acres of land or 1.41 percent of the total land area.

All lots are currently in the Residential E zone.



Photo 8-7: Example of Multi Family Townhomes

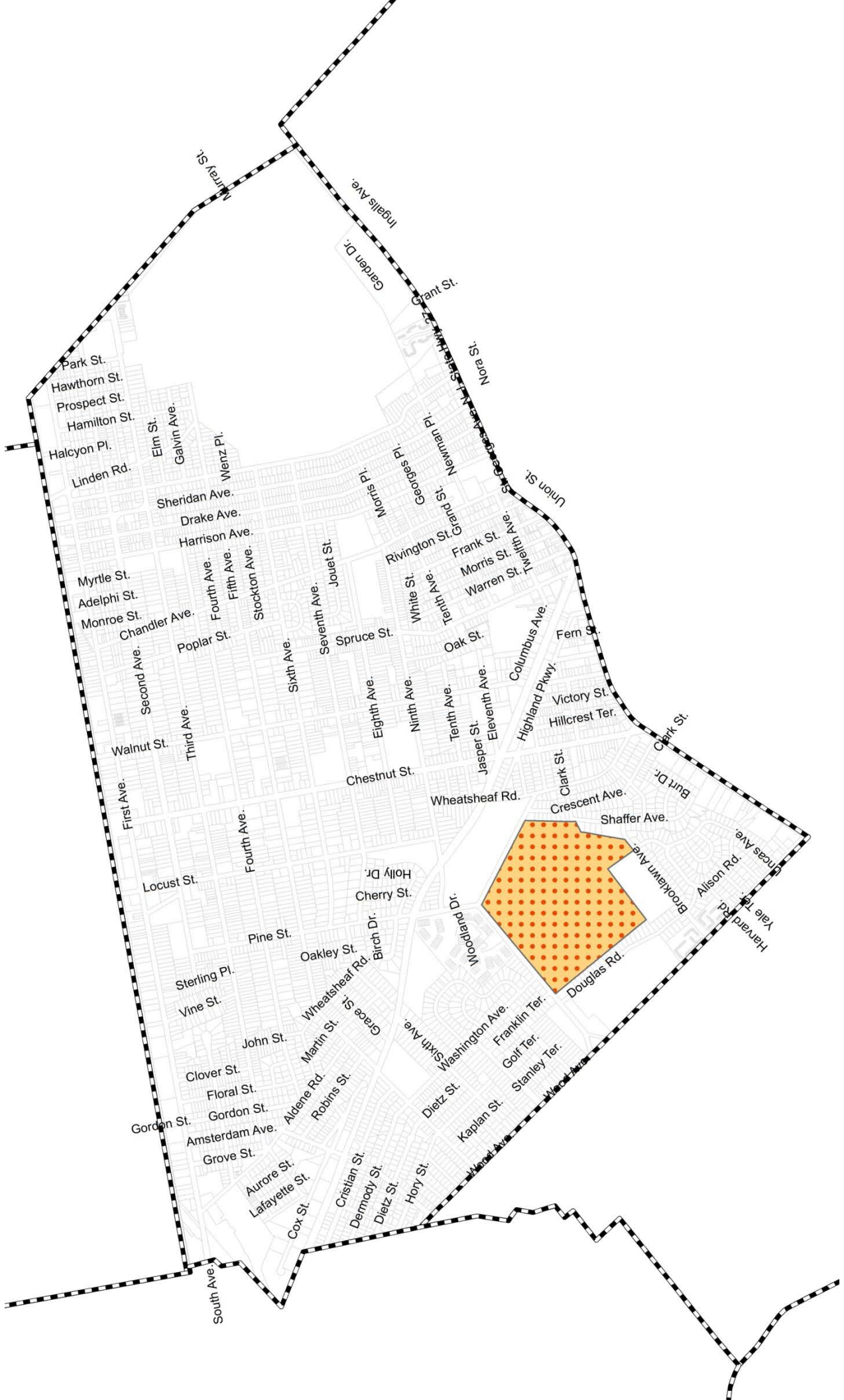
Multi-family Residential District – Planned Unit Development

This land use classification provides the foundation for the establishment of a new planned unit development or PUD. This PUD is 60 acres in size and will have the largest impact of this master plan. The 60 acres of land represents 3.51 percent of the total land area of the municipality. The planned unit development should consist of multiple uses such as residential, commercial and open space in specific percentages. Particular zoning restrictions such as the percentages of each uses, the maximum building height, the maximum floor area ratio, and the maximum impervious surfaces should be carefully drafted so that the site may be redeveloped while keeping the character of the surround community.



Photo 8-8: Example of a Planned Unit Development

Map 8 - 8 : Land Use Plan - Planned Unit Development



Commercial Districts

Generic Retail

This land use classification provides the foundation for the establishment and continuance of the Business zone in the Borough zoning ordinance. This land use classification consists of general retail and limited personal service providers. There are 75 lots in the proposed Generic Retail land use classification comprising 20 acres of land or 1.17 percent of the total land area of the municipality.



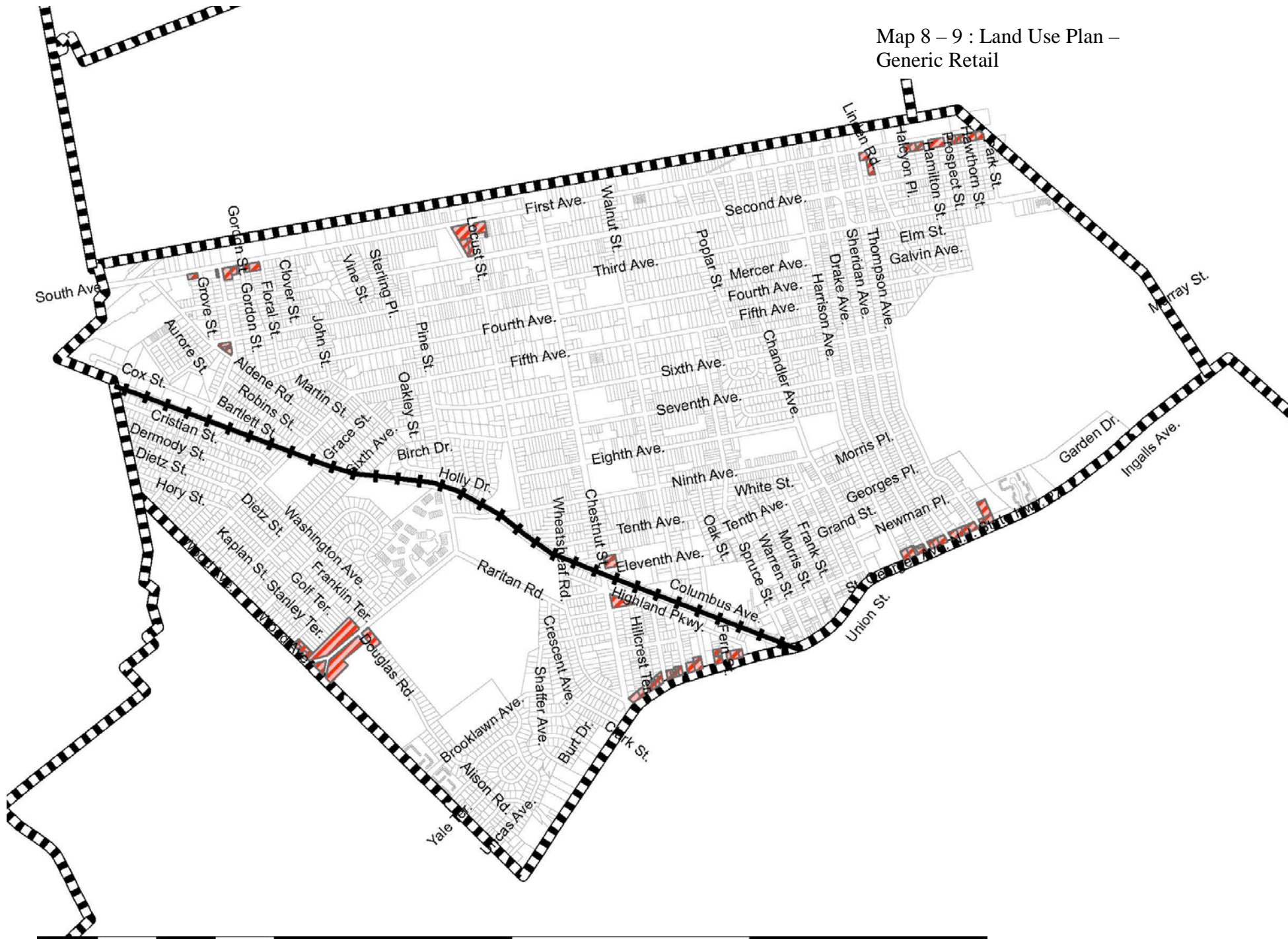
Photo 8-9: Example of a Generic Retail

This land use classification can be found primarily along the south side of First Avenue, the north side of Saint George Avenue. This land use classification is created from the following zones:

Table 8 – 9 :
Component Zoning for Proposed Single Family Low Density Land Use

Zoning District	Number of Lots	Acres
Business	43	19.34
Commercial Business Redevelopment	4	4.99
Commercial Residential Transition	11	1.93
Office	1	1.91
Residential C	2	0.37

Map 8 – 9 : Land Use Plan –
Generic Retail



Big Box Retail



Photo 8 - 10: Proposed Big Box Retail

This land use classification provides the foundation for the establishment of a new zoning district entitled Big Box Retail from the existing Commercial Redevelopment zone. This land use classification proposes large-scale retail uses as principle uses.

This district is located along the northern side of First Avenue west of Lincoln Road. There are 5 lots in the proposed Mixed Retail use classification comprising 7.28 acres or less than 1 percent of the total land area of the municipality.

Commercial

This land use classification provides the foundation for the commercial zone classification. This land use classification is similar to the permitted uses found in the generic retail with the prohibition of establishments of congregation. The commercial land use can be found on the south side of First Avenue and the north side of Saint George Avenue.

There are 111 lots in the proposed Commercial land use classification comprising 37 acres or 2.17 percent of the total land area of the municipality. This land use classification is comprised of three different zoning classifications with the predominate existing zoning being Commerce.

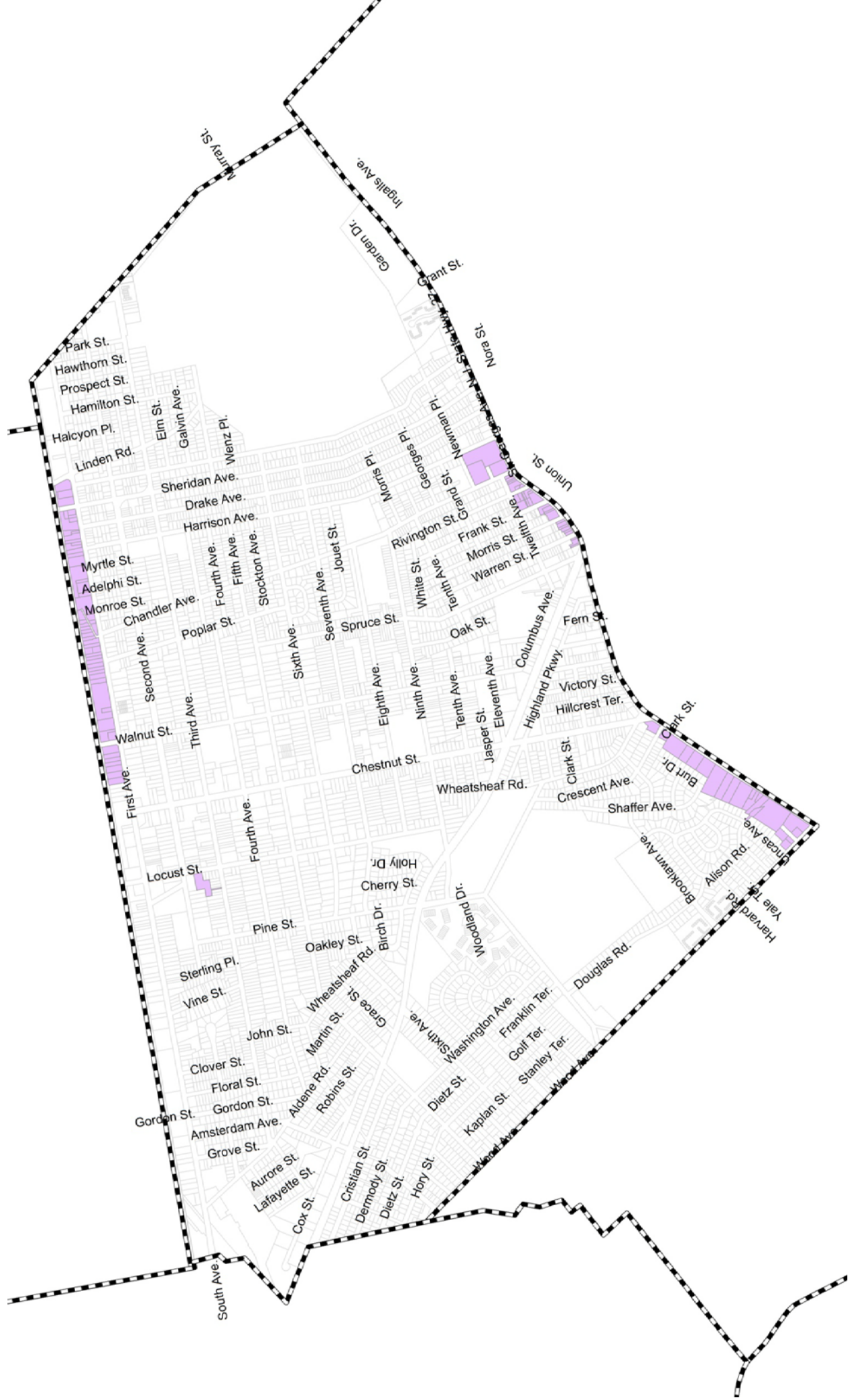


Photo 8 - 11: Proposed Commercial Land Use

Table 8 – 10 :
Component Zoning for Proposed Commercial Land Use

Zoning District	Number of Lots	Acres
Commercial	107	35.95
Commercial Residential	3	1.03
Residential C	1	0.84

Map 8 - 11 : Land Use Plan -
Commerce



Central Business District (CBD)

This land use classification provides the foundation for the establishment of a Central Business District (CBD) zone in the Borough zoning ordinance. There are 28 lots proposed in Central Business District land use classification comprising 10 acres.

The land use concept for the Central Business District (CBD) is to protect the integrity of existing retail and business development at a pedestrian scale. In order to meet this objective, the Borough should continue to support the district with public parking facilities, and the zoning ordinance should be modified to limit office and residential uses to those locations other than at street level. This district promotes retail development, with a first floor use restriction applying

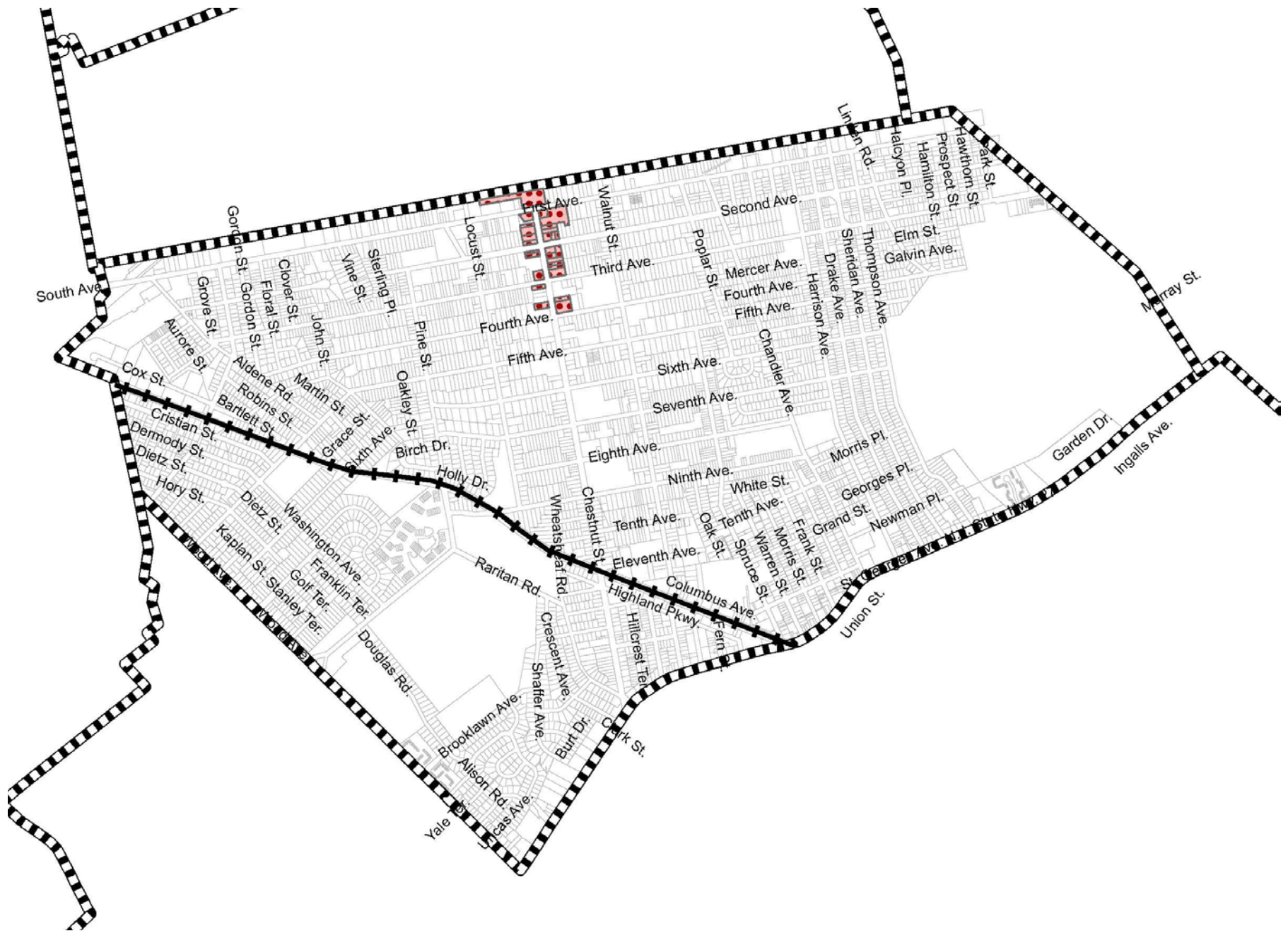
to all offices except travel agencies, brokerage firms, real estate offices and opticians since these office uses often attract drop-in trade. These office uses also offer the potential for attractive window displays and attract pedestrian interest assisting in pedestrian interest in store-to-store shopping. Restaurant use in this district is encouraged because it creates positive secondary effects.



Table 8 – 11 :
Component Zoning for Proposed Central Business District Land Use

Zoning District	Number of Lots	Acres
Central Business Office	24	8.58
	4	1.42

Map 8 - 12 : Land Use Plan -
Central Business District



Professional Office and Business

This land use classification provides the foundation for the establishment of the Professional Office and Business Zone. This district, is generally along Chestnut Street from Eleventh to Fifth Avenue. There are 28 lots in the professional office and business land use classification comprising 10 acres of land. The district is intended to allow the conversion of existing residential structures for professional office uses, while preserving the residential character, scale and features of the buildings and the streetscape.

Regulation standards should be drafted to minimize adverse impacts upon any adjoining or nearby residential districts and uses. Appropriate uses include offices for executive, administrative or business operations, professional offices of an architect, engineer, attorney or similar profession, service office uses, such as but not

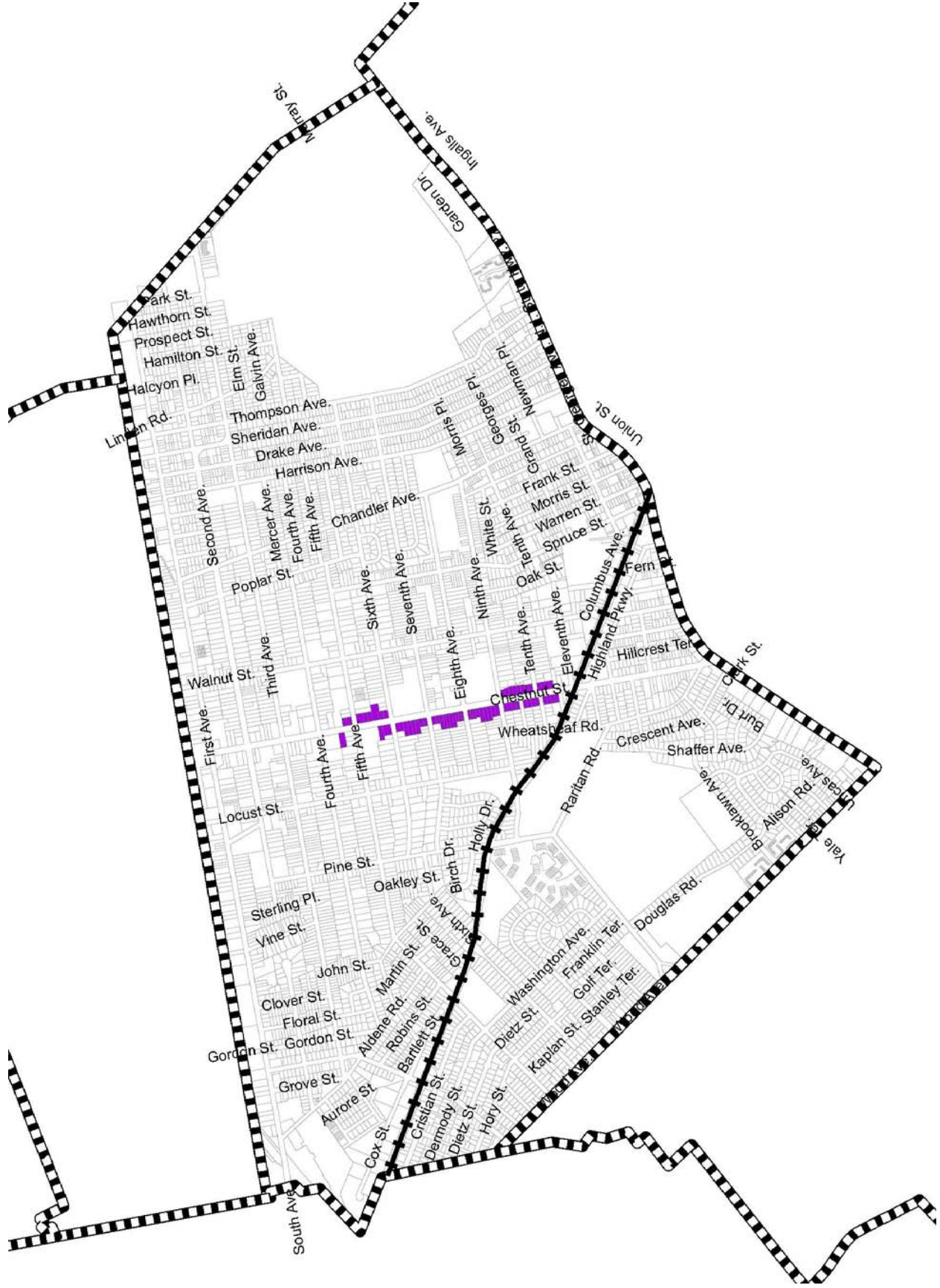


limited to, real estate and branch banks. The outdoor storage of goods or materials, warehousing or indoor storage of goods or materials that are not incidental to the permitted use should be prohibited. Retail development in this district is prohibited to reduce potential competition with existing retail business areas and to recognize the potential traffic problems that are associated with retail development in this district.

Table 8 – 12 :
Component Zoning for Proposed Professional Office District

Zoning District	Number of Lots	Acres
Business	20	3.03
Residential A	40	5.88
Residential C	1	0.31

Map 8 - 13 : Land Use Plan -
Professional Office District



Commercial / Industrial



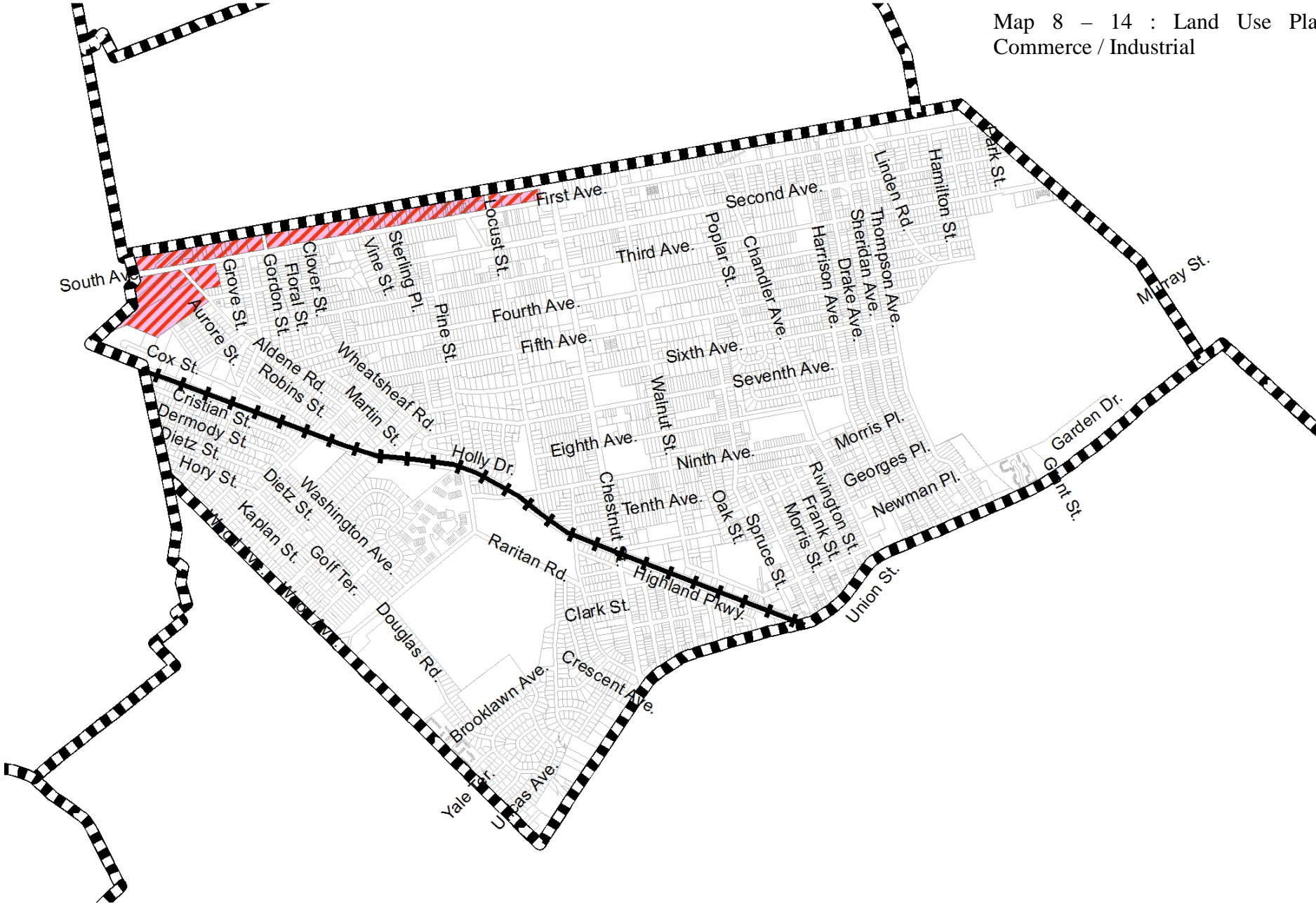
Photo 8 - 12: Proposed Commercial Industrial

This land use classification provides the foundation for the Commercial / Industrial Zone. This land use classification can be found on the north and south side of First Avenue from the municipal boundary to the west to approximately Chestnut Street to the east on the north and Aurora Street to the south. There are 58 lots in the Commercial / Industrial land use classification and contains a little more than 40 acres of land or 2.34 percent of the total land area of the municipality.

Table 8 – 13 :
Component Zoning for Commercial / Industrial Land Use

Zoning District	Number of Lots	Acres
Central Business District	2	0.294
Commercial / Industrial	50	23.28
Residential A	1	1.650
Industrial	5	15.490

Map 8 - 14 : Land Use Plan -
Commerce / Industrial



Public District

The Public land use district is for areas of public facilities, which are of a permanent nature, including all administrative, educational and public recreational lands in the Borough.

There are 38 lots in the proposed public land use classification comprising 300 acres or 17.57 percent of the total land area of the municipality. The largest public use is Warinanco Park located in the eastern section of the municipality.

These public use districts are found throughout the Borough and include lots that are included in the following zones:

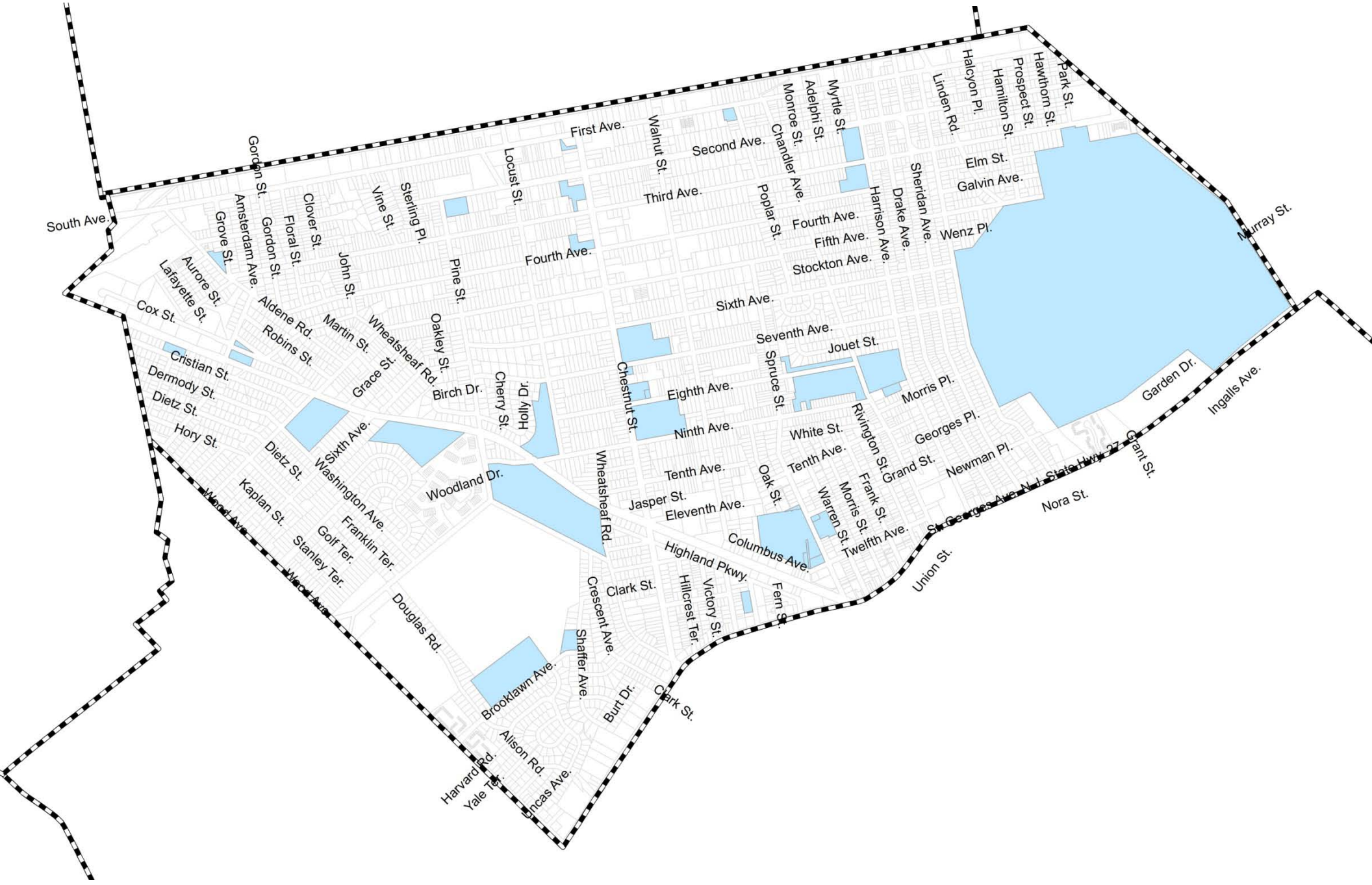


Photo 8 - 13: Proposed Public

Table 8 – 14 :
Component Zoning for Proposed Public Land Use

Zoning District	Number of Lots	Acres
Commercial Business Redevelopment	2	1.51
Public	25	266.12
Residential A	4	23.75
Residential B	7	8.67

Map 8 - 15: Land Use Plan - Public Districts



Industrial

There are 103 lots to be located in the proposed Industrial land use classification comprising 41 acres or 2.40 percent of the total municipal land area. The Industrial land use classification can be found along Cox Street, Highland Parkway, Eleventh and Columbus Avenues. The industrial land use classification allows

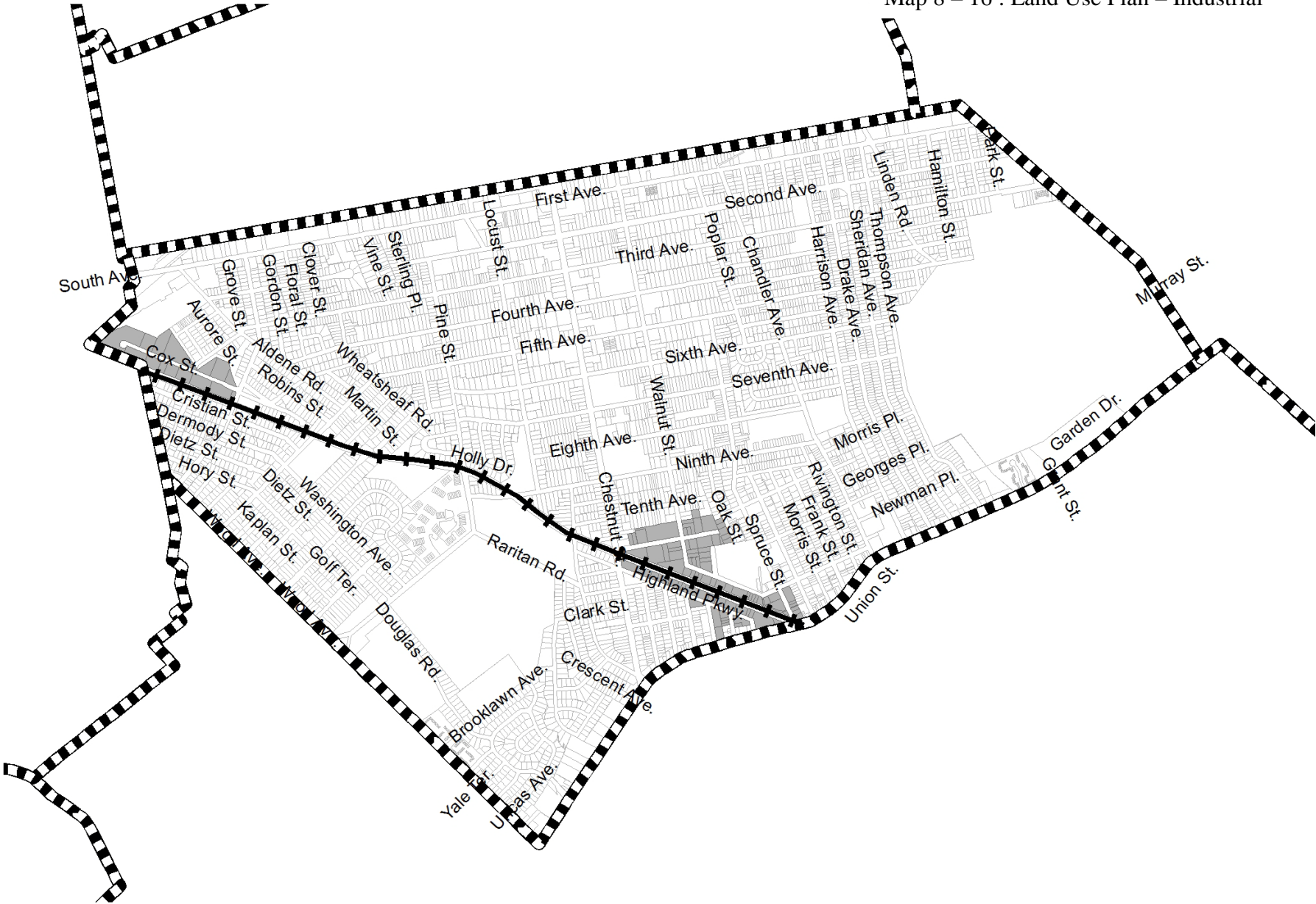


Photo 8 - 14: Industrial Land Use

for office buildings, scientific or research laboratories and specific manufacturing facilities. The proposed Industrial land use classification is comprised of the following zones:

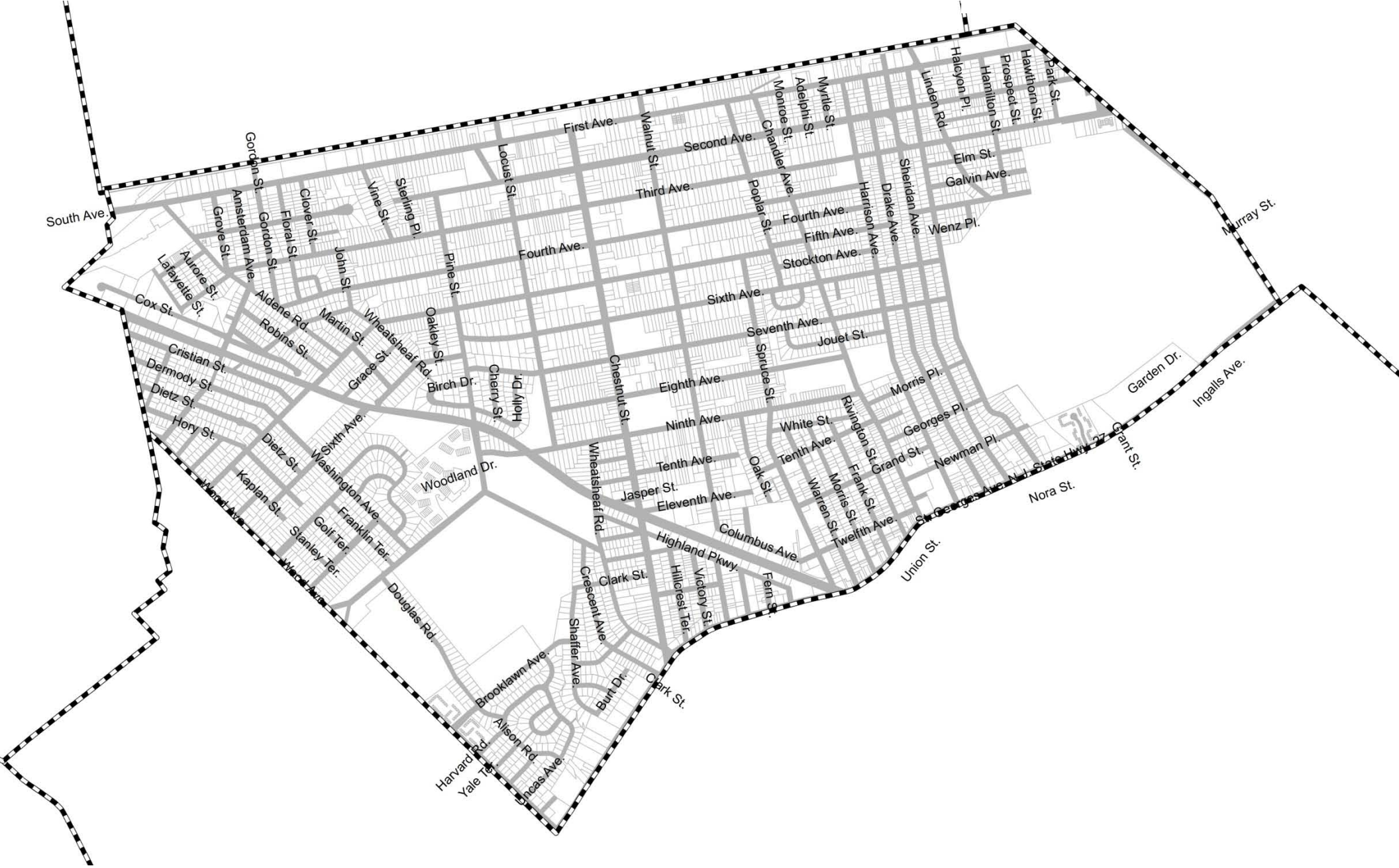
Table 8 – 15 :
Component Zoning for Proposed Industrial Land Use

Zoning District	Number of Lots	Acres
Commercial	2	0.40
Industrial	100	40.26
Residential B	1	0.35

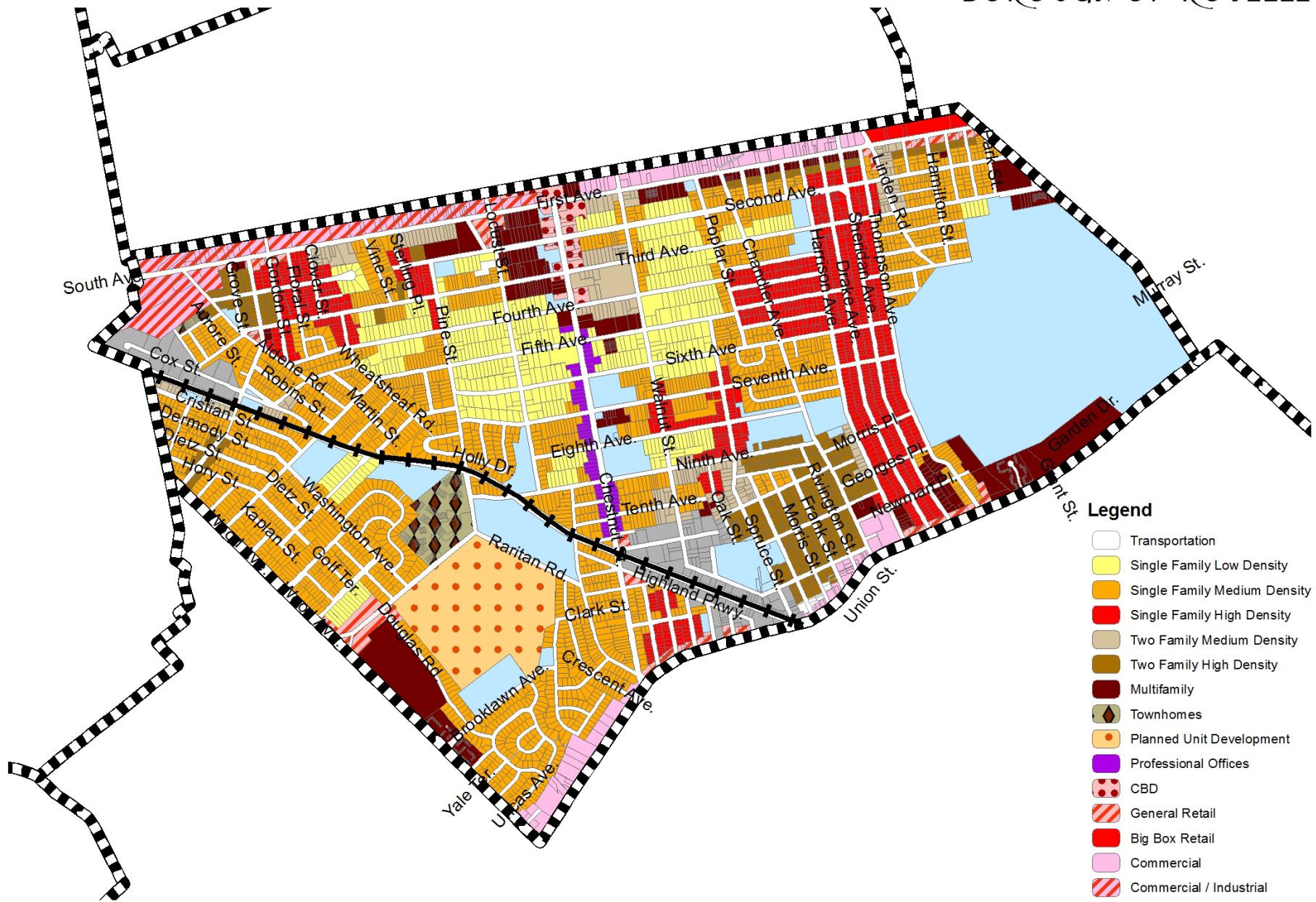


Transportation

This is yet another new land use classification for the municipality. This land use classification represents property utilized for public transportation. There are a total of 344 acres of land that are devoted to public rights-of-way in the Borough of Roselle representing almost 20 percent of the land mass. Previous master plans and zoning ordinances had districts and zones follow lot lines, natural boundaries, or the middle of public rights-of-way. A lawsuit entitled *PC Air Rights vs. The City of Hackensack* indicated when streets and other public rights-of-way are utilized as zone boundaries, these rights-of-way may possess development potential that can be sold, purchased, or built over. This land use classification is intended to strip all potential development rights from these areas and to ensure they are not sellable, transferable or constructed upon. A new zoning district will, of necessity, be created to effectuate this new land use classification. This land use classification provides the foundation for the establishment and continuance of the Transportation (T) zone in the Borough zoning ordinance.



LAND USE PLAN BOROUGH OF ROSELLE



Legend

- Transportation
- Single Family Low Density
- Single Family Medium Density
- Single Family High Density
- Two Family Medium Density
- Two Family High Density
- Multifamily
- Townhomes
- Planned Unit Development
- Professional Offices
- CBD
- General Retail
- Big Box Retail
- Commercial
- Commercial / Industrial
- Public
- Industrial

CIRCULATION PLAN ELEMENT



SECTION 9 - CIRCULATION PLAN ELEMENT

A detailed review of road functions, road jurisdiction, traffic, and right-of-way widths is provided in the background study on traffic circulation as set forth in this master plan.

Two of the major highways in New Jersey, the Garden State Parkway and the New Jersey Turnpike, are in close enough proximity to Roselle to have a significance to the Borough of Roselle. The Garden State Parkway passes within a few hundred feet to the west of Roselle. The Garden State Parkway provides the major vehicular route to the Jersey Shore communities and northern communities. The New Jersey Turnpike is accessible to Roselle via interchange 13 in Elizabeth, New Jersey. The New Jersey Turnpike provides access to the north, New York City and the Trenton / Camden / Philadelphia area to the south. The location of the Borough in relation to these major highways in the surrounding municipalities provide convenient access without the impacts of the interchanges.

The local streets are predominately residential in nature and serve as linkages between neighborhoods and the Borough's business district. There are only four streets which connect Roselle to Roselle Park to the north. These north south rights-of-way are Gordon, Locus, and Walnut Streets, and Linden Road. These rights-of-way typically higher than normal due to the restricted number of crossings over the railroad right-of-way.

Zoning

Previous master plans, zoning ordinances, and zoning maps utilized street and rail road rights-of-way as zoning boundaries. As previously mentioned, with the statewide implementation of the transfer of development rights (TDRs) and utilizing the street rights-of-way as a zone boundary, inferred on to them the potential of development rights. This master plan proposes that all rights- of-way within the municipality be zoned for transportation related activities, effectively removing any potential to transfer the development rights off site.

Residential Site Improvement Standards (RSIS)

As of June 3, 1997, the State imposed Residential Site Improvement Standards (RSIS) became operative and automatically affects all residential development in every municipality in New Jersey.

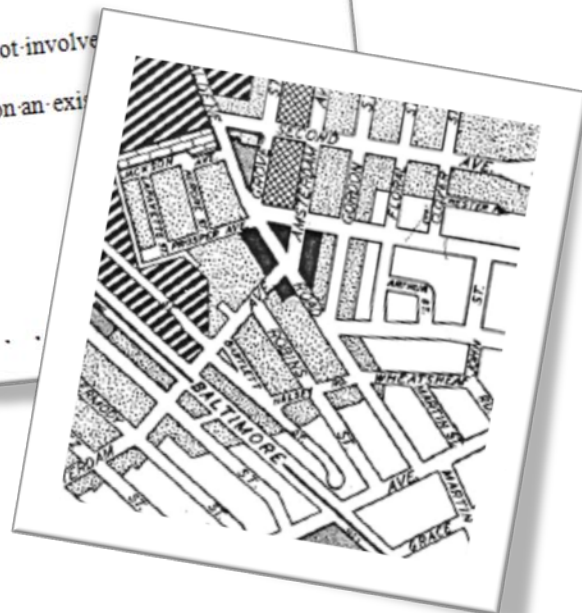
These standards supersede, and automatically replace, all technical requirements previously established by municipal ordinance with regard to streets, parking, water supply, sanitary sewers and storm water management.

CONSISTENCY WITH ZONING ORDINANCE

MASTER PLAN - A composite of one (1) or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to Section 19 of Chapter 91 of the Laws of 1975. ¶

MINOR SUBDIVISION - A subdivision of land that does not involve

- (1) The creation of more than three (3) lots fronting on an existing street.
- (2) Planned development. ¶
- (3) Any new street. ¶
- (4) Extension of any off-tract improvement. ¶



SECTION 10 – CONSISTENCY WITH ZONING ORDINANCE

The Municipal Land Use Law requires that a governing body adopt a zoning ordinance based upon the land use plan and the housing element of the municipal master plan. The zoning ordinance ...

... shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land. The regulations in the zoning ordinance shall be uniform throughout each district for each class or kind of buildings or other structure or uses of land, including planned unit development, planned unit residential development and residential cluster, but the regulations in one district may differ from those in other districts.¹³

The zoning for a municipality shall be drawn with “reasonable consideration” to the character of each district. This portion of the master plan analyzes the consistency of the existing land uses, the existing lot areas, and the existing lot widths as compared to the existing zoning regulations for each zoning district.

The zoning map contains sixteen (16) separate zones. These zones are as follows:

- CR – Commercial Redevelopment Zone
- CRT – Commercial/Residential Transitional Zone
- CB – Commercial Business Redevelopment Zone
- RS – Residential Stabilization Zone
- Commercial / Industrial
- Residence “A”
- Residence “B”
- Residence “C”
- Residence “D”
- Residence “E”
- Central Business
- Office Building
- Commercial
- Industrial
- Business
- Public Use

¹³ NJSA 40:55D-62

The zoning ordinance contains twelve (12) separate zones. These zones are as follows:

- Residence “A” Zone
- Residence “B” Zone
- Residence “C” Zone
- Residence “D” Zone
- Residence “E” Zone
- Business Zone
- Central Business Zone
- Office Building Zone
- Commercial Zone
- Industrial Zone
- Public Use Zone
- Commercial-Industrial Zone

The zoning ordinance does not contain regulations for the CR (Commercial Redevelopment) Zone, CRT (Commercial Residential Transitional Zone), CB (Commercial Business Redevelopment) Zone, and the RS (Residential Stabilization) Zone. The two redevelopment zones are governed by redevelopment plans but the Transitional and Stabilization zones do not appear to have any regulations.

Land use consistency with zoning requirements

There are 5,913 lots (or partial lots) within the Borough of Roselle. Four Hundred and Six (406) of the 5,913 lots (6.87 percent) are nonconforming as they contain uses that are not permitted in the zone in which they are located. These nonconforming lots are illustrated in red on Map 10-1.

Table 10 - 1: Summary of Nonconforming Lots as to Land Use

<u>Zone</u>	<u>Lots</u>	<u>Non Conforming</u>	<u>Percent Non Conforming</u>
Business	84	44	52.38%
Commercial Business Redevelopment	29	0	0.00%
Central Business	19	17	89.47%
Commercial	174	0	0.00%
Commercial / Industrial	57	15	26.32%
Commercial / Residential	22	0	0.00%
Commercial Redevelopment	5	0	0.00%
Commercial Residential Transitional	16	0	0.00%
Industrial	101	12	11.88%
Office Building	25	0	0.00%
Public Use	23	5	21.74%
Residence “A”	3,447	248	7.19%
Residence “B”	1,263	48	3.80%
Residence “C”	352	6	1.70%
Residence “D”	41	1	2.44%
Residence “E”	148	10	6.76%

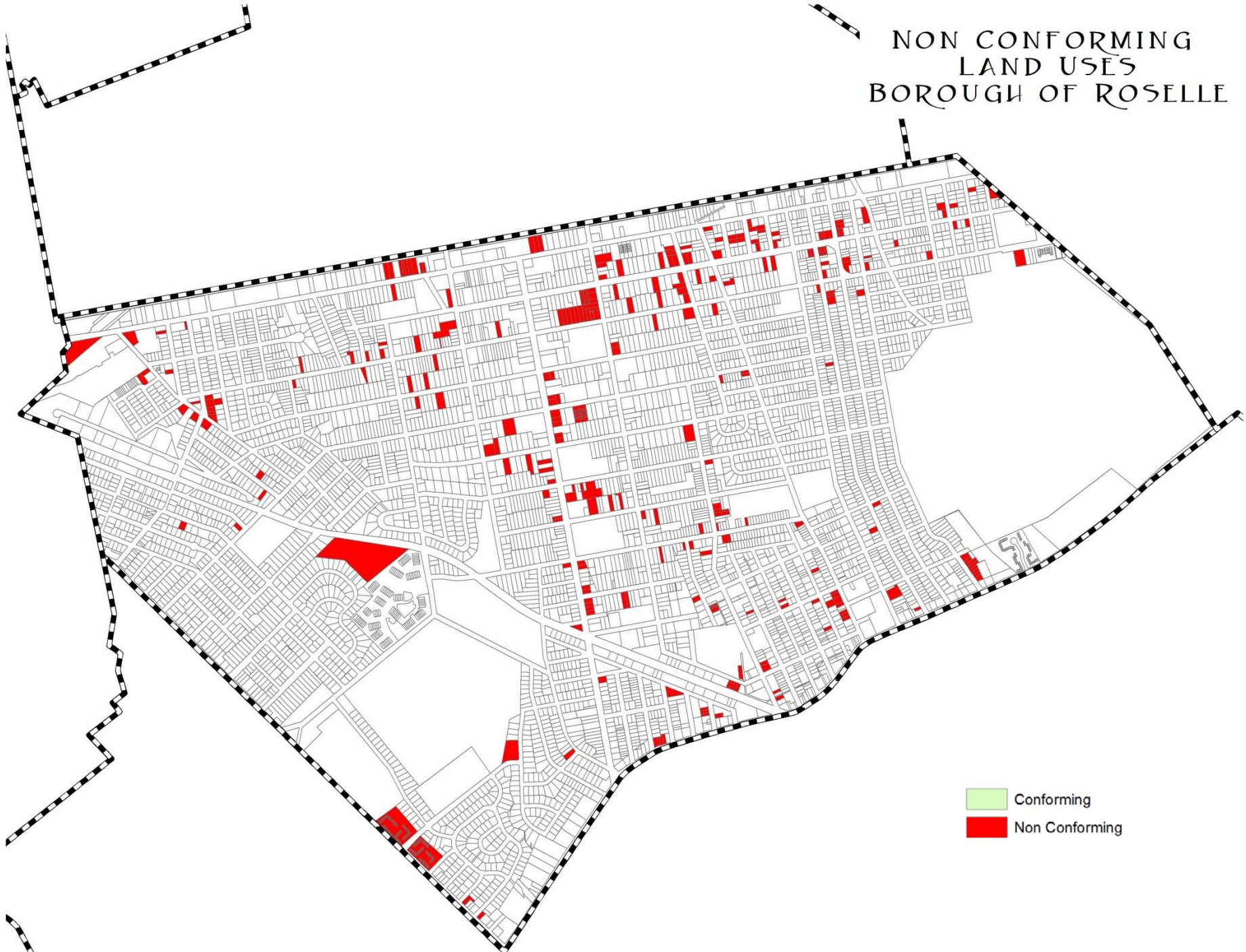
Lot area consistency with zoning requirements



There are 5,913 lots (or partial lots) within the Borough of Roselle. Three thousand two hundred and eleven (3,211) of the 5,913 lots (54.30 percent) are nonconforming as they contain lot areas that less than the minimum required in the zone in which they are located. These nonconforming lots are illustrated in red on Map 10-2.

Table 10 - 2: Summary of Nonconforming Lots as to Lot Area

<u>Zone</u>	<u>Lots</u>	<u>Non Conforming</u>	<u>Percent Non Conforming</u>
Business	84	53	63.09%
Commercial Business Redevelopment	29	6	20.68%
Central Business	19	17	89.47%
Commercial	174	107	61.49%
Commercial / Industrial	57	5	8.77%
Industrial	101	1	0.90%
Office Building	25	8	32.00%
Public Use	23		%
Residence "A"	3,447	1,844	53.49%
Residence "B"	1,263	652	51.62%
Residence "C"	352	344	97.72%
Residence "D"	41	38	92.28%
Residence "E"	148	146	98.64%

NON CONFORMING LAND USES BOROUGH OF ROSELLE



 Conforming
 Non Conforming

Land use consistency of lots in the Business zone

The Business zoning district is a district for offices and retail sales and services. The Business zone district allows for the following principal uses:

- Business, Medical, Professional, Executive or Administrative offices
- Convenience grocery store
- Food processing for retail sale or process
- Public park and playground
- Restaurant
- Retail sales and service
- Hardware, paint, glass and wallpaper stores.
- Department stores and variety stores.
- Dry goods store.
- Food stores, dairy stores and retail bakeries.
- Apparel and accessories stores.
- Furniture, home furnishings and equipment stores.
- Radio, television and music stores.
- Restaurants except fast-food.
- Drugstores.
- Food processing for retail sale and process.
- Liquor stores.
- Book and stationery stores.
- Jewelry stores.
- Florist stores.
- Cigar stores and news dealers.
- Camera, photographic supply and art supply stores.
- Gift, novelty and souvenir stores.
- Sporting goods, bicycle and hobby stores.
- Optical goods stores.
- Luggage and leather goods stores.
- Similar types of establishments.
- Personal service establishments limited to the following:
 - Banks and fiduciary institutions.
 - Credit agencies.
 - Security and commodity brokers.
 - Real estate and insurance offices.
 - Holding and investment company offices.
 - Laundry and dry-cleaning pickup stores.
 - Photographic studios.
 - Barber and beauty shops.
 - Shoe repair shops.
 - Garment pressing, alteration and repair shops.
 - Miscellaneous repair services other than automotive.
 - Dance studios and schools.
 - Medical and health services, excluding veterinarian services.
 - Legal services.
 - Engineering and architectural services.
 - Accounting and bookkeeping services.

- Business offices.
- Parks and playgrounds.
- Martial arts school.
- Gyms and aerobic studios.
- Funeral parlors.
- Similar types of personal service establishments.

The Business zone district allows for the following accessory uses:

- Off-street parking facility
- Private garage

The Business zone district allows for the following conditional uses:

- Automotive body repair garage
- Automotive sales lot
- Automotive sales and services
- Drive-through pickup
- Public Utility

Map 10-3 indicates that 44 lots within the Business zoning district do not conform (shown in red) to the permitted principle uses in the district. This represents a non conformity rate of 52.38 percent.

Lot Area consistency of lots in the Business zone

The Business zoning district requires a minimum lot size of 7,500 square feet.

Map 10-4 indicates that 53 lots within the Business zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 63.09 percent.

Land use consistency with zoning requirements
 Map 10-3: Business zoning district
 Borough of Roselle



Lot Area consistency with zoning requirements
 Map 10-4: Business zoning district
 Borough of Roselle



Land use consistency of lots in the Commercial Business Redevelopment zone

The purpose of this district is to establish a zone that will permit the development and redevelopment of commercial uses, compatible with the central business character of the area. Office uses, retail sales of goods and services and mixed use buildings having offices over retail use and encouraged. Residential uses are not permitted. Commercial uses should be oriented to the pedestrian environment, especially along Chestnut Street. The zone permits the following principal uses and structures:

- Retail sales of goods and services of the type as permitted in the Business Zone of the Borough of Roselle Zoning Ordinance.
- Business and Professional Offices
- Restaurants
- Mixed Use Retail / Office Buildings
- Public Parking Facilities
- Automotive Gasoline &/or Service Stations - provided that same may only be located at a signalized intersection of two County roads and may not be located within 1,000 feet of a public or private school, hospital, church, library or similar place of public assembly.

The Commercial Business Redevelopment zoning allows for the following accessory uses:

- Home Occupations
- Off-street parking.
- Fences and walls.
- Dumpsters and dumpster enclosures.

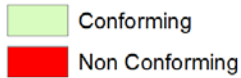
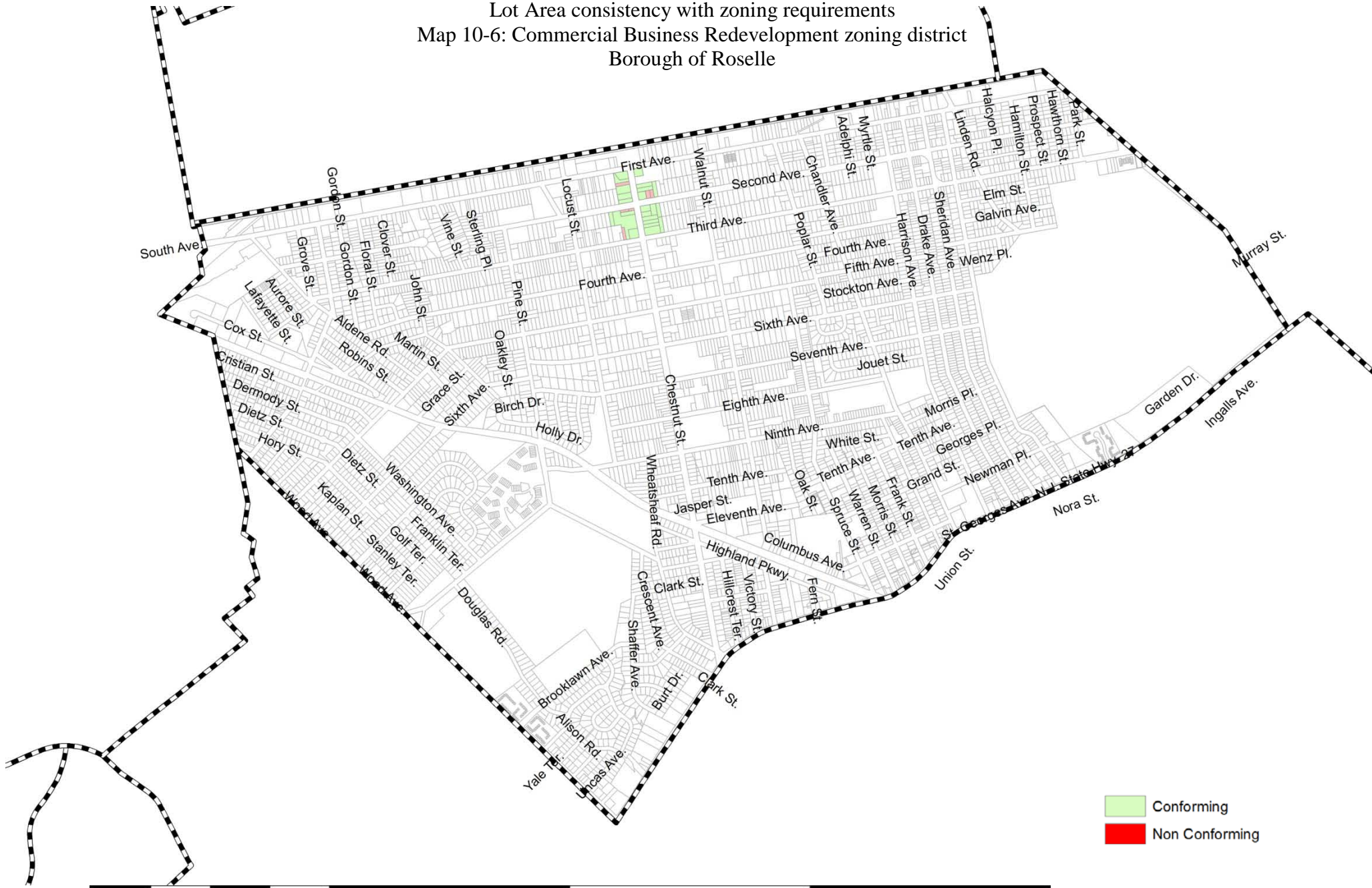
Map 10-5 indicates that all lots within Commercial Business Redevelopment zoning conform to the permitted principle uses in the district.

Lot Area consistency of lots in the Commercial Business Redevelopment zone

The Commercial Business Redevelopment zoning district is a redevelopment zone with a minimum required lot size of 7,500 square feet.

Map 10-6 indicates that six lots within Commercial Business Redevelopment zoning do not conform (shown in red) to the permitted principle uses in the district. This represents a non conformity rate of 20.68 percent.

Lot Area consistency with zoning requirements
 Map 10-6: Commercial Business Redevelopment zoning district
 Borough of Roselle



Land use consistency of lots in the Central Business zone

The Central Business zoning district allows for the same principle uses found in the Business District Zone with exceptions. The following represent the permitted uses:

- Business, Professional, Executive or Administrative offices
- Convenience grocery store
- Food processing for retail sale or process
- Public park and playground
- Restaurant
- Retail sales and service
- Hardware, paint, glass and wallpaper stores.
- Department stores and variety stores.
- Dry goods store.
- Food stores, dairy stores and retail bakeries.
- Apparel and accessories stores.
- Furniture, home furnishings and equipment stores.
- Radio, television and music stores.
- Restaurants except fast-food.
- Drugstores.
- Food processing for retail sale and process.
- Liquor stores.
- Book and stationery stores.
- Jewelry stores.
- Florist stores.
- Cigar stores and news dealers.
- Camera, photographic supply and art supply stores.
- Gift, novelty and souvenir stores.
- Sporting goods, bicycle and hobby stores.
- Optical goods stores.
- Luggage and leather goods stores.
- Similar types of establishments.
- Personal service establishments limited to the following:
 - Banks and fiduciary institutions.
 - Credit agencies.
 - Security and commodity brokers.
 - Real estate and insurance offices.
 - Holding and investment company offices.
 - Laundry and dry-cleaning pickup stores.
 - Photographic studios.
 - Barber and beauty shops.
 - Shoe repair shops.
 - Garment pressing, alteration and repair shops.
 - Miscellaneous repair services other than automotive.
 - Dance studios and schools.
 - Medical and health services, excluding veterinarian services.
 - Legal services.
 - Engineering and architectural services.
 - Accounting and bookkeeping services.

- Business offices.
- Parks and playgrounds.
- Martial arts school.
- Gyms and aerobic studios.
- Funeral parlors.
- Similar types of personal service establishments.

The Central Business zone district allows for the following accessory uses:

- Off-street parking facility
- Private garage

The Central Business zone district allows for the following conditional uses:

- Antique, used furniture or clothing store
- Automotive sales lot
- Automotive sales and services
- Church
- Public park and playground

The Central Business zone district specifically does not permit the following uses:

- No building or portion thereof shall be used for a dwelling.
- Fast-Food Restaurants are prohibited
- Office Building?
- Amusement Parks
- Dance Halls
- Skating Rinks
- Concert Halls
- Theaters
- Motion-Picture Houses
- Billiard Parlors

Map 10-7 indicates that 17 lots within Central Business District zoning do not conform (shown in red) to the permitted principle uses in the district. This represents a non conformity rate of 89.47 percent.

Lot Area consistency of lots in the Central Business zone

The Central Business zoning district requires a minimum lot size of 7,500 square feet.

Map 10-8 indicates that 17 lots within the Central Business District zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 89.47 percent.

Land use consistency with zoning requirements
 Map 10-6: Central business zoning district
 Borough of Roselle



Lot Area consistency with zoning requirements
 Map 10-7: Central business zoning district
 Borough of Roselle



Land use consistency of lots in the Commercial zone

The Commercial zoning district allows for the following permitted uses:

- Business, medical, professional, executive or administrative offices
- Convenience grocery store
- Food processing for retail sale or process
- Light manufacturing
- Public park and playground
- Restaurant
- Retail sales and service
- Wholesale commercial use

The Commercial zone district allows for the following accessory uses:

- Off-street parking facility
- Private garage

The Commercial zone district allows for the following conditional uses:

- Antique, used furniture or clothing store
- Automotive sales lot
- Automotive sales and services
- Car wash
- Church
- Drive-through pickup
- Public park and playground
- Public utility

Map 10-9 indicates that all lots within Commercial District zoning conform (shown in green) to the permitted principle uses in the district.

Lot Area consistency of lots in the Commercial zone

The Commercial zoning district requires a minimum lot size of 7,500 square feet.

Map 10-10 indicates that 107 lots within the Commercial zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 61.49 percent.

Land use consistency with zoning requirements
 Map 10-8: Commercial zoning district
 Borough of Roselle



Lot Area consistency with zoning requirements
 Map 10-9: Commercial zoning district
 Borough of Roselle



Conforming
 Non Conforming

Land use consistency of lots in the Commercial / Industrial zone

The purpose of the Commercial-Industrial Zone is to provide for the development of commercial and compatible light industrial uses along West First Avenue, which has gradually seen a transition from industrial to commercial use. It is the intent of the section to foster commercial development and compatible light industries in this zone. The following represent the permitted uses:

- Business, medical, professional, executive or administrative offices
- Convenience grocery store
- Food processing for retail sale or process
- Light manufacturing
- Public park and playground
- Restaurant
- Retail sales and service
- Wholesale commercial use
- Buildings for executive, engineering and administrative purposes
- Scientific or research laboratories
- In addition to the above, any industry not inconsistent with the above that are totally similar in purpose, function, character and effort.
- Wholesale sales and distribution.
- Municipal parks and playgrounds.

The Commercial / Industrial district allows for the following accessory uses:

- Off-street parking facility
- Private garage

The Commercial / Industrial zone district allows for the following uses conditionally:

- The following manufacturing, processing, packaging or assembly use
 - Fabrication of paper products, including but not limited to the following: bags, books, bookbinding, boxes and packaging materials, office supplies and toys.
 - Fabrication of wood products, including but not limited to any of the following: boats, boxes, cabinets and woodworking, furniture and toys
 - Food and associated industries, including but not limited to the following: bakeries, bottling of food and beverages, food and cereal mixing and milling, food processing, food sundry manufacturing, ice cream manufacturing.
 - Other permissible manufacturing use comprising any of the following: brush and broom manufacturing, electronic products, glass and glass products manufacturing, jewelry manufacturing, including polishing, laundering and cleaning establishments, leather goods manufacturing establishments, leather goods manufacturing

The Commercial / Industrial zone district specifically does not permit the following uses:

- Buildings for professional or general offices.
- Biological, chemical, dental, pharmaceutical and general research laboratories
- Curing, tanning and finishing of hides, sporting goods manufacturing, warehouses and storehouses.

Map 10-10 indicates that 15 lots within Commercial / Industrial zoning district do not conform (shown in red) to the permitted principle uses in the district. This represents a non conformity rate of 26.32 percent.

Lot Area consistency of lots in the Commercial / Industrial zone

The Commercial / Industrial zoning district requires a minimum lot size of 7,500 square feet.

Map 10-11 indicates that 5 lots within the Commercial zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 8.77 percent.

Land use consistency with zoning requirements
 Map 10-10: Commercial / Industrial zoning district
 Borough of Roselle



Lot Area consistency with zoning requirements
 Map 10-11: Commercial / Industrial zoning district
 Borough of Roselle



Land use consistency of lots in the Commercial / Residential zone

The purpose of this district is to establish a zone which will permit the construction of commercial structures, office buildings, higher density residential buildings and mixed use commercial and residential buildings. The intent is to increase commercial activity in the Central Business District by attracting additional office workers and visitors to the area, as well as by allowing for additional residents in the area. Higher density residential buildings must be related to the proposed light rail station anticipated to be located off First Avenue. The principal permitted uses and structures are as follows:

- Retail sales of goods and services of the type as permitted in the Business Zone of the Borough of Roselle Zoning Ordinance.
- Business and Professional Offices
- Restaurants
- Mid rise apartments buildings
- Borough of Roselle Community Facilities
- Mixed use building containing two or more of the above uses (non residential)
- Public Parking Facilities

The zone permits the following accessory uses and structures:

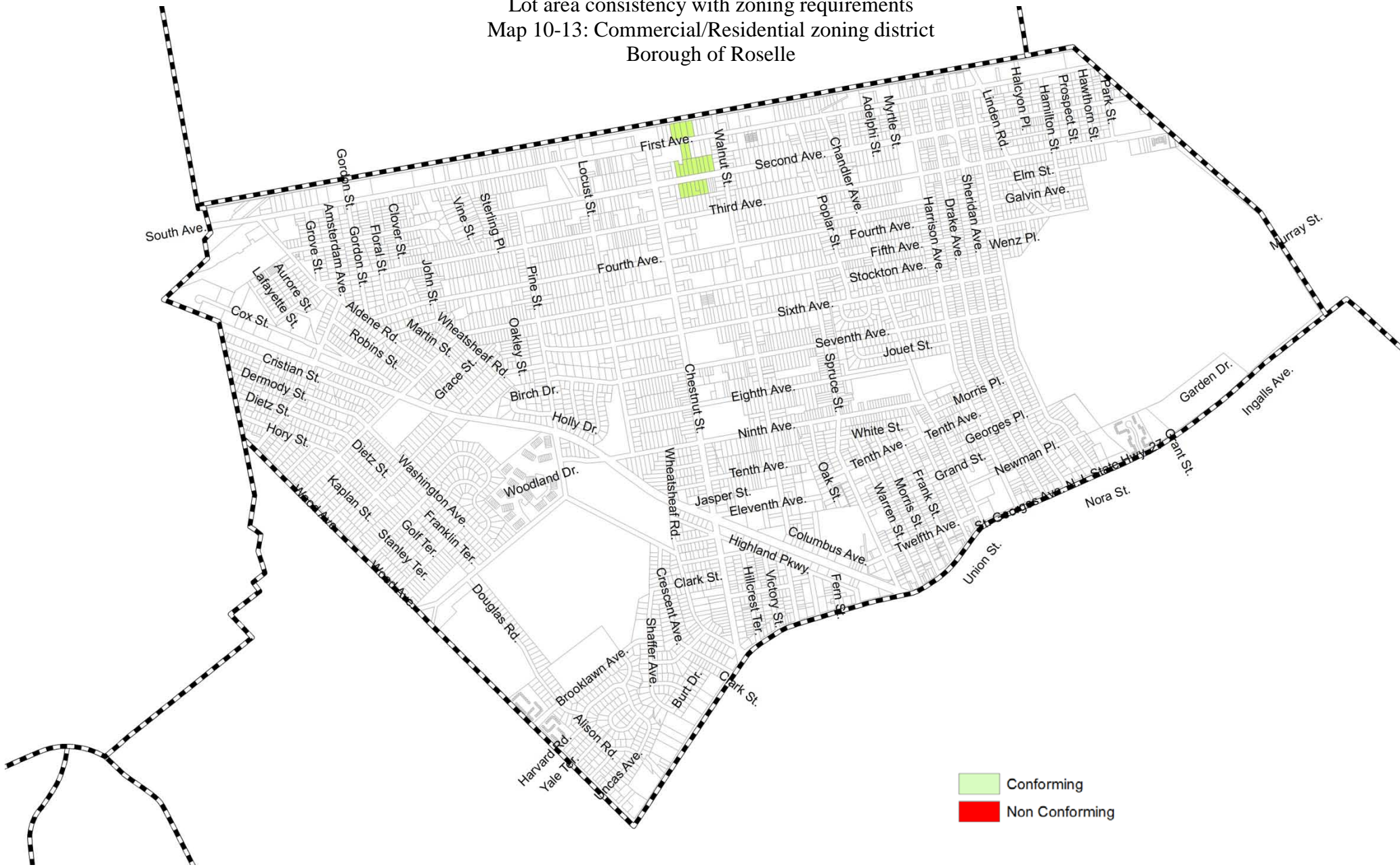
- Off street parking, including private garages
- Fences and walls
- Dumpsters and dumpster enclosures
- Residential uses on the second floor
- Permitted Accessory Uses and Structures:

Land use consistency with zoning requirements
 Map 10-12: Commercial/Residential zoning district
 Borough of Roselle



Conforming
 Non Conforming

Lot area consistency with zoning requirements
 Map 10-13: Commercial/Residential zoning district
 Borough of Roselle

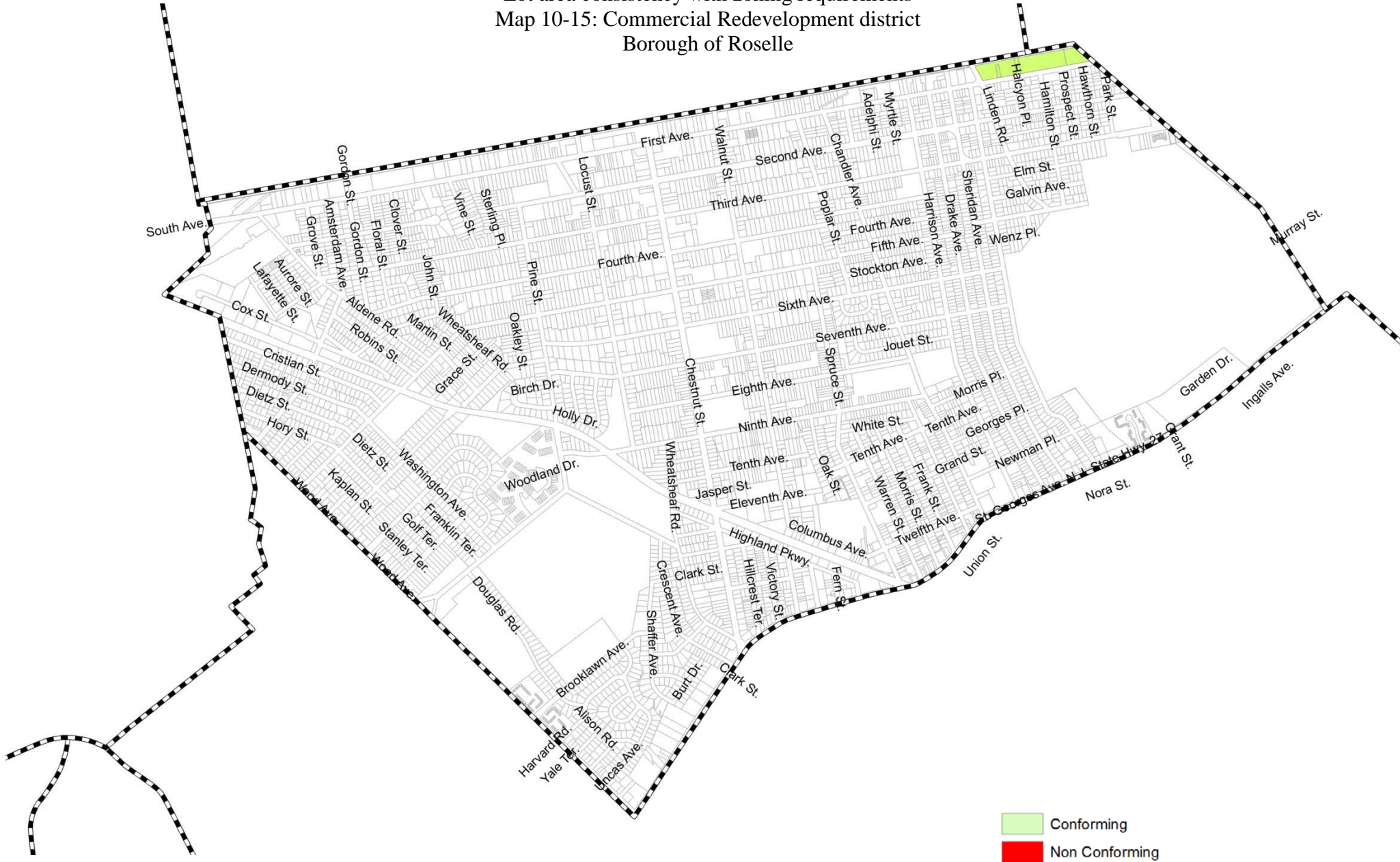


- Conforming
- Non Conforming

Land use consistency with zoning requirements
 Map 10-14: Commercial Redevelopment district
 Borough of Roselle



Lot area consistency with zoning requirements
 Map 10-15: Commercial Redevelopment district
 Borough of Roselle



Land use consistency of lots in the Commercial Residential Transitional zone

[Need Zoning Regulations for this Zone]

RS - Residential Stabilization Zone

The purpose of this district is to establish a zone which will allow the continued development and redevelopment of residential properties consistent with the character of the homes currently found on Third Avenue.

Accessory uses to the commercial development along Chestnut Street and public parking is also permitted, but only within 150 feet of the CBD Redevelopment Zone.

The following are permitted principal uses and structures:

- Any use as permitted in the Residence “A” and Residence “B” zones as found in the Zoning Code of the Borough of Roselle.
- Public Parking Facilities

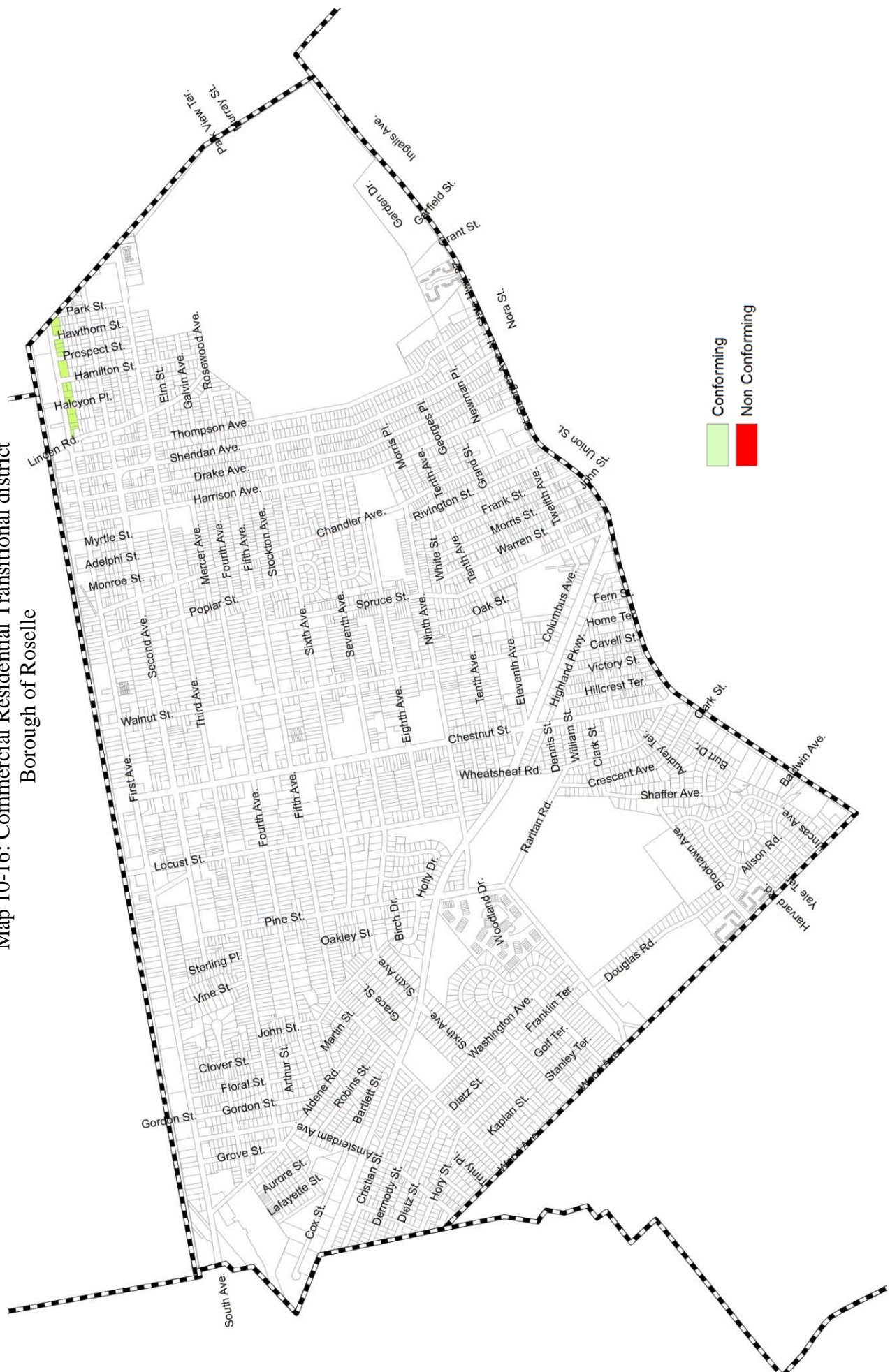
The following are permitted accessory uses and structures:

- Off-street parking, including private garages for residential land uses.
- Off-street parking accessory to commercial uses located in the adjacent CB and CR Zones, but only within 150 feet of the CB Zone line.
- Fences and walls.
- Dumpsters and dumpster enclosures.

Lot Area consistency of lots in the Commercial Residential Transitional zone

Map 10-17 indicates that all lots within the Commercial zoning district conform (shown in green) to the minimum lot size requirements.

Land use consistency with zoning requirements
 Map 10-16: Commercial Residential Transitional district
 Borough of Roselle



Land use consistency of lots in the Industrial zone

The Industrial zoning district allows for the following permitted uses:

- Office buildings for executive, engineering and administrative purposes.
- Scientific or research laboratories.
- Wholesale sales and distribution.
- Contractors storage yards and other such outdoor storage of equipment and vehicles, provided that no such area is within the existing or required front yard area, whichever is smaller and is screened by fencing or landscaping from public view, from a public street or from an adjacent residential zone.
- Municipal parks and playgrounds.

The Industrial district allows for the following accessory uses:

- Off-street parking facility
- Private garage

The Industrial zone district allows for the following uses conditionally:

- The following manufacturing, processing, packaging or assembly use
 - Manufacturing of light machinery.
 - Fabrication of metal products.
 - Fabrication of paper products, including but not limited to the following: bags, books, bookbinding, boxes and packaging materials, office supplies and toys.
 - Fabrication of wood products, including but not limited to any of the following: boats, boxes, cabinets and woodworking, furniture and toys.
 - Food and associated industries, including but not limited to the following: bakeries, bottling of food and beverages, food and cereal mixing and milling, food processing, food sundry manufacturing, ice cream manufacturing.
 - Other permissible manufacturing use comprising any of the following: brush and broom manufacturing, electronic products, glass and glass products manufacturing, jewelry manufacturing, including polishing, laundering and cleaning establishments, leather goods manufacturing except curing, tanning and finishing of hides, sporting goods manufacturing, warehouses and storehouses.

In addition to the above, any industry not inconsistent with the above that are totally similar in purpose, function, character and effort.

The Industrial zone district specifically prohibits the following uses:

- Professional or general offices.
- Biological, chemical, dental, pharmaceutical and general research laboratories.

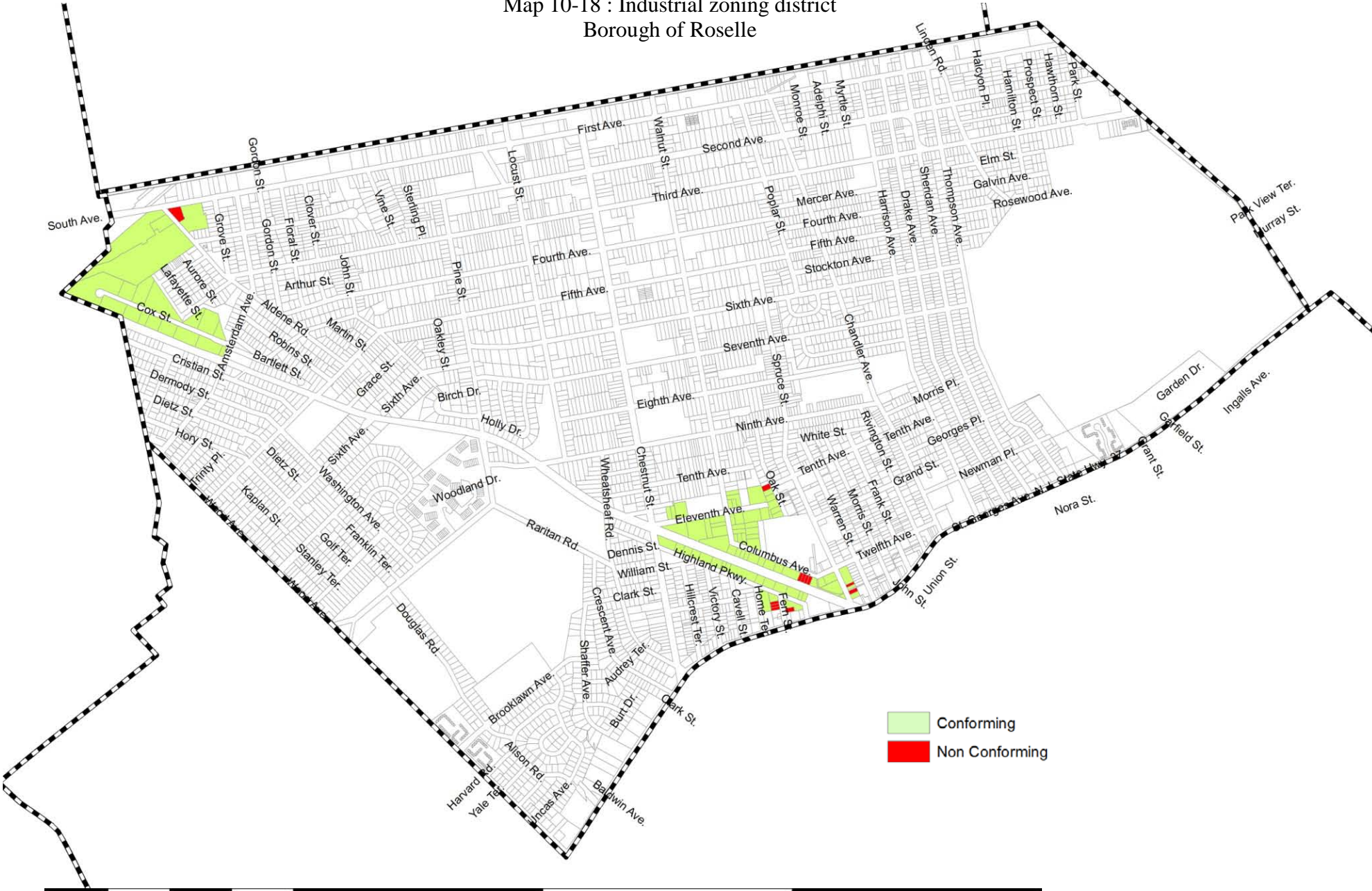
Map 10-18 indicates that 12 lots within Commercial / Industrial zoning district do not conform (shown in red) to the permitted principle uses in the district. This represents a non-conformity rate of 11.88 percent.

Lot Area consistency of lots in the Industrial zone

The Industrial zoning district requires a minimum lot size of 1,000 square feet.

Map 10-19 indicates that 1 lot within the Industrial zoning district does not conform (shown in red) to the minimum lot size requirement. This represents a non conformity rate of 0.90 percent.

Land use consistency with zoning requirements
 Map 10-18 : Industrial zoning district
 Borough of Roselle



Conforming
 Non Conforming

Lot area consistency with zoning requirements
 Map 10-19 : Industrial zoning district
 Borough of Roselle



Conforming
 Non Conforming

Land use consistency of lots in the Office Building zone

The Industrial zoning district allows for the following permitted uses:

- Office buildings for executive, engineering and administrative purposes.
- Public park and playground

The Office Building district allows for the following accessory uses:

- Off-street parking facility
- Private garage

The Office Business zone district allows for the following uses conditionally:

- The following manufacturing, processing, packaging or assembly use
 - Church
 - Public Utility

Map 10-20 indicates that none of the lots within Office Building zoning district are non conforming.

Lot Area consistency of lots in the Office Building zone

The Office Building zoning district requires a minimum lot size of 7,500 square feet.

Map 10-21 indicates that 8 lot within the Office Building zoning district does not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 32.00 percent.

Land use consistency with zoning requirements
 Map 10-20: Office Building zoning district
 Borough of Roselle



Conforming
 Non Conforming

Lot area consistency with zoning requirements
 Map 10-21: Office Building zoning district
 Borough of Roselle



Land use consistency of lots in the Public Use zone

The public use zone permits areas of public facilities, which are of a permanent nature, including all administrative, educational and public recreational lands in the Borough. The height, area, yard and building requirements for structure in the Public Zone shall be the height, area, yard and building requirements of the most restrictive zone which abuts any portion of the parcel which is owned by the public entity. Nothing herein shall be deemed to rezone a parcel simply because it is purchased, deeded to or confiscated by a public entity. Any such parcel shall continue to be regulated by the requirements of the zone in which it is located.

In the event of any such lands being abandoned with respect to their use, and any such land in which public use shall have ceased, then prior to the transfer of such lands from the public body to a private owner and upon proper application to the Roselle Planning Board by the public body owning said lands, the Roselle Planning Board shall thereafter recommend to the Roselle Borough Council the appropriate zoning classification that would be in the best interest of the Borough and without detriment to the Zoning Plan and Ordinance and, upon receipt of the recommendation from the Planning Board, the Roselle Borough Council shall, by ordinance, after public hearing, taking into account said recommendation, arrive at a determination establishing the zoning classification for said lands.

Map 10-22 indicates that five lots within Public Use zoning district do not conform (shown in red) to the permitted principle uses in the district. This represents a non-conformity rate of 21.74 percent.

Lot Area consistency of lots in the Public Use zone

The Public Use zoning district requires a minimum lot size of the most restrictive abutting residential zoning. Hence, there is no standardized minimum lot size for the Public Use zone.

Land use consistency with zoning requirements
 Map 10-22: Public Use zoning district
 Borough of Roselle



Lot area consistency with zoning requirements
 Map 10-23: Public Use zoning district
 Borough of Roselle



Land use consistency of lots in the Residence “A” zone

The Residence “A” zoning district allows for the following permitted uses:

- A dwelling for one family or for one house-keeping unit.
- Residential professional offices.
- Golf courses.
- Playgrounds and parks.
- Libraries, museums and art galleries.

Permitted secondary uses.

- Private garages not in excess of 750 square feet of building area, including detached and attached garages.
- Customary residential storage buildings not in excess of 200 square feet of building area.
- Shelters for domestic pets not in excess of 50 square feet of building area, exclusive of runs.
- Other customary residential secondary structures such as private swimming pools, private tennis courts, fireplaces, trellises, post lights and the like.
- Signs
- The following secondary uses are permitted in conjunction with a permitted golf club, provided that the operation of such facilities is clearly incidental and subordinate to the operation of the golf club:
 - Clubhouse facilities, including dining and refreshment facilities.
 - Caretaker dwellings, including not less than 500 square feet of floor space.
 - Structures for the storage of maintenance equipment and supplies.
 - Supplemental recreational facilities, such as swimming pools, tennis courts and other similar facilities
 - Office buildings for executive, engineering and administrative purposes.
- Public park and playground

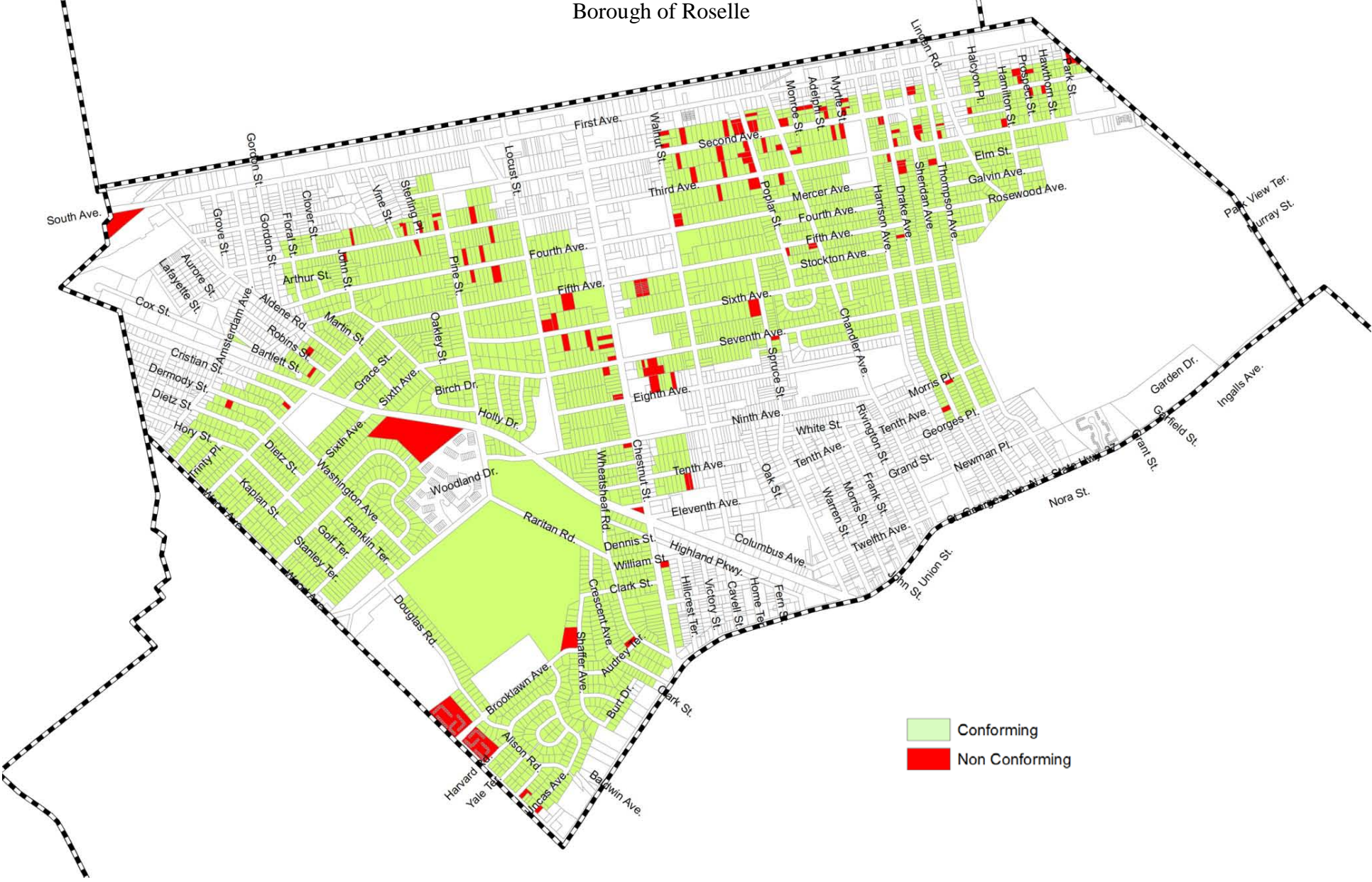
Map 10-24 indicates that 248 lots within Residence “A” zoning district are non conforming as to use. This relates to a non-conformity rate of 7.19 percent.

Lot Area consistency of lots in the Residence “A” zone

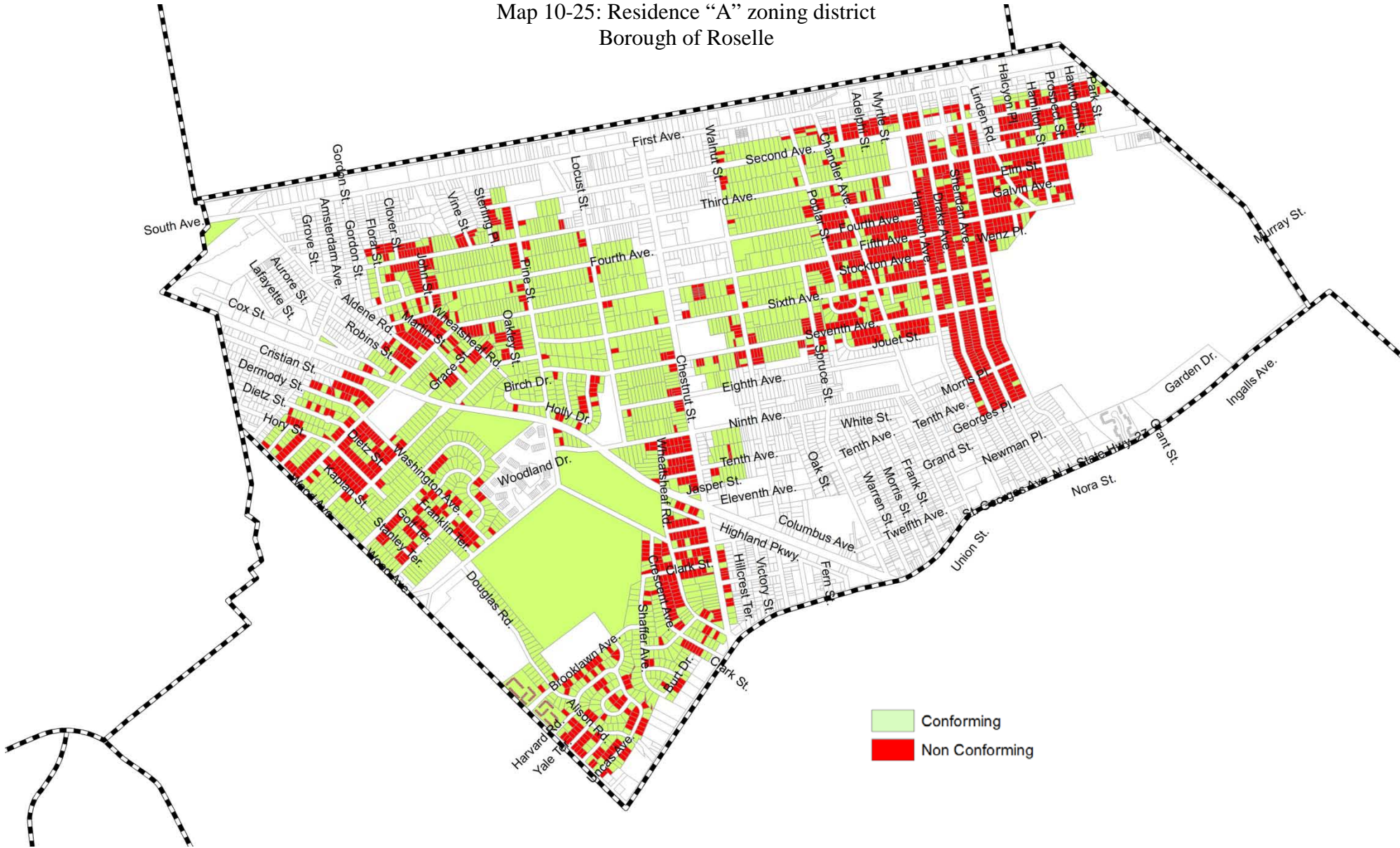
The Residence “A” zoning district requires a minimum lot size of 6,000 square feet.

Map 10-25 indicates that 1,844 lots within the Residence “A” zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 53.49 percent.

Land use consistency with zoning requirements
 Map 10-24: Residence "A" zoning district
 Borough of Roselle



Lot area consistency with zoning requirements
 Map 10-25: Residence "A" zoning district
 Borough of Roselle



Land use consistency of lots in the Residence “B” zone

The Residence “B” zoning district allows for the following permitted uses:

- A dwelling for one family or for one house-keeping unit.
- A dwelling, detached or semi-detached, for not more than two families or not more than two housekeeping units.
- Home occupations
- Residential professional offices.
- Golf courses.
- Playgrounds and parks.
- Libraries, museums and art galleries.
- Hospitals and sanatoriums for noncontagious diseases, dispensaries and charitable institutions other than correctional institutions.
- Clubhouses.
- Public park and playground

Permitted secondary uses.

- Private garages not in excess of 750 square feet of building area, including detached and attached garages.
- Customary residential storage buildings not in excess of 200 square feet of building area.
- Shelters for domestic pets not in excess of 50 square feet of building area, exclusive of runs.
- Other customary residential secondary structures such as private swimming pools, private tennis courts, fireplaces, trellises, post lights and the like.
- Signs
- The following secondary uses are permitted in conjunction with a permitted golf club, provided that the operation of such facilities is clearly incidental and subordinate to the operation of the golf club:
 - Clubhouse facilities, including dining and refreshment facilities.
 - Caretaker dwellings, including not less than 500 square feet of floor space.
 - Structures for the storage of maintenance equipment and supplies.
 - Supplemental recreational facilities, such as swimming pools, tennis courts and other similar facilities
 - Office buildings for executive, engineering and administrative purposes.

The Residence “B” zoning district specifically does not permit the following uses:

- Roomers and boarders shall not be permitted in a two-family structure.

Map 10-26 indicates that 48 lots within Residence “B” zoning district are non conforming as to use. This relates to a non-conformity rate of 3.8 percent.

Lot Area consistency of lots in the Residence “B” zone

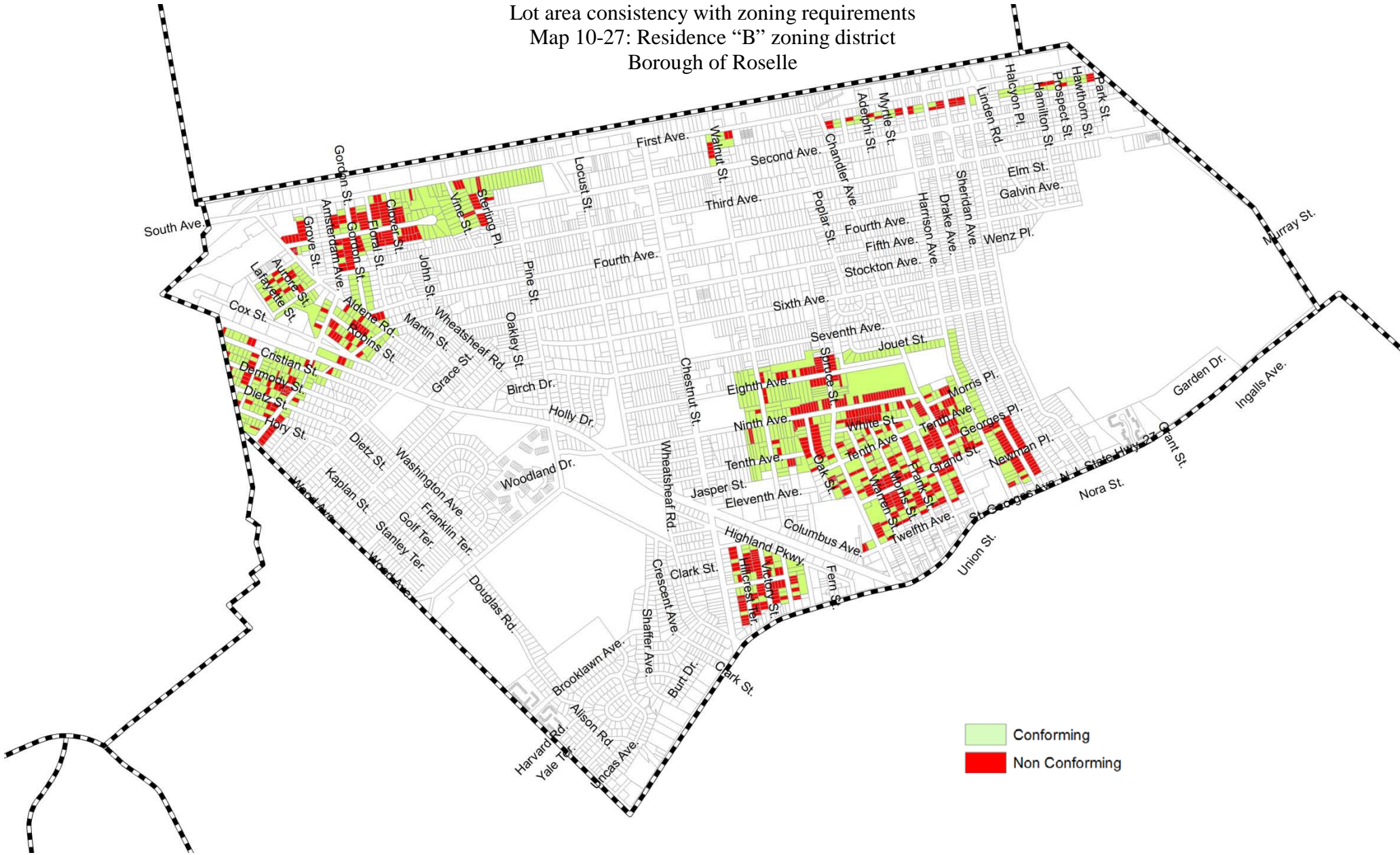
The Residence “B” zoning district requires a minimum lot size of 5,000 square feet.

Map 10-27 indicates that 652 lots within the Residence “B” zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 51.62 percent.

Land use consistency with zoning requirements
 Map 10-26: Residence "B" zoning district
 Borough of Roselle



Lot area consistency with zoning requirements
 Map 10-27: Residence "B" zoning district
 Borough of Roselle



Land use consistency of lots in the Residence “C” zone

The Residence “C” zoning district allows for the following permitted uses:

- A dwelling for one family or for one house-keeping unit.
- A dwelling, detached or semi-detached, for not more than two families or not more than two housekeeping units.
- A multiple dwelling.
- Home occupations
- Residential professional offices.
- Golf courses.
- Playgrounds and parks.
- Libraries, museums and art galleries.
- Hospitals and sanatoriums for noncontagious diseases, dispensaries and charitable institutions other than correctional institutions.
- Clubhouses.
- Hotels.
- Public park and playground

Permitted secondary uses.

- Private garages not in excess of 750 square feet of building area, including detached and attached garages.
- Customary residential storage buildings not in excess of 200 square feet of building area.
- Shelters for domestic pets not in excess of 50 square feet of building area, exclusive of runs.
- Other customary residential secondary structures such as private swimming pools, private tennis courts, fireplaces, trellises, post lights and the like.
- Signs
- The following secondary uses are permitted in conjunction with a permitted golf club, provided that the operation of such facilities is clearly incidental and subordinate to the operation of the golf club:
 - Clubhouse facilities, including dining and refreshment facilities.
 - Caretaker dwellings, including not less than 500 square feet of floor space.
 - Structures for the storage of maintenance equipment and supplies.
 - Supplemental recreational facilities, such as swimming pools, tennis courts and other similar facilities
 - Office buildings for executive, engineering and administrative purposes.

The Residence “C” zoning district specifically does not permit the following uses:

- Roomers and boarders shall not be permitted in a two-family structure.

Map 10-28 indicates that 6 lots within Residence “C” zoning district are non conforming as to use. This relates to a non-conformity rate of 1.7 percent.

Lot Area consistency of lots in the Residence “C” zone

The Residence “C” zoning district requires a minimum lot size of 30,000 square feet.

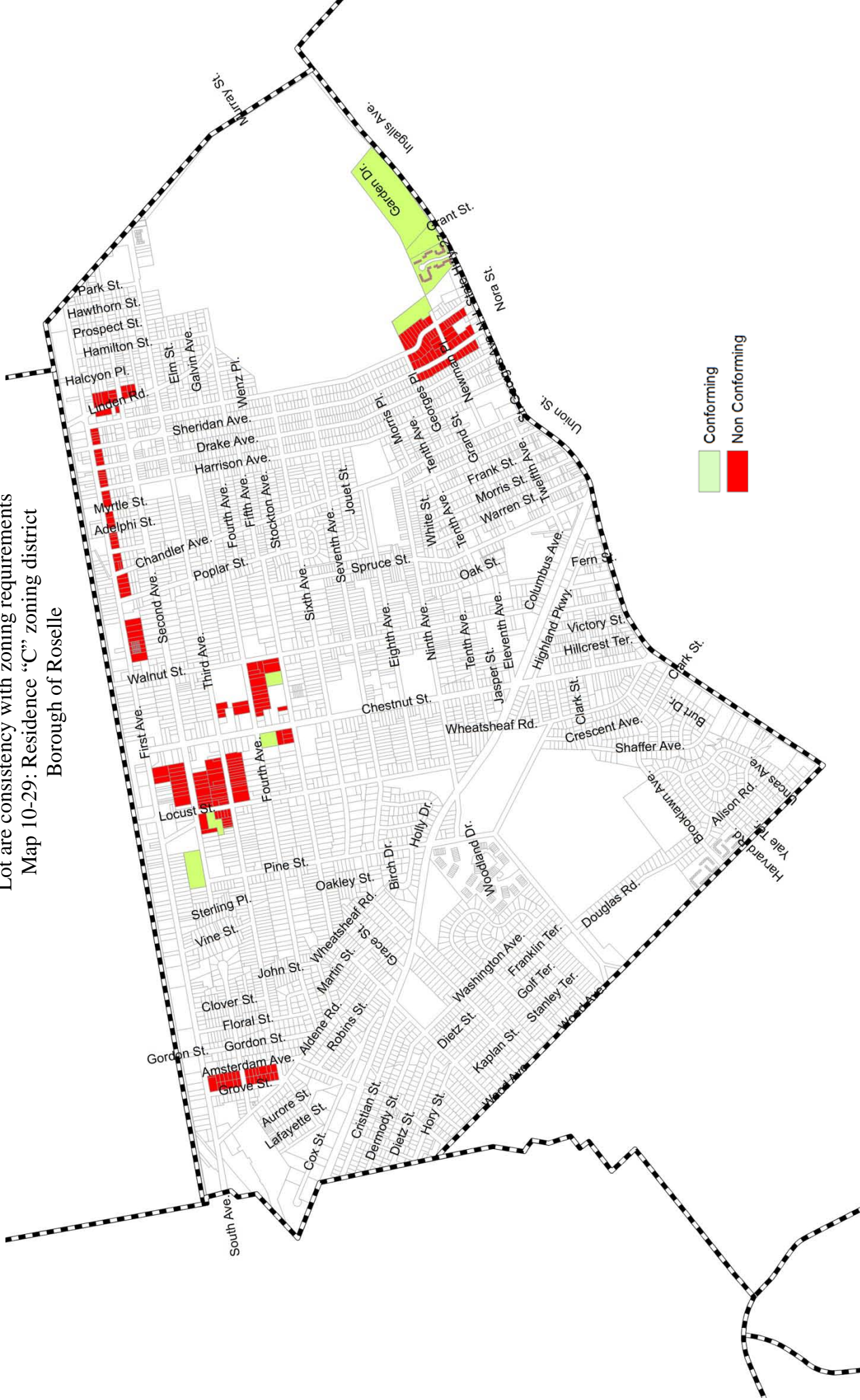
Map 10-29 indicates that 344 lots within the Residence “C” zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 97.72 percent.

Land use consistency with zoning requirements
 Map 10-28: Residence "C" zoning district
 Borough of Roselle



Conforming
 Non Conforming

Lot are consistency with zoning requirements
 Map 10-29: Residence "C" zoning district
 Borough of Roselle



Land use consistency of lots in the Residence “D” zone

The Residence “D” zoning district allows for the following permitted uses:

- A dwelling for one family or for one house-keeping unit.
- A dwelling, detached or semi-detached, for not more than two families or not more than two housekeeping units.
- A multiple dwelling.
- Multiple dwellings commonly known as "garden-type apartments," which shall consist of buildings of brick or brick veneer construction with Georgian-type or gable roofs.
- Home occupations
- Residential professional offices.
- Golf courses.
- Playgrounds and parks.
- Libraries, museums and art galleries.
- Hospitals and sanatoriums for noncontagious diseases, dispensaries and charitable institutions other than correctional institutions.
- Clubhouses.
- Hotels.
- Public park and playground

Permitted secondary uses.

- Private garages not in excess of 750 square feet of building area, including detached and attached garages.
- Customary residential storage buildings not in excess of 200 square feet of building area.
- Shelters for domestic pets not in excess of 50 square feet of building area, exclusive of runs.
- Other customary residential secondary structures such as private swimming pools, private tennis courts, fireplaces, trellises, post lights and the like.
- Signs
- The following secondary uses are permitted in conjunction with a permitted golf club, provided that the operation of such facilities is clearly incidental and subordinate to the operation of the golf club:
 - Clubhouse facilities, including dining and refreshment facilities.
 - Caretaker dwellings, including not less than 500 square feet of floor space.
 - Structures for the storage of maintenance equipment and supplies.
 - Supplemental recreational facilities, such as swimming pools, tennis courts and other similar facilities
 - Office buildings for executive, engineering and administrative purposes.

The Residence “D” zoning district specifically does not permit the following uses:

- Roomers and boarders shall not be permitted in a two-family structure.

Map 10-30 indicates that 1 lot within Residence “D” zoning district are non conforming as to use. This relates to a non-conformity rate of 2.44 percent.

Lot Area consistency of lots in the Residence “D” zone

The Residence “D” zoning district requires a minimum lot size of 40,000 square feet.

Map 10-31 indicates that 38 lots within the Residence “D” zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 92.28 percent.

Land use consistency with zoning requirements
 Map 10-30: Residence "D" zoning district
 Borough of Roselle



Conforming
 Non Conforming

Lot area consistency with zoning requirements
Map 10-31: Residence "D" zoning district
Borough of Roselle



- Conforming
- Non Conforming

Land use consistency of lots in the Residence “E” zone

The Residence “E” zoning district allows for the following permitted uses:

- Townhouses.
- Parks and playgrounds.

Map 10-32 indicates that 10 lots within Residence “E” zoning district are non conforming as to use. This relates to a non-conformity rate of 6.76 percent.

Lot Area consistency of lots in the Residence “E” zone

The Residence “E” zoning district requires a minimum lot size of 40,000 square feet.

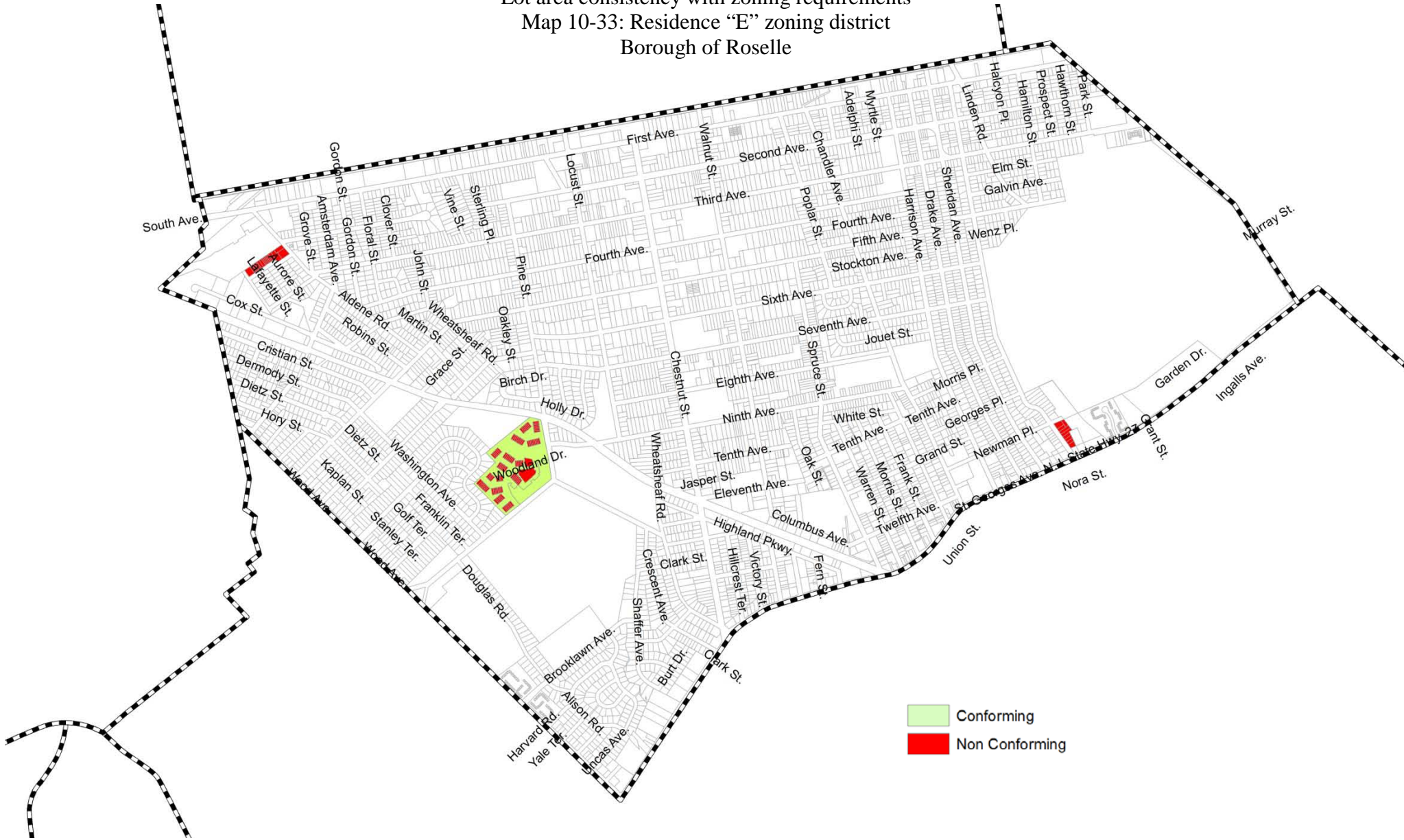
Map 10-33 indicates that 146 lots within the Residence “E” zoning district do not conform (shown in red) to the minimum lot size requirements. This represents a non conformity rate of 98.64 percent.

Land use consistency with zoning requirements
 Map 10-32: Residence "E" zoning district
 Borough of Roselle



Conforming
 Non Conforming

Lot area consistency with zoning requirements
 Map 10-33: Residence "E" zoning district
 Borough of Roselle



Conforming
 Non Conforming

COMMUNITY
FACILITIES
PLAN ELEMENT

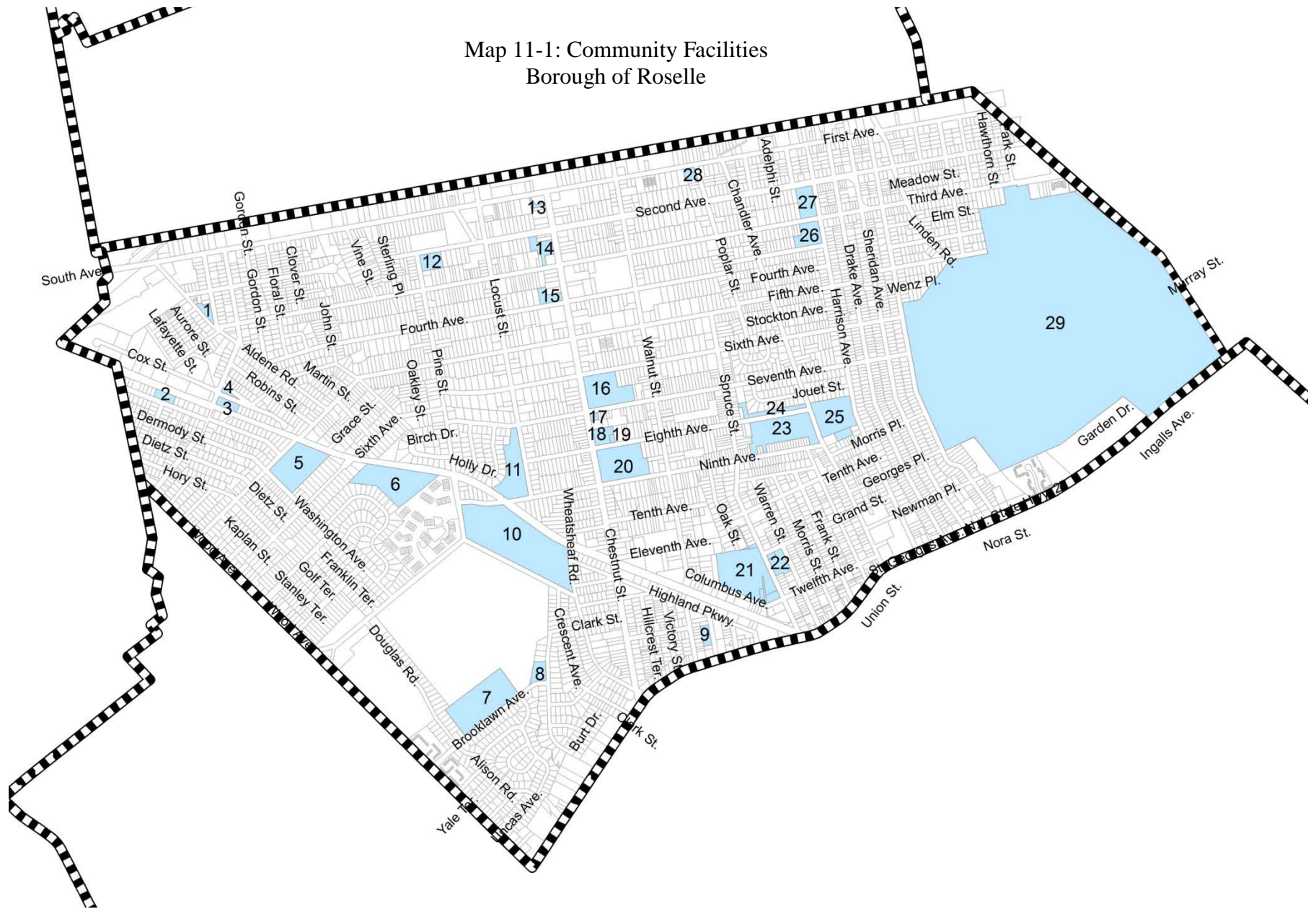
SECTION 11 - COMMUNITY FACILITIES PLAN ELEMENT

A community's quality of life is greatly influenced by the scope and breadth of public amenities and services afforded to its residents. Educational and library facilities, police, fire and emergency services, public works and administrative services, recreation and open-space facilities are the cornerstones of an educated, healthy, and safe community. The proposed community facilities plan map for the Borough of Roselle is noted herein.

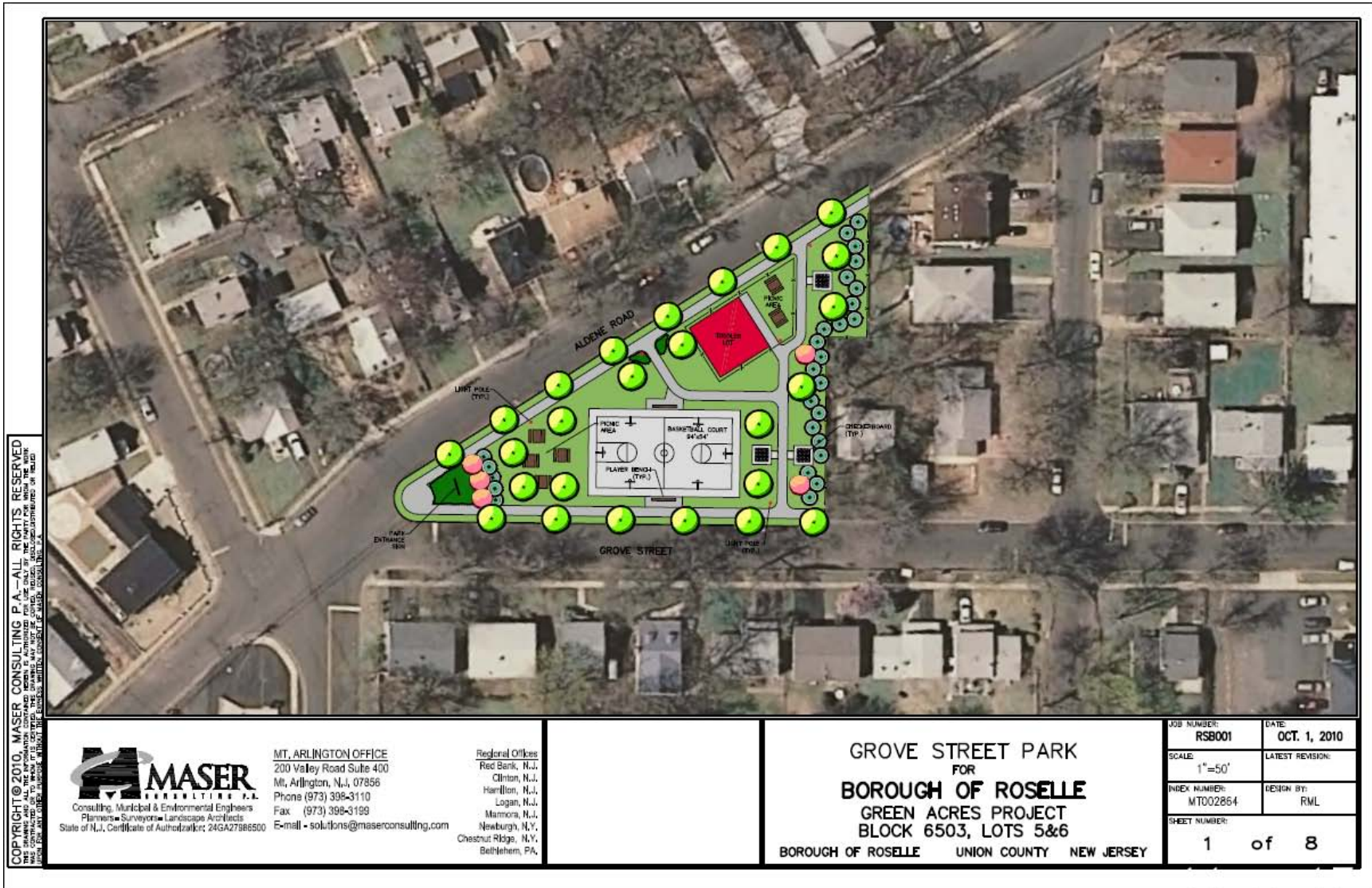
As noted in earlier sections of this master plan, the Borough of Roselle is considered a fully developed post-World War II suburban community. Roselle's community facilities are in adequate condition and are generally suitable for continued use. Space allocations are generally adequate to serve present population needs. The forecast for the stabilization of population levels requires a greater emphasis on a program of modernization and replacement of out-of-date equipment more than on any expansion of facilities.

1. Grove Street Playground
2. Cristiani Street Park
3. Cox Street Open Space
4. Bartlett Street Open Space
5. Washington Elementary School
6. Camp Letico – Girl Scouts
7. Grace Wilday School
8. Roselle Community Center
9. Home Terrace Playground
10. Roselle Catholic High School **
11. Leonard V Moore School
12. West Second Avenue Park
13. Post Office
14. Municipal Building
15. Public Library
16. Abraham Clark High School
17. Open Space
18. Fire Department
19. Fire Department
20. Park
21. Columbus Avenue Park
22. Charles C Polk School
23. Open Space
24. Open Space
25. Open Space
26. Harrison School
27. Harrison Avenue Park
28. First Avenue Playground
29. Warinanco Park

Map 11-1: Community Facilities
Borough of Roselle



Potential improvements for the Grove Street Park.



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 Newburgh, N.Y.
 Chestnut Ridge, N.Y.
 Bethlehem, PA.

GROVE STREET PARK
 FOR
BOROUGH OF ROSELLE
GREEN ACRES PROJECT
BLOCK 6503, LOTS 5&6
 BOROUGH OF ROSELLE UNION COUNTY NEW JERSEY

JOB NUMBER: RSB001	DATE: OCT. 1, 2010
SCALE: 1"=50'	LATEST REVISION:
INDEX NUMBER: MT002864	DESIGN BY: RML
SHEET NUMBER: 1 of 8	

Potential improvements for Cristiani Street Park



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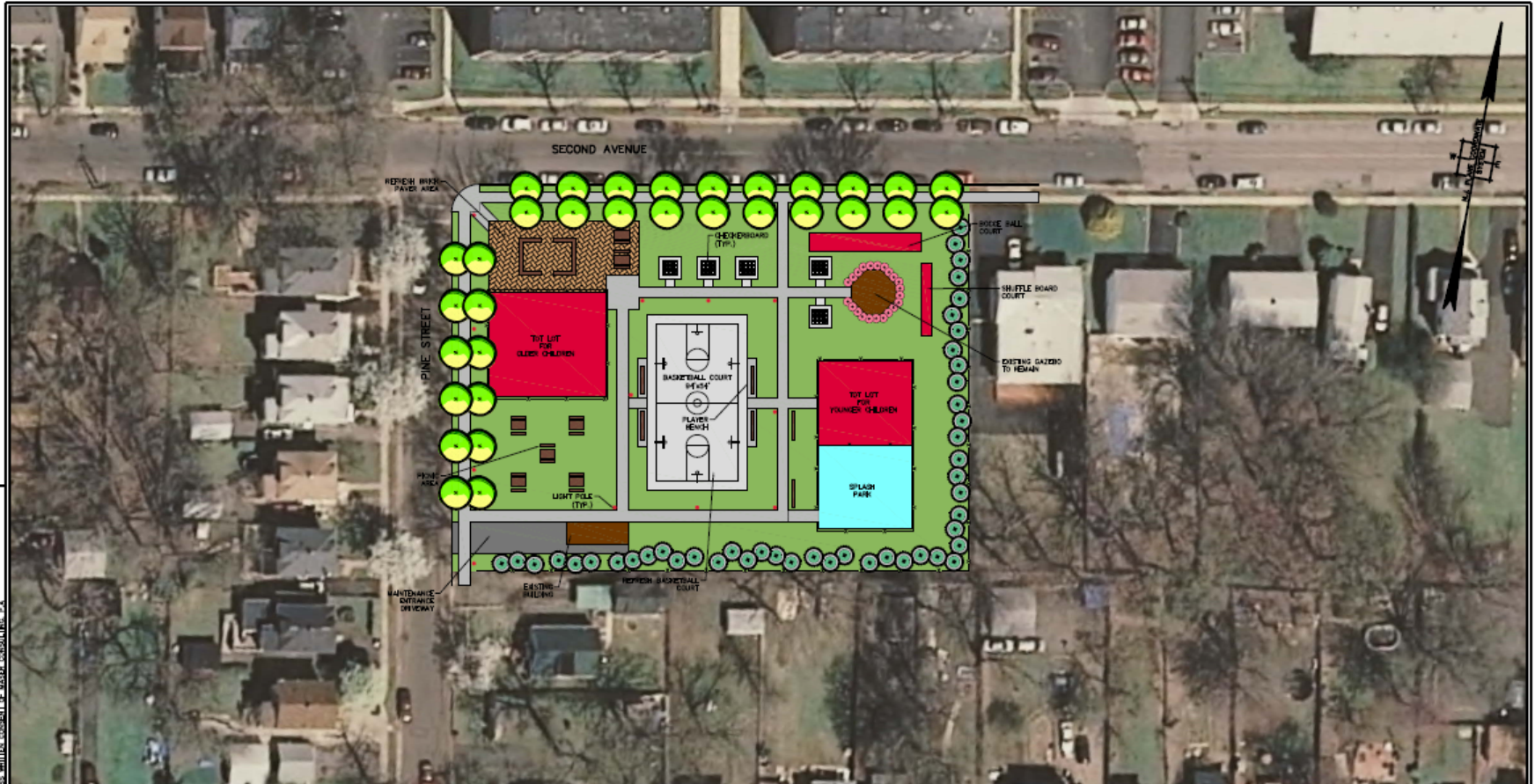
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 Newburgh, N.Y.
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CRISTIANI STREET PARK
 FOR
BOROUGH OF ROSELLE
GREEN ACRES PROJECT
BLOCK 6801, LOT 12
 BOROUGH OF ROSELLE UNION COUNTY NEW JERSEY

JOB NUMBER: RSB001	DATE: OCT. 1, 2010
SCALE: 1"=50'	LATEST REVISION:
INDEX NUMBER: MT002868	DESIGN BY: RML
SHEET NUMBER: 2 of 8	

Potential improvements for Pine Street playground.



AREA = 1.21 ACRES

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 Newburgh, N.Y.;
 Chesnut Ridge, N.Y.;
 Bethlehem, PA.

CARL P. O'BRIEN
 PROFESSIONAL ENGINEER
 NEW JERSEY LIC. NO. 45154

PINE STREET PLAYGROUND
 FOR
BOROUGH OF ROSELLE
GREEN ACRES PROJECT
BLOCK 4804, LOT 1
 BOROUGH OF ROSELLE UNION COUNTY NEW JERSEY

JOB NUMBER: RSB001	DATE: OCT. 1, 2010
SCALE: 1"=50'	LATEST REVISION:
INDEX NUMBER: MT002870	DESIGN BY: RML
SHEET NUMBER: 3 of 8	

Potential improvements for Poplar Street playground.

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 Manmora, N.J.;
 Newburgh, N.Y.;
 Chestnut Ridge, N.Y.;
 Bethlehem, PA.

POPLAR STREET PLAYGROUND
 FOR
BOROUGH OF ROSELLE
 GREEN ACRES PROJECT
 BLOCK 1603, LOT 11
 BOROUGH OF ROSELLE UNION COUNTY NEW JERSEY

JOB NUMBER: RSB001	DATE: OCT. 1, 2010
SCALE: 1"=50'	LATEST REVISION:
INDEX NUMBER: MT002872	DESIGN BY: RML
SHEET NUMBER: 4 of 8	

Potential Home Terrace Park improvements.



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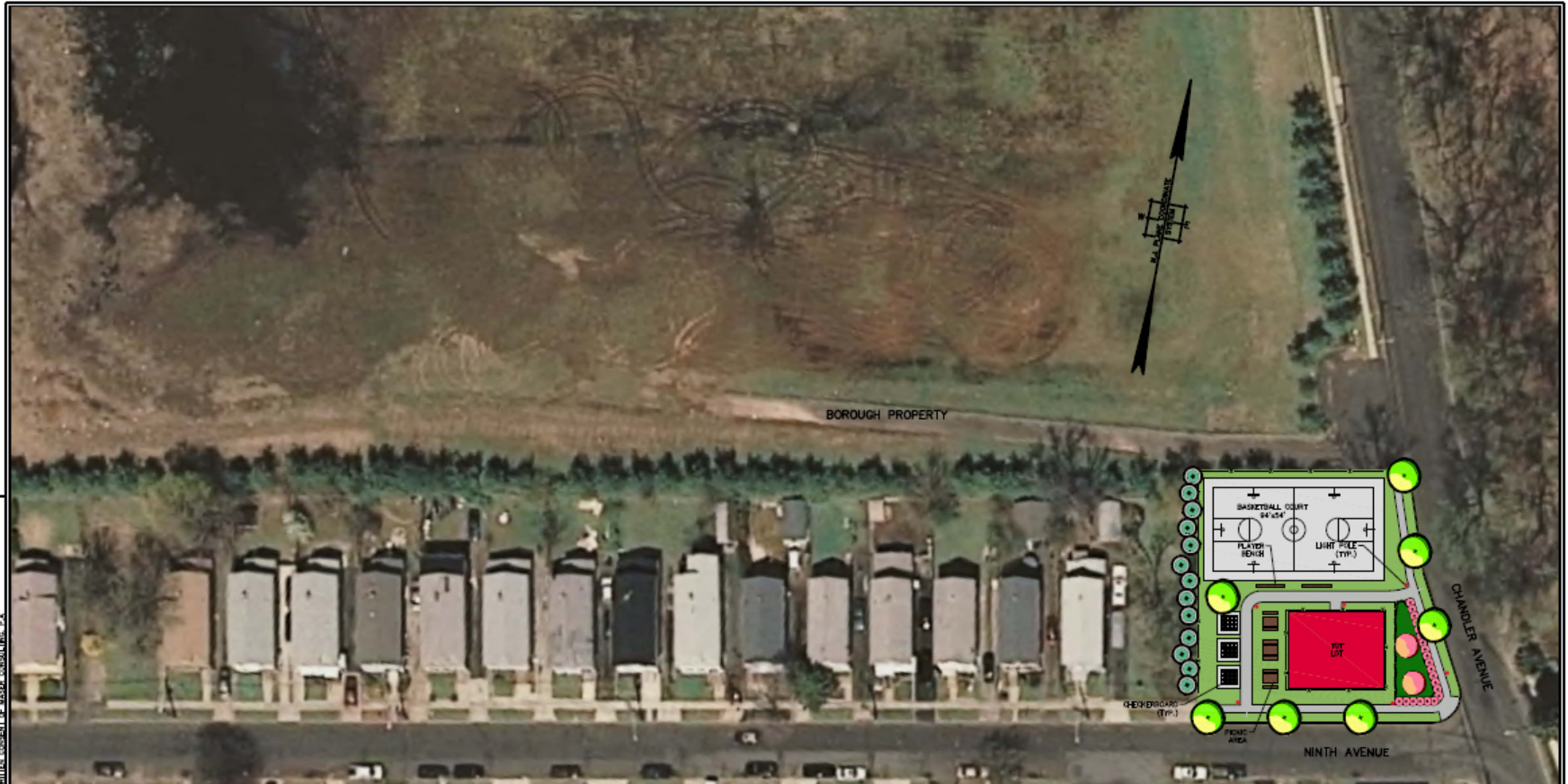
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 Bethlehem, PA.

HOME TERRACE PARK
 FOR
BOROUGH OF ROSELLE
 GREEN ACRES PROJECT
 BLOCK 2905, LOT 3
 BOROUGH OF ROSELLE UNION COUNTY NEW JERSEY

JOB NUMBER: RSB001	DATE: OCT. 1, 2010
SCALE: 1"=50'	LATEST REVISION:
INDEX NUMBER: MT002873	DESIGN BY: RML
SHEET NUMBER: 5 of 8	

Potential Chandler Avenue Park improvements.



AREA = 5.89 ACRES (ENTIRE BOROUGH PROPERTY)
 AREA = 0.37 ACRES (PROPOSED IMPROVEMNTS)

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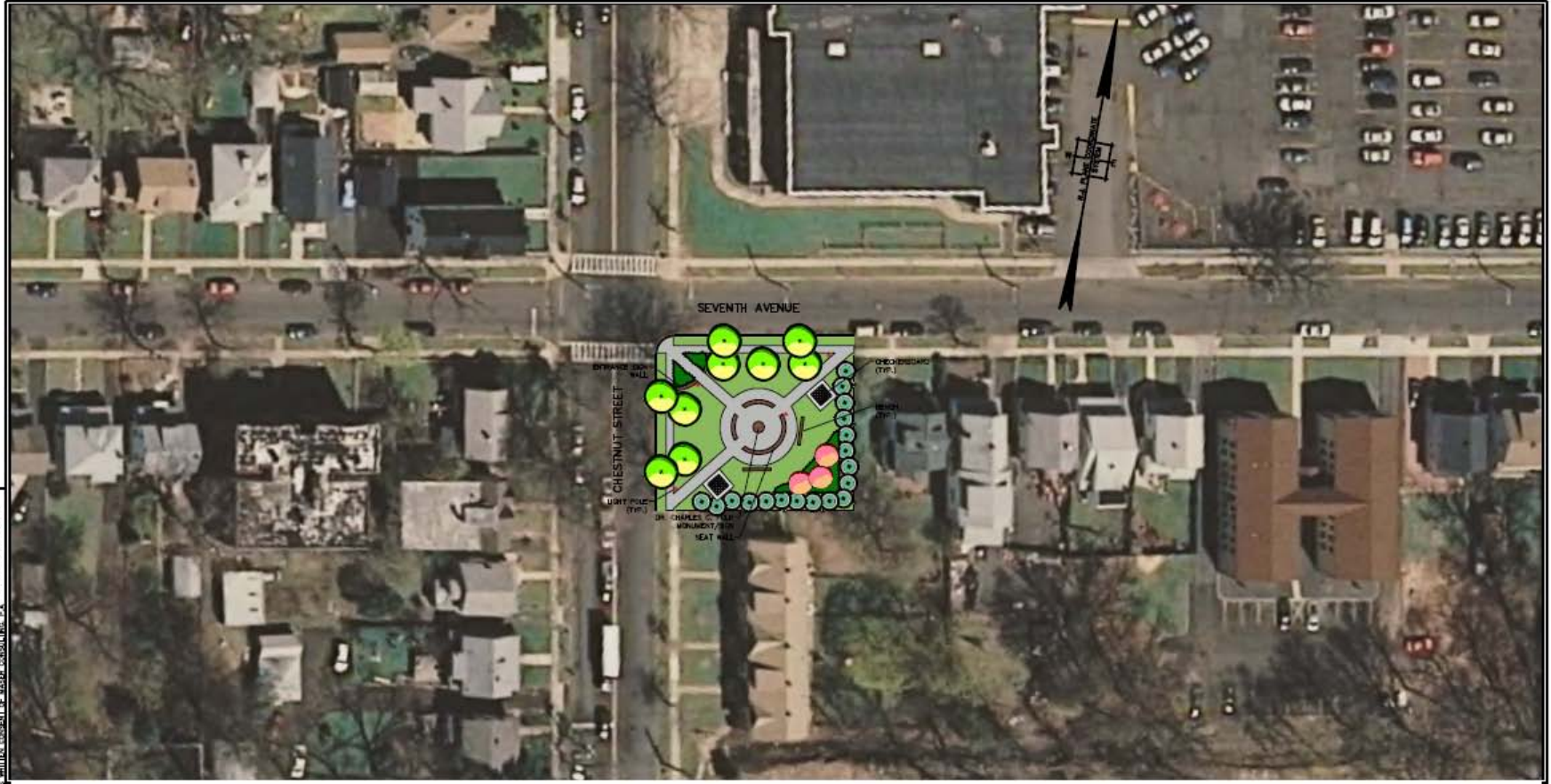
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 Chesnut Ridge, N.Y.;
 Bethlehem, PA.

CARL P. O'BRIEN
 PROFESSIONAL ENGINEER
 NEW JERSEY LIC. NO. 45154

CHANDLER AVENUE PARK
 FOR
BOROUGH OF ROSELLE
GREEN ACRES PROJECT
BLOCK 2203, LOT 1
 BOROUGH OF ROSELLE UNION COUNTY NEW JERSEY

JOB NUMBER: RSB001	DATE: OCT. 1, 2010
SCALE: 1"=80'	LATEST REVISION:
INDEX NUMBER: MT002877	DESIGN BY: RML
SHEET NUMBER: 7 of 8	

Potential Dr. Charles C. Polk Park improvements.



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AREA = 0.20 ACRES



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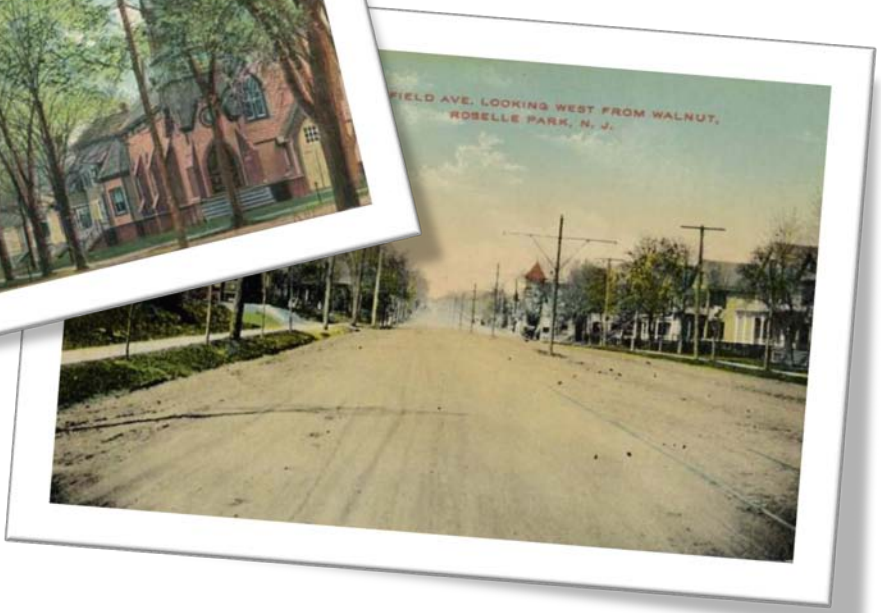
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 Newburgh, N.Y.;
 Chestnut Ridge, N.Y.;
 Bethlehem, PA.

CARL P. O'BRIEN
 PROFESSIONAL ENGINEER
 NEW JERSEY LIC. NO. 45154

DR. CHARLES C. POLK PARK
 FOR
BOROUGH OF ROSELLE
 GREEN ACRES PROJECT
 BLOCK 3302, LOT 1
 BOROUGH OF ROSELLE UNION COUNTY NEW JERSEY

JOB NUMBER: RSB001	DATE: OCT. 1, 2010
SCALE: 1"=50'	LATEST REVISION:
INDEX NUMBER: MT002878	DESIGN BY: RML
SHEET NUMBER: 8 of 8	

HISTORIC PRESERVATION PLAN ELEMENT



SECTION 12 – HISTORIC PRESERVATION PLAN

The history of Roselle is long and colorful. The Borough of Roselle was incorporated on December 20, 1894 and portions of the historical narrative, taken from the municipal website, is as follows:

Born February 15, 1726, Abraham Clark was the great-grandson of Richard Clark, who came here from Long Island in 1678, and the family later acquired farmland in the present Roselle area. Not considered strong enough for farm labor, Abraham took up the study of law, and became the High Sheriff of Essex County, as his father had been earlier. Although never formally educated as a lawyer, he was called upon to settle many disputes, and became known as “the poor man’s counselor”.

Well respected by his neighbors, he was sent by them to the First and then the Second Continental Congress, where he voted for and signed the Declaration of Independence. Later he was a member of the Annapolis Convention, which established the need for the 1787 Constitutional Convention. He and other heroes of the Revolutionary War are buried in some of the oldest cemeteries in Union County.

... In New Jersey the increasing population in different areas caused the creation of many townships to provide municipal services for those areas, and on March 4, 1861, an act of the State Legislature of New Jersey created the Township of Linden. In this act is a complete description of the land which was taken from the City of Elizabeth, and the townships of Rahway and Union, and was to be called and known as the Township of Linden. This description includes the present area of Roselle.

By 1866, a Mr. John Conklin Rose took advantage of his connections with the railroad, (which was by then known as the Central Railroad of New Jersey) and with the cooperation of several landowners in this area established the Roselle Land Improvement Company. They laid out “The Village of Roselle” on an area that the railroad had called Mulford Station, a stop on the road named for the many Mulford families who lived here. While there is as yet no positive proof that the village was named for Mr. Rose, local tradition says that it is so, and in the files of the Roselle Historical Society is a letter from his son which also makes that claim.

By 1868, the Roselle Land Improvement Company was selling building lots in the northern area of the township where it was developing the Village of Roselle. This village included the land between Pine and Spruce Streets, and from the railroad to Ninth Avenue. ... The real estate development was a remarkably successful venture, for in less than its twenty-year allotted time the company had disposed of all its property and went out of business.

Roselle was the first village in the world to be lighted by Thomas Edison’s incandescent light bulb. Set up as an experiment to prove that a town could be lighted by electricity from a single generating station, the generator was started on January 19, 1883.

Disagreement between the township [of Linden] and the residents of the Roselle area concerning their request for a needed sewage system came to a head, and on November

26, 1894, using an enabling act of the New Jersey State Legislature, a petition signed by property owners of more than ten percent of the assessed value of taxable real estate within the proposed Borough was presented to Union County Judge T. F. McCormick. This was a request that an election be held, by and for the voters of that area, to decide if the Borough of Roselle should be created as an incorporated political entity. ... The vote of 149 to 121 in favor of incorporation was then reported to the County Clerk on the 19th and certified on December 20, 1894, which is the official date of incorporation of the Borough of Roselle.

Along with its freedom from Linden Township, Roselle had acquired School #4, which had been built for Linden in the 1870s by J. N. Meeker of Roselle, on the north-east corner of East Ninth Avenue and Chestnut Street. This was a two story, wooden frame building that provided both grammar and high school classes. After nearly twenty years of use, on December 1, 1903, this school burned to a total loss. There was little the firemen could do, as there was no water main at that point. A “bucket brigade” was organized, using water drawn from the school’s outdoor pump, but to no avail. Very little was left of the school but the chimneys.

In September of 1909 the council decided that suitable land should be purchased upon which a Borough Hall, Fire Department, and Lockup building could be erected. At that time town meetings were held in either the Tiernan Building on First Avenue or the Wheatsheaf Inn on St. George’s Avenue at the opposite end of Chestnut Street. On November 5, 1909, the purchase of a lot 100 x 180 feet on the west side of Chestnut Street between Second and Third Avenues for the sum of \$3,600 was authorized.

When the United States became involved in the World War, Roselle sent its people to help, as did the rest of the country. Some men did not return home, and there are several streets in town that bear their names in their memory. Bronze plaques on the Roselle Memorial Library are reminders of them and of the other heroes of later wars.

Roselle, New Jersey, is proud of its place in the history of our country and state. Our high school is named for Abraham Clark, a Signer of the Declaration of Independence, and a replica of his home stands at the corner of Chestnut Street and West Ninth Avenue. Built by the local members of the DAR and SAR, more than fifty years ago, it stands on land that was once a part of Clark’s farm, and contains within it a small museum and the records of the State Society of the Sons of the American Revolution.¹⁴

Historical Sites

Railroad Right-of-way from Phillipsburg to Bayonne, including all associated features

State Historic Preservation Office (SHPO) opinion from July 19, 1991. This historic district extends through 29 municipalities in five counties.

Gordon Street Bridge

State Historic Preservation Office (SHPO) opinion from March 15, 2002.

This through truss bridge was constructed in 1911. The bridge has a total length of 170.9 feet and a 22 foot wide deck. The largest span of this bridge is 94.2 feet and in 2008 had a sufficiency rating of 22.6 out of 100. This bridge is eligible for the National Register of Historic Places.¹⁵



¹⁵ <http://bridgehunter.com>

Walnut Street Bridge

State Historic Preservation Office (SHPO) opinion from March 15, 2002.

This through truss bridge was constructed in 1911. The bridge has a total length of 95.1 feet and a 27.9 foot wide deck. The largest span of this bridge is 88.9 feet and in 2008 had a sufficiency rating of 24.7 out of 100. This bridge is eligible for the National Register of Historic Places.¹⁶



¹⁶ <http://bridgehunter.com>

Warinanco Park



Warinanco Park is a part of the Union County Park system and is believed to refer to an Indian who sold land to settlers. The park was first established in 1921 with a tulip garden and in 1923 the landscape design firm of Olmstes Associates completed plans for “Elizabeth Park” in Union County, which is now called Warinanco Park.

Abraham Clark House

101 West Ninth Ave., Roselle

The Abraham Clark House was built in 1940 at its current location: 101 West 9th Avenue, Roselle, NJ. This structure is a replica of the home of Abraham Clark, a signer of the Declaration of Independence. The original home of Abraham Clark was destroyed by a fire at the turn of the twentieth century. The reconstruction of the home was commissioned by the Abraham Clark Chapter of the Sons of the American Revolution and was based upon photographs and data from former owners and residence. The building acts as a meeting hall and a museum displaying items that are believed to have belonged to Abraham Clark, as well as objects of local historical interest.



Granite boulder with a tablet honoring Clark



HOUSING ELEMENT & FAIR SHARE PLAN



SECTION 13 - HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

The prior housing element and fair share plan for the Borough of Roselle was adopted by the planning board on December 1, 2005. That element was adopted to address the municipalities obligation to provide its fair share of low and moderate income housing in accordance with the Council On Affordable Housings (COAH) third round regulations. On January 25, 2007, the Appellate Division invalidated portions of COAHs new growth share methodology. The Court held that key provisions of the growth share regulations violated the constitutional mandate of the Mount Laurel principle and the New Jersey Fair Housing Act. Effective June 2, 2008, COAH adopted revised the third round rules pursuant to the Courts directive to create new regulations.

On July 15, 2008 the League of Municipalities filed a notice of appeal with the Appellate Division of the Superior Court of New Jersey. The League has requested municipalities to join in their appeal. The Borough of Roselle has entered its objection to the modified third round regulations as it has joined in this class action lawsuit. The planning board of the Borough of Roselle is committed to meet its constitutional obligation to provide affordable housing. However, the methodology utilized by the Council On Affordable Housing appears to be illogical and overly burdensome but, nonetheless, has been followed in this housing element and fair share plan.

The prior round obligation (1987–1999)

The prior round obligation is the municipal new construction obligation from 1987 to 1999. Roselle is responsible for developing a Fair Share Plan that addresses the entire prior round obligation as provided in Appendix C of COAH's third round regulations.

The prior version of the COAH regulations recalculated the first and second round obligations to include the most recent data from the 2000 Census. The recalculated prior obligation for Roselle was zero (0) housing units.

The COAH formula utilized throughout the State of New Jersey establishes three levels of housing needs. The first aspect of the formula is directed to the indigenous housing need of the community. This housing need is predicated solely upon those families and individuals of low and moderate income who are residents within the community and whose housing do not meet certain minimum standards.

A second aspect of the formula referred to as reallocated present need relates to housing needs of other communities within the region, which are considered so extensive that they cannot totally be accommodated within their respective borders. Therefore, they must be reallocated to the balance of those communities in the region that have not been saturated with such housing. Once these factors are determined, various adjustments and modifications are provided to modify the community's housing need.

Roselle's prior round new construction and rehabilitations have been recalculated by the Council On Affordable Housing. The pre-credited need for third round methodology is calculated by adding the recalculated prior round obligation with the third round rehabilitation and growth share.

Inventory of Municipal Housing Stock

This section of the Housing Element of the Borough of Roselle provides an inventory of the community's housing stock including:

- a) Number of Year Round and Seasonal Housing Units;
- b) Housing Age;
- c) Housing Condition;
- d) Purchase and Rental Value;
- e) Occupancy Characteristics and Type;
- f) Substandard Housing Units Capable of Being Rehabilitated.

a) Year Round And Seasonal Housing Units

The Bureau of the Census in 2000 reported there were a total of 7,878 year-round housing units in the Borough. As depicted on Table 13-1, the 7,878 housing units contained a total of three hundred and fifty eight (358) vacant units at the time of the Census - a vacancy rate of 4.5 percent. Union County had a vacancy rate of 3.5 percent at the time of the 2000 census. Occupied housing in Roselle totaled seven thousand five hundred and twenty (7,520) dwelling units. Of this number, four thousand five hundred and three (4,583) were owner-occupied and two thousand nine hundred and thirty seven (2,937) were renter-occupied.

From 2001 to 2004, a total of twenty (20) building permits were issued for residential dwelling units in the community. A single demolition permit was also issued for destruction of a single residential unit during this time period. Therefore, the net total decrease in the Borough's housing stock totaled nineteen (19) units during this time period.

Table 13-1
Housing Characteristics
Borough of Roselle and the County of Essex
2000

	Roselle		Union	
	Borough	Percentage	County	Percentage
Total Year-Round Housing Units.....	7,878	100.0	192,945	100.0
Total Occupied Housing Units.....	7,520	95.5	186,124	96.5
Owner-occupied	4,583	60.9	114,717	61.6
Renter-occupied	2,937	39.1	71,407	38.4
Total Year-Round Vacant Housing Units.....	358	4.5	6,821	3.5

Source : U.S. Department of Commerce, Bureau of the Census, Table DP-1 Profile of General Demographic Characteristics, 2000.

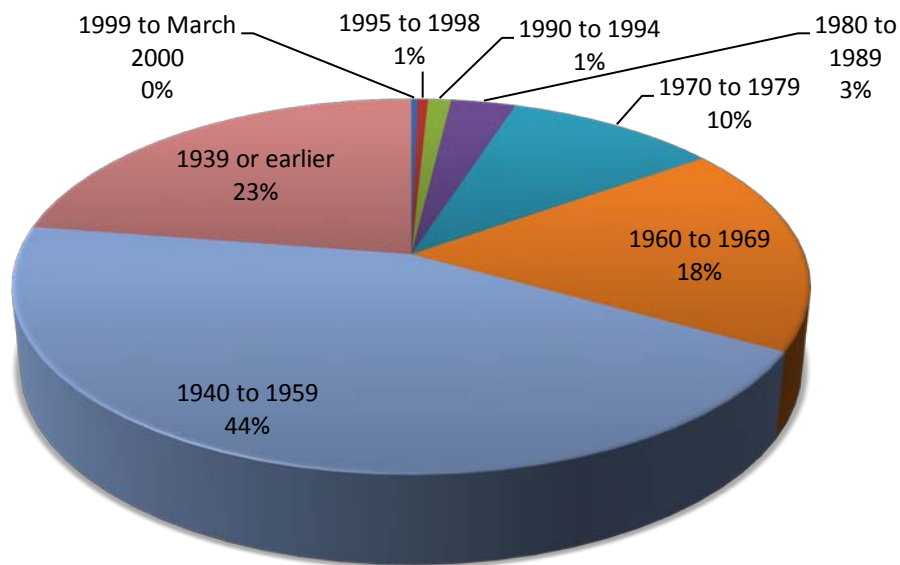
b) Housing Age

Table 13-2 below provides an analysis of the age of housing in Roselle as reported in the 2000 Census. The data indicated that approximately twenty-three (23) percent of all housing in the community has been built before 1940. Between 1940 and 1970, four thousand nine hundred and thirteen (4,913) housing units were constructed, totaling sixty-two (62) percent of all housing in the Borough. From 1970 to 1989, one thousand forty three (1,043) housing units were constructed totaling 13.3 percent of all housing in Roselle. Between 1990 and 2000, one hundred and thirty nine (139) homes were constructed in Roselle representing 1.9 percent of all housing in the community.

Table 13-2 Year Structure Built
Borough of Roselle
2000

	Number	Percentage
1999 to March 2000	20	0.3
1995 to 1998	36	0.5
1990 to 1994	83	1.1
1980 to 1989	244	3.1
1970 to 1979	799	10.2
1960 to 1969	1,422	18.1
1940 to 1959	3,491	44.4
1939 or earlier	1,775	22.6
Total	7,870	100.0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000



Housing Conditions

The Council on Affordable Housing has determined that Roselle contained a total of ### (##) housing units classified as deteriorating occupied by low and moderate income households.

Table 13-3 below provides a variety of additional housing characteristics relating to utility services and heating facilities. Almost all of the housing units (91.8 percent) in Roselle are served by gas or oil heat. Less than one (1) percent of the homes have less than complete plumbing facilities, and almost one (1) percent lack complete kitchen facilities. One hundred and eighty five homes have no telephone service. While this used to be a sign of deteriorating housing, the popularity of mobile phones have decreased the reliability of this housing characteristic.

Table 13-3 Equipment and Plumbing Facilities
Borough of Roselle, New Jersey
2000

	Number	Percentage
HOUSE HEATING FUEL		
Utility gas	4,854	64.5
Bottled, tank, or LP gas	111	1.5
Electricity	438	5.8
Fuel oil, kerosene, etc.	2,053	27.3
Coal or coke	0	0.0
Wood	6	0.1
Solar energy	0	0.0
Other fuel	50	0.7
No fuel used	8	0.1
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	33	0.4
Lacking complete kitchen facilities	61	0.8
No telephone service	185	2.5

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

d) Purchase and Housing Values

The 2000 Census of Housing details owner- and renter-occupied housing values. Table 13-4 below indicates the distribution of housing costs of owner-occupied units. The median sales value of owner-occupied units is noted to be one hundred and twenty nine thousand two hundred dollars (\$129,200) while renter occupied housing units were identified with a median rental value of seven hundred dollars (\$600) per month.

Table 13-4 : Specified Owner Occupied
Housing Units by Value*
Borough of Roselle New Jersey
2000

	Number	Percentage
Specified owner-occupied units	3,864	100.0
VALUE		
Less than \$50,000	9	0.2
\$50,000 to \$99,999	534	13.8
\$100,000 to \$149,999	2,505	64.8
\$150,000 to \$199,999	689	17.8
\$200,000 to \$299,999	91	2.4
\$300,000 to \$499,999	31	0.8
\$500,000 to \$999,999	5	0.1
\$1,000,000 or more	0	0.0
Median (dollars)	129,200	

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000
* Sample size

Table 13-5 : Specified Renter Occupied Housing Units
Borough of Roselle, New Jersey
2000

	Number	Percentage
Specified renter-occupied units	2,937	100.0
GROSS RENT		
Less than \$200	119	4.1
\$200 to \$299	228	7.8
\$300 to \$499	271	9.2
\$500 to \$749	1,132	38.5
\$750 to \$999	740	25.2
\$1,000 to \$1,499	337	11.5
\$1,500 or more	18	0.6
No cash rent	92	3.1
Median (dollars)	700	

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000

e) Occupancy Characteristics and Types

Table 13-6 provides an analysis of the number of housing units in structures in the community. The data indicates that the vast majority of housing is located in single-family detached structures. In 2000, there were a total of four thousand and seventy one (4,071) units located in single-family housing, representing 51.7 percent of all housing in the community. The second largest housing style are duplexes (2 units) with “20 or more units” following in third.

Table 13-6 : Units in Structure
Borough of Roselle, New Jersey
2000

UNITS STRUCTURE	IN	Number	Percentage
1-unit, detached		4,071	51.7
1-unit, attached		370	4.7
2 units		1,108	14.1
3 or 4 units		737	9.4
5 to 9 units		314	4.0
10 to 19 units		403	5.1
20 or more units		867	11.0
Mobile home		0	0.0
Boat, RV, van, etc.		0	0.0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

Table 13-7 identifies the number of rooms per dwelling unit in the community. In general, most residences provide an ample number of rooms per dwelling, a measure of significance in computing overcrowded conditions. In 2000, the Borough of Roselle had a mean value of 5.4 rooms per house. In the year 2000, the Borough of Roselle had 47.6 percent of homes classified as having six (6) rooms or more.

Table 13-7 : Number of Rooms
In Housing Units
Borough of Roselle, New Jersey
2000

ROOMS	Number	Percentage
1 room	224	2.8
2 rooms	377	4.8
3 rooms	1,172	14.9
4 rooms	1,045	13.3
5 rooms	1,295	16.5
6 rooms	1,726	21.9
7 rooms	1,073	13.6
8 rooms	553	7.0
9 or more rooms	405	5.1
Median (rooms)	5.4	

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3.

Population Analysis

COAH regulations require an analysis of the following characteristics of the community:

- a) Population Size;
- b) Rate of Population Growth;
- c) Age and Gender Characteristics;
- d) Income Levels;
- e) Household Size.

a) Population Size

In 1980, the Borough of Roselle had a population of twenty thousand six hundred and forty one (20,641) according to the United States Census of Population. In 1990, Roselle's population stood at twenty thousand three hundred and fourteen (20,314); a decrease of three hundred and twenty seven (327) people. The year 2000 census reported a total population of twenty one thousand two hundred and seventy four (21,274) people, an increase of nine hundred and sixty (960) persons.

b) Rate of Population Growth

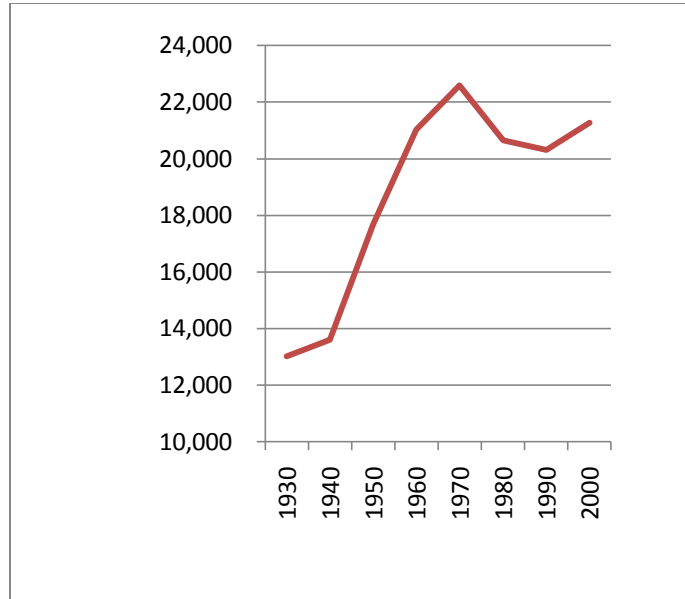
Table 13-8 presents the rate of growth for Roselle from 1930 through 2000. In 1930, the population stood at thirteen thousand and twenty one (13,021) people. From 1940 to 1970, the community's population expanded to twenty two thousand five hundred and eighty five (22,585) people. From 1980 through the 1990's there has been a slow diminution of population from that high of twenty two thousand five hundred and eighty five (22,585) people to twenty thousand three hundred and fourteen (20,314) people reported in the 199 census.

Table 13-8: Rate of Population Growth
Borough of Roselle, New Jersey
1940-2000

	Borough of Roselle	Roselle Population Change	Roselle: Percent Change of Population
1930	13,021		
1940	13,597	576	4.42%
1950	17,681	4,084	30.04%
1960	21,032	3,351	18.95%
1970	22,585	1,533	7.38%
1980	20,641	-1,944	-8.61%
1990	20,314	-327	-1.58%
2000	21,274	960	4.73%

Source : U.S. Census of Population

Population Growth
Borough of Roselle, New Jersey
1930-2000



c) Age Characteristics

The U.S. Census indicates that in 2000, 53.23 percent of the population was female and 46.77 percent were male. The data in Table 13-9 indicates the population distribution by age cohorts for both 1990 and 2000 census.

The Chart 13-10 indicates change in population per cohort from the 1990 to the 2000 Census. The number of children under five (5) has fallen as a percentage of the total population from 8.07 percent in 1990 to 6.63 percent in 2000. Young people aged five (5) through nineteen (19) has also increased as a percentage of the total population from 1990 to 2000 by 3.81 percent. People aged twenty (20) through thirty-nine (39) decreased by 5.41 percent of the total population. In 1990, the population in the Township aged sixty-five (65) years or greater totaled three thousand one hundred and one (3,101) people representing 13.53 percent, while in 2000 senior citizens aged sixty-five (65) years or greater accounted for two thousand five hundred and sixty two (2,562) people representing 12.04 percent of the population.

Table 13-9: Age and Gender Characteristics
1990 – 2000 Census of Population
Borough of Roselle

1990				2000		
<u>Male</u>	<u>Female</u>	<u>Both</u>		<u>Male</u>	<u>Female</u>	<u>Both</u>
914	936	1,850	Under 5 years	720	690	1,410
720	672	1,392	5 to 9 years	737	751	1,488
669	607	1,276	10 to 14 years	807	741	1,548
436	387	823	15 to 17 years	512	475	987
302	282	584	18 and 19 years	310	259	569
157	151	308	20 years	174	150	324
153	163	316	21 years	131	118	249
585	595	1,180	22 to 24 years	428	435	863
1,058	1,096	2,154	25 to 29 years	696	784	1,480
1,114	1,092	2,206	30 to 34 years	734	891	1,625
876	896	1,772	35 to 39 years	792	937	1,729
720	813	1,533	40 to 44 years	812	915	1,727
593	704	1,297	45 to 49 years	643	807	1,450
535	546	1,081	50 to 54 years	615	724	1,339
485	538	1,023	55 to 59 years	494	579	1,073
186	230	416	60 and 61 years	163	204	367
270	342	612	62 to 64 years	216	268	484
204	297	501	65 and 66 years	135	161	296
204	300	504	67 to 69 years	159	224	383
366	508	874	70 to 74 years	241	388	629
213	404	617	75 to 79 years	199	372	571
128	246	374	80 to 84 years	155	260	415
69	162	231	85 years and over	77	191	268
10,957	11,967	22,924	Total	9,950	11,324	21,274

Source: U.S. Bureau of the Census, 1990 & 2000 Census of Population and Housing, Summary Tape File 1 (100% Data)

Chart 13 – 2 : Population Age Cohorts
Borough of Roselle

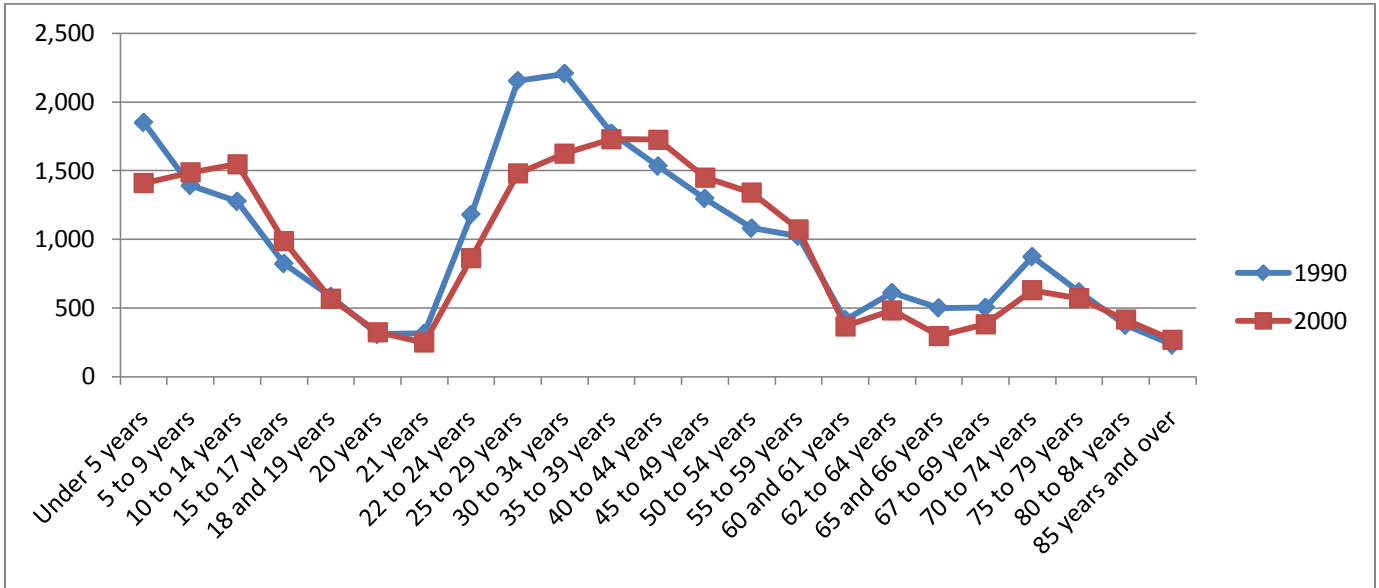


Chart 13 – 2 : Age of Population by Age and Gender
Borough of Roselle, New Jersey
2000

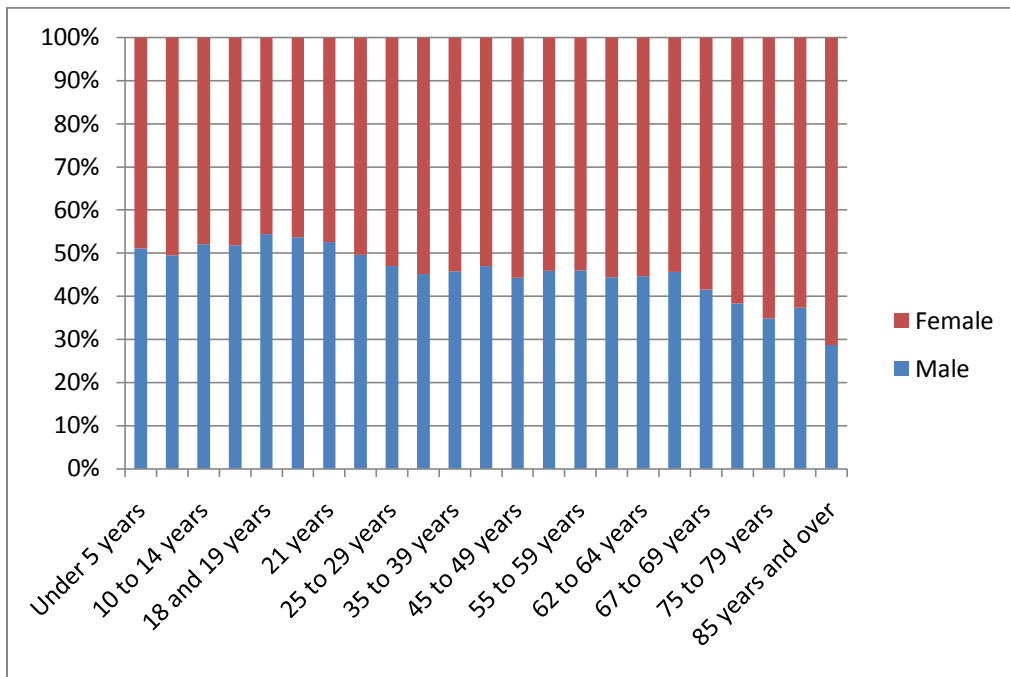
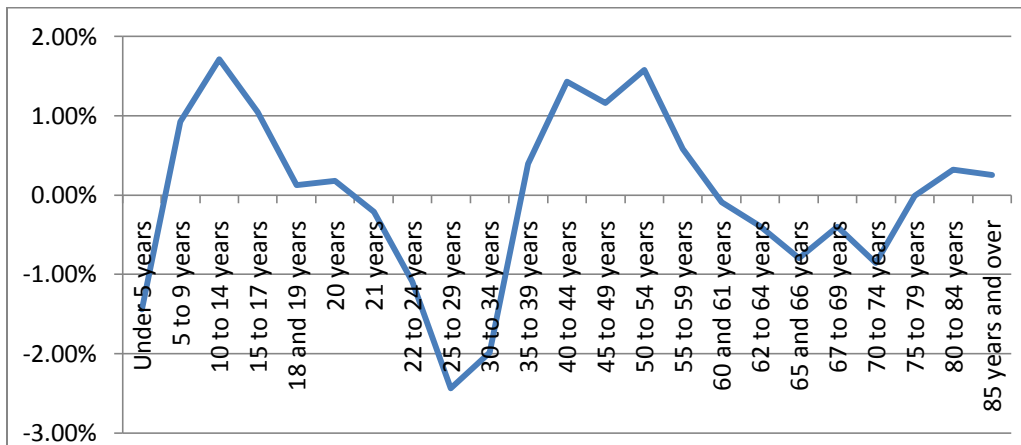


Table 13-10: Age and Gender Characteristics
 1990 – 2000 Census of Population
 Borough of Roselle

	Percent of Population		Percent Change
	1990	2000	
Under 5 years	8.07%	6.63%	-1.44%
5 to 9 years	6.07%	6.99%	0.92%
10 to 14 years	5.57%	7.28%	1.71%
15 to 17 years	3.59%	4.64%	1.05%
18 and 19 years	2.55%	2.67%	0.13%
20 years	1.34%	1.52%	0.18%
21 years	1.38%	1.17%	-0.21%
22 to 24 years	5.15%	4.06%	-1.09%
25 to 29 years	9.40%	6.96%	-2.44%
30 to 34 years	9.62%	7.64%	-1.98%
35 to 39 years	7.73%	8.13%	0.40%
40 to 44 years	6.69%	8.12%	1.43%
45 to 49 years	5.66%	6.82%	1.16%
50 to 54 years	4.72%	6.29%	1.58%
55 to 59 years	4.46%	5.04%	0.58%
60 and 61 years	1.81%	1.73%	-0.09%
62 to 64 years	2.67%	2.28%	-0.39%
65 and 66 years	2.19%	1.39%	-0.79%
67 to 69 years	2.20%	1.80%	-0.40%
70 to 74 years	3.81%	2.96%	-0.86%
75 to 79 years	2.69%	2.68%	-0.01%
80 to 84 years	1.63%	1.95%	0.32%
85 years and over	1.01%	1.26%	0.25%

Chart 13-1: Percent Change in Age Cohorts
 1990 – 2000 Census of Population
 Borough of Roselle



d) Income Levels

Table 13-11 identifies household and family income for the Borough of Roselle in 1999. The U.S. Census of Population in 2000 indicated a median family income of ninety-seven thousand six hundred and seventy-three dollars (\$97,673). The median household income stood at seventy-four thousand six hundred and nineteen dollars (\$74,619).

Table 13-11: Family and Household Income
Borough of Roselle
1999

INCOME IN 1999				
	<u>Households</u>		<u>Families</u>	
	Number	Percentage	Number	Percentage
Total	7,521	100	5,272	100
Less than \$10,000	558	7.42%	202	3.83%
\$10,000 to \$14,999	264	3.51%	92	1.75%
\$15,000 to \$24,999	785	10.44%	377	7.15%
\$25,000 to \$34,999	760	10.11%	541	10.26%
\$35,000 to \$49,999	1,229	16.34%	819	15.53%
\$50,000 to \$74,999	1,753	23.31%	1,333	25.28%
\$75,000 to \$99,999	1,024	13.62%	895	16.98%
\$100,000 to \$149,999	869	11.55%	806	15.29%
\$150,000 to \$199,999	223	2.97%	170	3.22%
\$200,000 or more	56	0.74%	37	0.70%
Median income (dollars)	51,254		58,841	

Source : U.S. Census of Population, 2000

Table 13-12 : Family and Household Income
 Borough of Roselle & County of Union
 1999

	Roselle, New Jersey				Union County, New Jersey			
	Households		Families		Households		Families	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Total	7,521	100.00%	5,272	100%	283,692	100	194,654	100
Less than \$10,000	558	7.42%	202	3.83%	36,560	12.89%	17,507	8.99%
\$10,000 to \$14,999	264	3.51%	92	1.75%	17,456	6.15%	8,561	4.40%
\$15,000 to \$24,999	785	10.44%	377	7.15%	30,887	10.89%	19,065	9.79%
\$25,000 to \$34,999	760	10.11%	541	10.26%	30,016	10.58%	18,967	9.74%
\$35,000 to \$49,999	1,229	16.34%	819	15.53%	39,072	13.77%	25,829	13.27%
\$50,000 to \$74,999	1,753	23.31%	1,333	25.28%	47,511	16.75%	35,142	18.05%
\$75,000 to \$99,999	1,024	13.62%	895	16.98%	29,615	10.44%	23,878	12.27%
\$100,000 to \$149,999	869	11.55%	806	15.29%	28,309	9.98%	24,183	12.42%
\$150,000 to \$199,999	223	2.97%	170	3.22%	10,184	3.59%	8,940	4.59%
\$200,000 or more	56	0.74%	37	0.70%	14,082	4.96%	12,582	6.46%
Median income (dollars)	51,254		58,841		44,944		54,818	

Source : U.S. Census of Population, 2000

e) Household Size

The 2000 Census has indicated that Roselle has a smaller percentage of its population living in one (1) person households as compared to the percentage in Union County and New Jersey. In 2000, the Census of Population reported an average household size of 2.82 people per household in Roselle. This is a higher average household size than either Union County or the State of New Jersey.

Table 13-13 : Household Size
New Jersey, Union County and Borough of Roselle
2000

	State of New Jersey		County of Union		Borough of Roselle	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1-person household	751,287	24.51%	43,918	23.60%	1,121	16.62%
2-person household	927,529	30.27%	53,208	28.59%	2,043	30.28%
3-person household	531,620	17.35%	33,668	18.09%	1,310	19.42%
4-person household	490,510	16.01%	30,852	16.58%	1,105	16.38%
5-person household	229,192	7.48%	14,860	7.98%	649	9.62%
6-person household	82,308	2.69%	5,667	3.04%	267	3.96%
7-or-more-person household	52,199	1.70%	3,951	2.12%	251	3.72%
Total	3,064,645		186,124		6,746	

Source : U.S. Census of Population, 2000

Chart 13 - 2 : Household Size
New Jersey, Union County and Borough of Roselle
2000

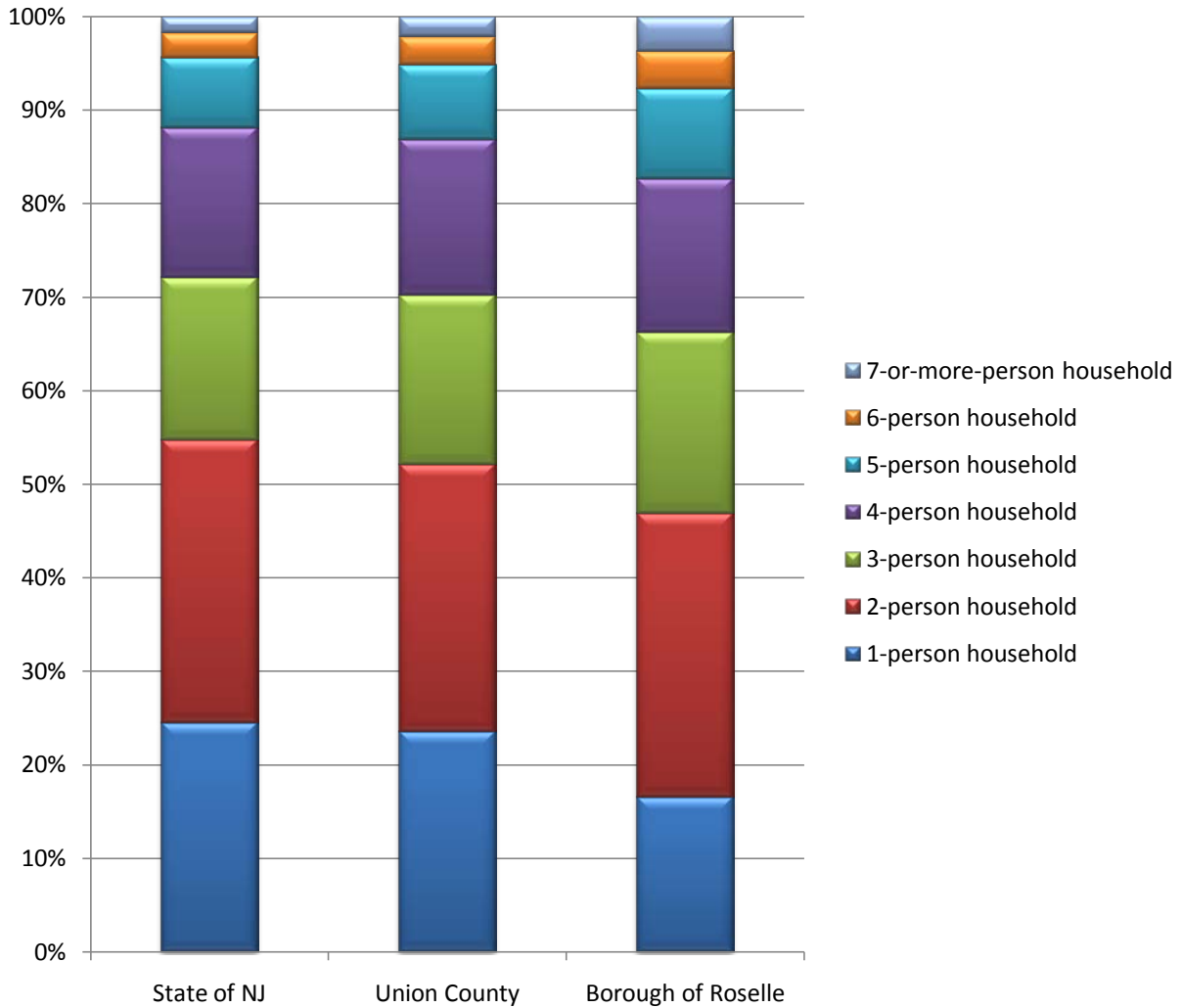


Table 13-14 : Average Number of Person Per Household
New Jersey, Union County and Borough of Roselle
2000

	Persons Per Household
New Jersey	2.68
Union County, New Jersey	2.72
Roselle, New Jersey	2.82

Source : U.S. Census of Population, 2000

The rehabilitation share (2000)

Roselle's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. These rehabilitation numbers have been provided in the appendix of the third-round rules and are based on 2000 Census data. Roselle has been assigned a rehabilitation share of 167 units.

Rehabilitation credits cannot exceed rehabilitation share and can only be credited against the rehabilitation component and not the new construction component. However, reconstruction of a unit, formerly known as gut-rehabilitation, can be applied against a new construction obligation if it meets the definition of reconstruction contained in N.J.A.C. 5:94-1.4. In addition, new construction units as well as ECHO units can satisfy the rehabilitation obligation.

As Promulgated by the Council On Affordable Housing

Rehabilitation Share (2004–2018)	
Crowding, Built Prior to 1950	193
Plumbing	33
Kitchen	61
Low-Moderate Deterioration Share	0.714
Rehabilitation Share Credit	-33
2004–2018 Rehabilitation Share number	167
Growth share (2004–2018)	
2002 Households	7,906
2004 Households	7,914
2018 Households (Based upon historic growth)	7,966
2018 Households (Based upon “S” curve)	7,988
Units Allocated 2018	8,079
Net Change	165
Residential Growth Share	33
Employment Projections	
2002 Jobs	3,993
2004 Jobs	3,877
2018 Employment (Based upon historic growth)	4,272
2018 Employment (Based upon “S” curve)	3,724
2018 Employment Allocated	4,416
Net Change	539
Non-residential growth Share	34
Total Obligation	67

Current Round Obligation 2004–2018

Projection Of Municipal Housing Stock – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future housing in the community during the proposed timeframe. The projection of municipal housing stock between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Number of Housing Construction Permits Issued since January 1, 2004;
- b) Construction and demolition permits issued and projected;
- c) Approvals and applications for development and redevelopment agreements;
- d) Historic trends of at least the past 8 years, which include demolitions and certificates of occupancy issued.

a) Number of Housing Units Constructed since January 1, 2004

As a municipality that is almost completely developed, it was expected that there would not be a great number of housing units constructed since January 2004. The annual and monthly data concerning the certificates of occupancy issued since 2004 reveals the following:

	<u>Number of Certificates of Occupancy issued</u>
2004	9
2005	2
2006	4
2007	3
Through July of 2008	<u>0</u>
Total	18

b) Demolition permits issued and projected

As a municipality that is almost completely developed, again it was expected that there would not be a large total increase in the number of construction permits issued. The annual and monthly data concerning the construction and demolition permits issued since 2004 reveals the following:

	<u>Construction Permits</u>	<u>Demolitions</u>		<u>Total Increase</u>
		<u>Residential</u>	<u>Mixed Use</u>	
2004	9	1	0	+8
2005	2	1	0	+1
2006	4	0	1	+3
2007	3	0	1	+3
Through July of 2008	<u>0</u>	<u>5</u>	<u>1</u>	<u>-6</u>
Total	18	7	3	+9

3c) Approval & applications for development and redevelopment agreements

There are no applications for development and redevelopment agreements that will impact the affordable housing requirements of Roselle, New Jersey.

d) Past 11-year trend including demolitions & certificates of occupancy.

Table 13-15 provides data concerning building and demolition permits issued during the past twelve (12) years, from 1996 to 2008. A total of eighty-three (83) residential building permits and eleven (11) demolition permits were issued. Development in the community has ranged from a low of zero (0) dwelling unit in 2008 to a high of twenty-six (26) units in the year 2000. The average number of permits issued during this twelve (12) year time period was 6 units per year.

In total, the net increase in housing units from 1996 through 2008 was 72 housing units.

Table 13-15 : Dwelling Units Authorized by Building Permit
And Demolition Permits
Borough of Roselle, New Jersey
1996–2008

	<u>Construction</u>	<u>Demolition</u>
1996	3	3
1997	8	1
1998	2	?
1999	15	0
2000	26	0
2001	3	0
2002	6	0
2003	2	0
2004	9	1
2005	2	1
2006	4	0
2007	3	0
2008	0	5
Total	83	11

Source : New Jersey Department of Labor,
NJ Department of Community Affairs, 2008

Future jobs & employment characteristics – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future jobs resulting in non-residential development in the community during the proposed timeframe. The projection of municipal non-residential development between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Non-residential certificates of occupancy issued since January 1, 2004;
- b) Non-residential Construction and demolition permits issued and projected;
- c) Approvals of applications for development or redevelopment agreements.

a) Square feet of Non-Residential Development Authorized by Building Permit since January 1, 2004

Reviewing annual and monthly certificates of occupancy for non-residential development indicates a total of nine thousand eight hundred and forty-three (9,843) square feet of “other non-residential” development. The data reveals the following:

	<u>Office</u>	<u>Hotel / Motel</u>	<u>Sign / Fence / Utility / Misc.</u>	<u>Industrial</u>	<u>Education</u>
2004	0	0	378	0	28,881
2005	0	01,528	0	0	0
2006	1	0	0	0	0
2007	4,986	0	0	3,818	0
through June 2008	12,886	0	48	0	0

b) Demolition Permits issued since January 1, 2004

Reviewing annual and monthly demolition permits issued for non-residential development indicates a total of a total of one (1) demolition permit for office space and one permit for retail was issued between 2004 and 2008. During that same time period, two (2) demolition permits for multifamily developments and three hundred and two (302) demolition permits for miscellaneous demolitions were issued. The data reveals the following:

	<u>Office</u>	<u>Retail</u>	<u>Multifamily</u>	<u>Sign / Fence / Utility / Misc.</u>
2004	0	0	0	107
2005	0	0	0	96
2006	1	0	0	18
2007	0	1	1	40
2008	<u>0</u>	<u>0</u>	<u>1</u>	<u>41</u>
Total	1	1	2	302

c) Approval and applications for development and redevelopment agreements

There are no applications for development and redevelopment agreements that will impact the affordable housing requirements of Roselle, New Jersey.

Employment Characteristic Trends

An analysis of the existing and probable future employment characteristics of the community is provided including:

- a) Current Employment in the Municipality and Historic Trends from 1990 to 2008;
- b) Employment Characteristics and Occupational Patterns of Residents of the Community;
- c) Number of Subdivisions and/or Site Plans Approved for Non-Residential Types of Development Potentially Impacting Upon the Community;
- d) Other Community or Regional Factors, Which May Impact Upon Municipal Employment;
- e) Probable Future Employment Characteristics in the Community.

a) Historic Employment Trends

The table below provides employment data from 1994 to 2009. The number of jobs in Roselle has fluctuated during this period from a low of 11,086 employed persons in 1991 to a high of 11,841 employed persons in 2009.

Table 13-16:
Labor Force, Employment, Unemployment
Borough of Roselle
1990–2009

	Labor Force	Employment	Unemployment	Unemployment Rate
1990	11,468	10,695	773	6.7
1991	11,086	10,122	964	8.7
1992	11,334	10,101	1,233	10.9
1993	11,105	9,994	1,111	10.0
1994	11,091	10,096	995	9.0
1995	11,189	10,273	916	8.2
1996	11,293	10,398	895	7.9
1997	11,409	10,637	772	6.8
1998	11,254	10,575	679	6.0
1999	11,436	10,743	693	6.1
2000	11,252	10,718	533	4.7
2001	11,301	10,662	638	5.7
2002	11,531	10,638	892	7.7
2003	11,514	10,626	888	7.7
2004	11,397	10,658	739	6.5
2005	11,326	10,566	760	6.7
2006	11,464	10,666	799	7.0
2007	11,338	10,612	726	6.4
2008	11,540	10,588	951	8.2
2009	11,841	10,207	1,634	13.8

Source: New Jersey Department of Labor and Workforce Development

Chart 13-16:
 Employed Persons
 Borough of Roselle
 1990–2009

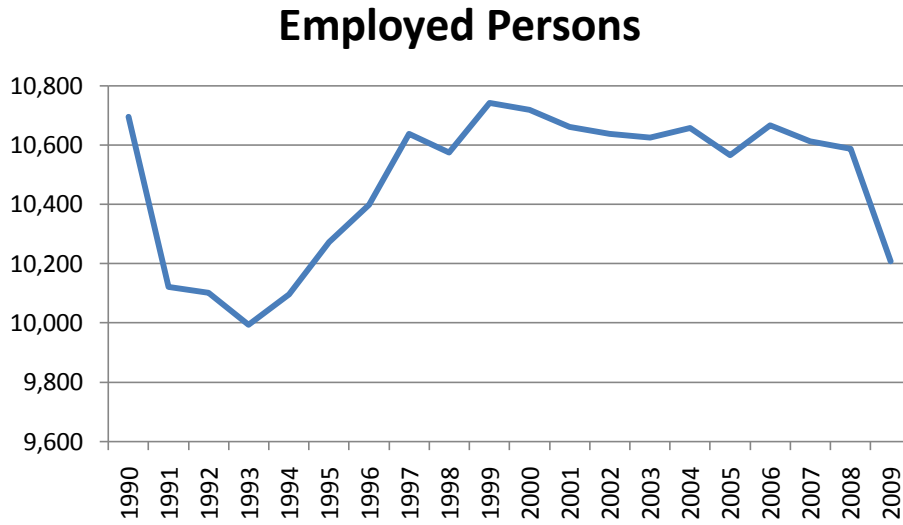
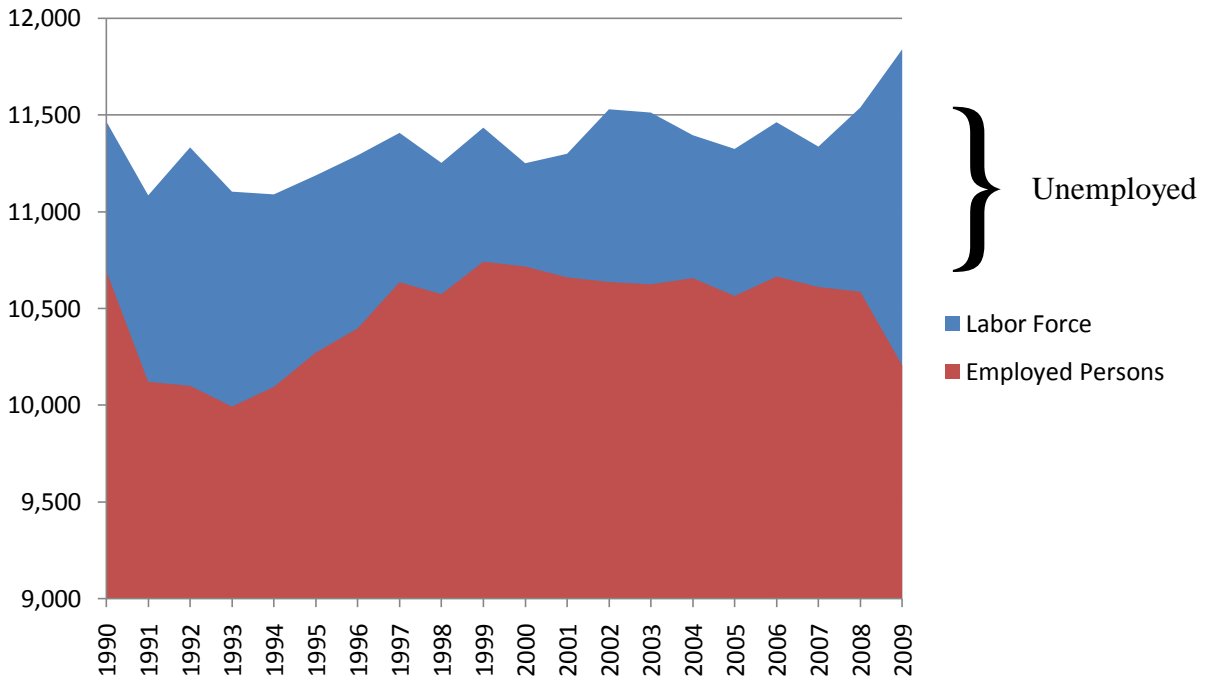


Chart 13-17:
 Labor Force, Employment, and Unemployed
 Borough of Roselle
 1990–2007



b) Employment Characteristics and Occupational Patterns of the Community's Residents

These tables describe the employment characteristics and occupational patterns of Roselle's residents. Table 13-17 indicates that more than 35 percent of the Borough's employees in 1997, are employed in manufacturing occupations. The second highest occupation, totaling 17 percent of the workforce, was in the administrative and support and waste management and remediation services.

Table 13-18 describes employment patterns for Roselle according to their industry in 2002. The data indicates that approximately 37percent are employed in manufacturing occupations. The second highest occupation, totaling 16 percent of the workforce, was in retail.

Table 13-17
Employed People 16 Years Old And Over
By Occupation
Borough of Roselle, New Jersey
1997

	Number of Establishments	Number of Employees	Annual Payroll (\$1,000)	Shpmts/Sales/ Recpts (\$1,000)
Manufacturing	51	1,254	41,238	170,775
Wholesale trade	28	355	9,305	91,945
Retail trade	51	304	5,426	55,014
Real estate & rental & leasing	11	b	D	D
Professional, scientific, & technical services	15	123	3,924	12,095
Administrative & support & waste management & remediation serv	10	626	11,408	26,414
Educational services	1	a	D	D
Health care & social assistance	17	71	2,081	5,429
Arts, entertainment, & recreation	1	a	D	D
Accommodation & food services	18	214	1,712	7,297
Other services (except public administration)	43	279	5,689	14,761
Wholesale trade	24	336	8,648	78,646
Wholesale trade	4	19	657	13,299

Source: U.S. Bureau of the Census, 2002 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

Q: Revenue not collected at this level.

r: Revised.

S: Withheld because estimate did not meet publication standards.

s: Sampling error exceeds 40 percent.

X: Not applicable.

Z: Less than half the unit shown.

Table 13-18
Employed People 16 Years Old And Over
By Occupation
Borough of Roselle, New Jersey
2002

	Number of establishments	Sales, shipments, receipts, or revenue (\$1,000)	Annual payroll (\$1,000)	Number of employees
Manufacturing	39	130,719	36,024	918
Wholesale trade	36	84,773	11,142	282
Retail trade	53	65,260	7,587	385
Information	2	N	D	a
Real estate & rental & leasing	6	D	D	b
Professional, scientific, & technical services	18	D	D	b
Administrative & support & waste management & remediation service	16	6,370	4,965	164
Educational services	3	D	D	a
Health care & social assistance	32	13,707	6,641	266
Arts, entertainment, & recreation	2	D	D	b
Accommodation & food services	22	14,862	3,426	269
Other services (except public administration)	44	13,226	3,245	163

Source: U.S. Bureau of the Census, 2002 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

Q: Revenue not collected at this level.

r: Revised.

S: Withheld because estimate did not meet publication standards.

s: Sampling error exceeds 40 percent.

X: Not applicable.

Z: Less than half the unit shown.

c) Number of Approved Non-Residential Site Plans or Subdivisions Impacting Upon the Community

As a built-up community, the number of non-residential site plans and subdivisions approved in the past ten (10) year period has been insignificant in number and scope.

d) Other Regional or Community Factors Impacting Upon Municipal Employment

There are no regional or community factors that will impact upon municipal employment.

e) Probable Future Employment Characteristics

The department of labor and workforce development indicates the projection of for Union County's work force will grow as follows:

Year	Projections to July 1,			
	2011	2016	2020	2025
Union County	273,000	278,500	280,000	280,600
Extrapolated Roselle	10,028	10,533	10,556	10,585

Roselle's work force has been extrapolated and is shown to fluctuate around 10,464 employed persons.

Fair Share Housing Plan

The Council On Affordable Housing (COAH) has determined that the Borough of Roselle has a constitutional requirement to provide no additional affordable housing units to the current housing stock to meet its first (1987 to 1993) and second round obligation (1994 to 2000). The third round of regulations promulgated by COAH utilizes a growth share model to assign municipalities with their affordable housing obligation. The third round methodology, and in fact COAH itself, has been challenged in the Courts and by public opinion. The third round states, in part, the following:

The New Jersey Supreme Court stated in *Southern Burlington County NAACP v. Mt. Laurel*, 92 N.J. 158, 238 (1983) (*Mount Laurel II*): "There is nothing in our Constitution that says that we cannot satisfy our constitutional obligation to provide lower income housing and, at the same time, plan the future of the state intelligently." The Council's third round rules in this chapter implement a "growth share" approach to affordable housing by linking the actual production of affordable housing with municipal development and growth. The Council believes that this approach will hew more closely to the doctrinal underpinning of *Southern Burlington County NAACP v. Mt. Laurel*, 67 N.J. 151 (1975) (*Mount Laurel*) in that municipalities will provide a realistic opportunity for construction of a fair share of low- and moderate-income housing based on sound land use and long range planning.

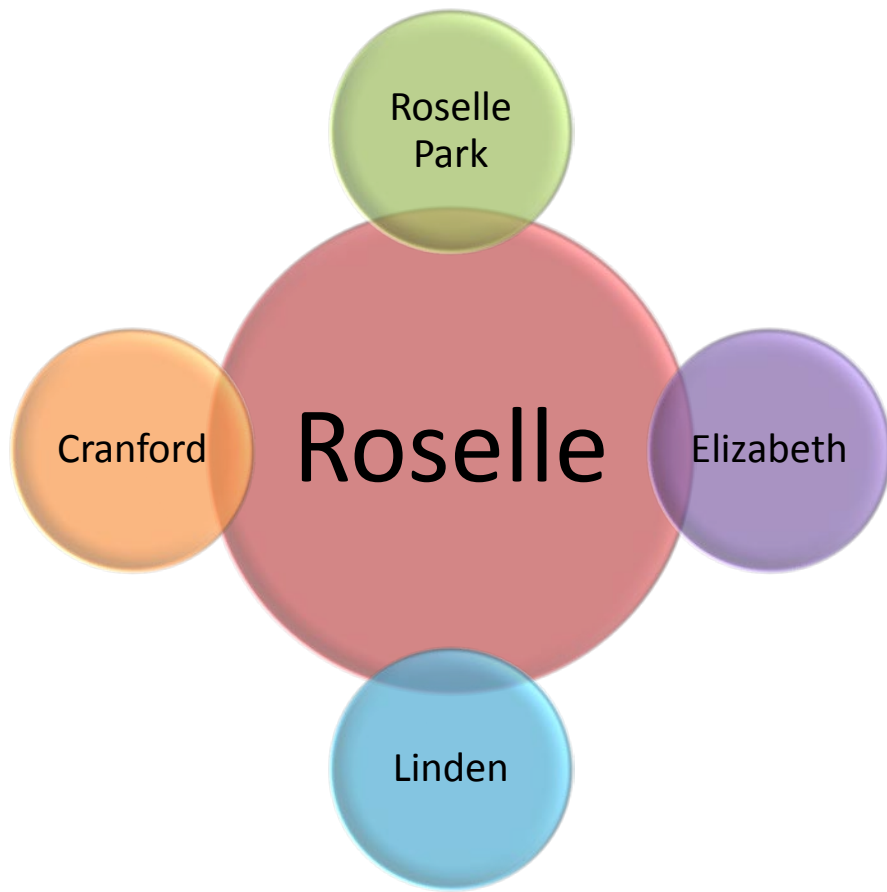
In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super. 1, 56 (App. Div. 2007), certif. denied 192 N.J. 72 (2007), the New Jersey Appellate Division stated that, "If municipalities with substantial amounts of vacant land and access to infrastructure can decide for themselves whether and how much to grow, it is highly likely that housing opportunity will fall far short of identified housing need." Therefore, the revised growth share approach relies in part on independent household and employment growth projections, which each municipality will utilize in its long range planning for affordable housing.¹⁷

The Council On Affordable Housing (COAH) has determined that between 2010 and 2018, an additional 67 affordable housing units will need to be produced within the municipality of Roselle. These 67 additional affordable housing unit requirements is predicated upon the growth within the municipality by and additional 165 housing units and an additional 539 jobs.

This will require just over an additional 8 units per year for the next 8 years to meet the affordability guidelines of COAH. The land use plan provides for an abundance of site locations for multifamily housing. Zoning regulations will need to be implemented to insure that either new multifamily development will have their fair share of affordable housing units incorporated within the development or funds are provided to produce affordable housing units in a separate location within the municipality. Should the growth of the municipality fall short of the projected growth, the obligation would, of necessity, be adjusted accordingly.

¹⁷NJS 5:97-1.1

RELATIONSHIP TO ADJOINING COMMUNITIES



SECTION 14 - RELATIONSHIP TO ADJOINING COMMUNITY MASTER PLANS

The Municipal Land Use Law requires that community master plans consider the relationship to the master plans of adjoining municipalities, as well as to the County and State Development Plans.

N.J.S. 40:55D-28.d provides the following:

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, (3) the State Development and Redevelopment Plan, adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c. 398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act." P.L. 1970, c. 39 (C. 13:1E-1 et seq.) of the county in which the municipality is located.

There are four communities in Union County that adjoin the Borough of Roselle: Roselle Park, Linden, Cranford, and Elizabeth. West Orange, Essex Fells, North Caldwell, Cedar Grove, and Montclair.

Roselle Park



The Borough of Roselle is bounded to the north by Roselle Park and the Central Railroad of New Jersey. The railroad acts as a man made boundary between the two municipalities and the land use in Roselle Park has little impact on the land in Roselle. Regardless of this man made boundary, the land uses along the north side of the railroad tracks are compatible with the lands found on the south side of the railroad tracks, in Roselle.

Linden

The City of Linden borders Roselle to the south and to the west. The land area along St. George Avenue, in Linden, is utilized for commercial uses and one and two family dwellings. The land within Roselle is compatible with the land to the south in Linden. Linden's single-family residential zone is across the street from Warinanco Park, a compatible land use.

The land uses along Wood Avenue are also compatible as single family residential land uses can be found along most of the border between Linden and Roselle.



Cranford



The Borough of Roselle borders the Township of Cranford at its north western boundary. The Borough of Roselle and The Township of Cranford both have industrial zones along the railroad right-of-way and residential land uses south of the railroad right-of-way. These two municipalities have complementary land uses along their respective borders.

Elizabeth

The Borough of Roselle shares its eastern boundary with the City of Elizabeth. Most of the shared boundary with Elizabeth is comprised by Warinaco Park. The remaining portion of the shared border, from the north side of First Avenue to the south side of Third Avenue is generally consistent with the complimentary land uses in Elizabeth.



Union County

Union County has no planning proposals of direct concern to the Borough of Roselle. The most recent County master plan identifies Roselle as a Borough within Union County that provides for light industrial land uses. Furthermore, this Union County master plan also identifies Roselle as a Borough in the County that has historic sites that “will also become part of the cultural tourism package...”.

State Development Guide Plan (SDRP)

The creation of the New Jersey State Development and Redevelopment Plan (SDRP) was required by the *State Planning Act of 1985* and establishes State level planning policy. The current Plan was adopted by the State Planning Commission in 2001 and is required to be updated on a three-year cycle. The SDRP is amended through a three-phase process and includes the preliminary plan, the interim plan and the final plan. The SDRP policies apply statewide with modification for the Hackensack Meadowlands district, the Highland Preservation Area, the Pinelands and CAFRA areas. The Plan is intended to be utilized as a general framework whereby municipalities, counties and state agencies and special districts guide major policy decisions.

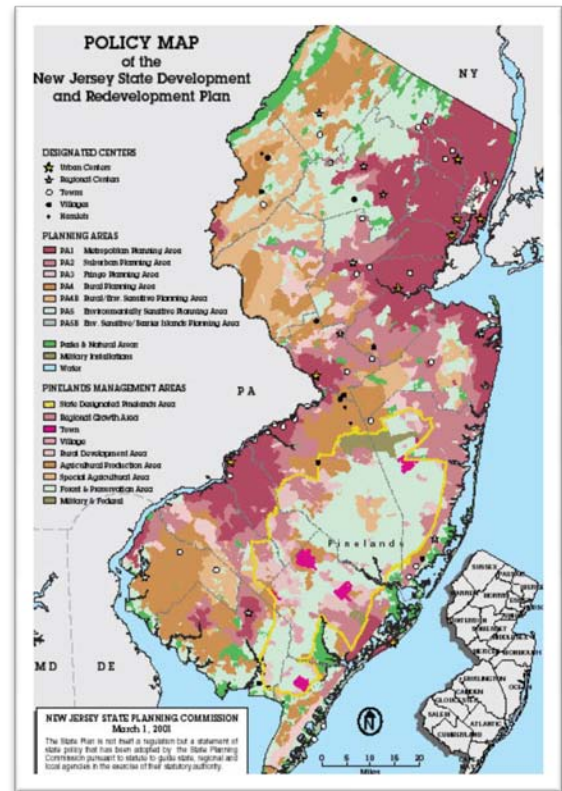
On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance.

Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.¹⁸

Cross-Acceptance is the process by which municipalities actively participate in the comparison of the content of their local planning efforts to the proposed SDRP (or its revisions) with negotiations concerning the proposed goals and policies. Several phases are involved in the cross acceptance process including the comparison phase (preliminary state plan compared to local plans), the negotiation phase (public hearings and several rounds of negotiating changes in the proposed policies, mediated by the counties), and the final review process (21 public hearings—one in each county—and acceptance of written comments on the Plan).

In January of 2010 the State Planning Commission approved the release of a final draft of the SDRP. It is not anticipated that the State Plan will have a significant impact on local planning. The Borough of Roselle has been designated as a PA 1, metropolitan planning area 1 and Parks and Natural Areas. The metropolitan planning areas include postwar suburbs and urban centers that are fully or almost fully developed. Further development in planning area one is dominated by intensification of land uses through redevelopment and reuse.



¹⁸ <http://www.nj.gov/dca/osg/plan/crossacceptance.shtml>

RECYCLING ELEMENT



SECTION 15 - RECYCLING ELEMENT

The New Jersey Municipal Land Use Law sets forth regulations providing regulations for the adoption of a master plan by municipal planning boards.

N.J.S. 40:55D-28B (12) indicates the following regarding the required recycling element of the master plan:

A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and for any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

Statewide Recycling Act

In April of 1987, the Senate and General Assembly of the State of New Jersey approved the *New Jersey Statewide Mandatory Source Separation and Recycling Act*, which set forth regulations regarding the recovery of recyclable products statewide. The intention of the Legislature was set forth in section 1 of the Act as follows:

The Legislature finds that removing certain materials from the municipal solid waste stream will decrease the flow of solid waste to sanitary landfill facilities, aid in the conservation and recovery of valuable resources, conserve energy in the manufacturing process, and increase the supply of reusable raw materials for the State's industries; and that the recycling of reusable waste materials will reduce substantially the required capacity of proposed resource recovery facilities and contribute to their overall combustion efficiency, thereby resulting in cost - savings in the planning, construction, and operation of these resource recovery facilities.

The Legislature further finds that the expeditious identification of local, national and international markets and distribution networks for recyclable materials is a necessary prerequisite to the orderly development of mandatory statewide, county and municipal recycling programs; and that the State must institute and complete studies of market stimulation for recyclable materials.

The Legislature further finds that the State may most appropriately demonstrate its long-term commitment to proper solid waste management by establishing a mandatory statewide source separation and recycling program, and by increasing the purchase of recycled paper and paper products by the various agencies and instrumentality's of the State Government.

The Legislature further declares that it is in the public interest to mandate the source separation of marketable waste materials on a Statewide basis so that reusable materials may be returned to the economic mainstream in the form of raw materials or products rather than be disposed of at the State's overburdened landfills, and further declares that the recycling of marketable materials by every municipality in this State, and the development of public and private sector recycling activities on an orderly and incremental basis, will further demonstrate the State's long term commitment to an effective and coherent solid waste management strategy.

Section 25 of the *New Jersey Statewide Mandatory Source Separation and Recycling Act* supplements N.J.S. 40:55D-2 of the Municipal Land Use Law by adding purpose "o" which states "To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan Goals and to complement municipal recycling programs." The State of New Jersey is committed to reducing solid wastes through statewide recycling efforts.

Roselle Recycling

Recycling Tonnage
Borough of Roselle, New Jersey
2009

	<u>Tonnage</u>	<u>Percent</u>
Corrugated	825.34	4.08%
Mixed Office Paper	-	
Newspaper	619.74	3.06%
Other Paper/Mag/Junk Mail	1,417.94	7.00%
Glass Containers	260.55	1.29%
Aluminum Containers	14.96	0.07%
Steel Containers	41.22	0.20%
Plastic Containers	55.83	0.28%
Heavy Iron	8.96	0.04%
NonFerrous/Aluminum Scrap	-	
White Goods & Light Iron	-	
Anti-freeze	3.54	0.02%
Batteries (Automobile)	10.11	0.05%
Automobile Scrap	-	
Tires	-	
Used Motor Oil	40.62	0.20%
Brush/Tree Parts	822.59	4.06%
Grass Clippings	1.97	0.01%
Leaves	4.00	0.02%
Stumps	60.00	0.30%
Consumer Electronics	1.42	0.01%
Food Waste	10,298.98	50.86%
Clean Dirt	44.98	0.22%
Filters	4.00	0.02%
Batteries (Dry Cell)	-	
Fluorescent Lights	0.01	0.00%
Other Glass	-	
Other Plastic	0.14	0.00%
Oil Contaminated Soil	1,292.87	6.39%
Process Residue	-	
Wood Scraps	58.09	0.29%
Concrete / Asphalt / Brick / Block	2,976.21	14.70%
Other Material Not Listed	1,384.00	6.84%

Union County

Current Status:

In 2003, Union County generated 1,168,736 tons of solid waste. The county recycled 566,953 tons and disposed of 601,783 tons, which equates to a 48.5% recycling rate for the total waste stream. The county's documented municipal waste stream recycling rate was 23.6%. There are currently 3 Class B recycling facilities, 3 Class C recycling facilities, and 1 Class D recycling facility operating within Union County.

Pre-Atlantic Coast Strategy:

Prior to the Atlantic Coast decision, all of Union County's type 10 and 25 waste was disposed of at the Union County Resource Recovery Facility (UCRRF) in the City of Rahway and all ash and bypass waste was disposed of at out-of-state landfills. The UCRRF was included in the County Plan on April 5, 1984 and began operating in February of 1994. All solid waste types 13, 23, and 27 generated from within Union County were directed to one of two transfer stations/material recovery facilities for processing. All residue generated from either of the two transfer station/materials recovery facilities was directed to the Linden Landfill, located in the City of Linden, which was included in the County Plan on November 23, 1982. The Linden Landfill closed in 1999.

Union also entered into an interdistrict agreement with Bergen County to accept up to 192,000 tons per year of Bergen's processible solid waste at the UCRRF. This agreement, however, is now void.

Post-Atlantic Coast Strategy:

In response to the Atlantic Coast decision, Union County, through a non-discriminatory bidding process, directs all type 10 and type 25 solid waste to one of three designated facilities, which are the UCRRF and two Waste Management of New Jersey transfer station/material recovery facilities (TS/MRFs), one located at 864 Julia Street, in the City of Elizabeth and the other at 1520 Lower Road, in the City of Linden. The two county designated TS/MRFs deliver the solid waste to out-of-state disposal facilities.

All non-recycled solid waste types 13, 23, and 27 generated from within Union County are directed to the NJMC Erie Landfill, located in the Borough of North Arlington, Bergen County, for disposal. All ash from the UCRRF and bypass waste is disposed of in out-of-state landfills.

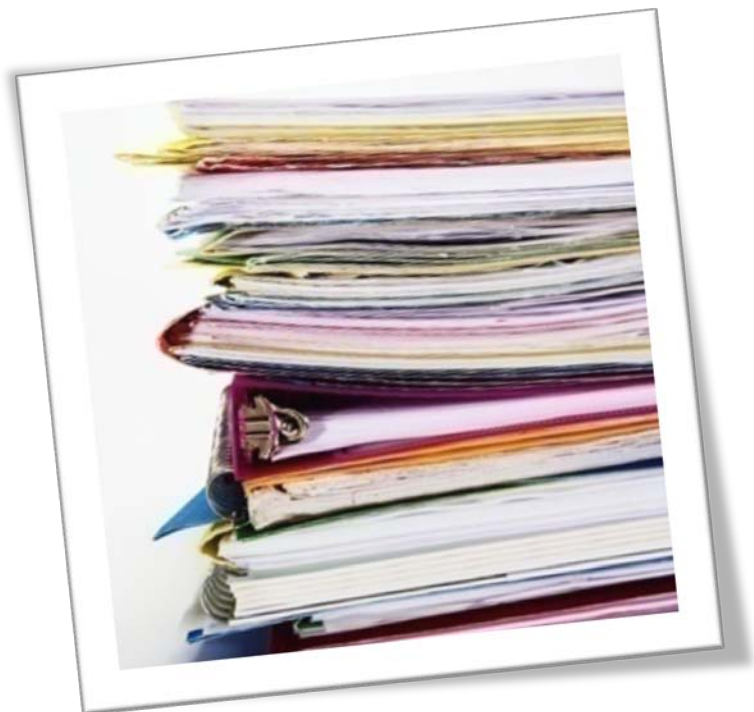
Recycling Tonnage
New Jersey Classified by County
2007

2007 GENERATION, DISPOSAL AND RECYCLING RATES IN NEW JERSEY (Tons)									
COUNTY	POPULATION 2000	GENERATION		DISPOSAL			RECYCLING		
		Disposal and Recycling	MSW	BULKY	TOTAL	MSW	MSW	Total	Total %
							%	Recycled w/Add-ons	Recycled
Atlantic	252,552	1,171,485	325,816.49	119,088	444,904.30	111,375.38	25.5%	726,580.84	62.0%
Bergen	884,118	1,940,714	685,186.50	220,315	905,501.53	476,004.30	41.0%	1,035,212.70	53.3%
Burlington	423,394	1,077,463	357,025.03	73,014	430,038.64	257,095.65	41.9%	647,424.84	60.1%
Camden	508,932	1,009,147	377,586.62	82,200	459,787.02	196,839.25	34.3%	549,359.56	54.4%
Cape May	102,326	504,744	98,150.80	96,495	194,645.54	75,248.79	43.4%	310,098.83	61.4%
Cumberland	146,438	566,736	109,469.50	62,561	172,030.43	151,851.69	58.1%	396,705.17	69.8%
Essex	793,633	1,570,847	571,659.33	148,722	720,381.12	329,206.12	36.5%	850,466.13	54.1%
Gloucester	254,673	626,261	216,785.30	66,991	283,775.85	174,242.14	44.6%	342,485.46	54.7%
Hudson	608,975	1,407,610	434,825.90	164,294	599,119.98	132,015.38	23.3%	808,489.66	57.4%
Hunterdon	121,989	205,340	79,710.43	39,652	119,362.91	29,223.52	26.8%	85,976.82	41.9%
Mercer	350,761	1,008,937	267,210.20	126,336	393,546.55	179,892.15	40.2%	615,390.09	61.0%
Middlesex	750,162	2,297,482	618,890.66	213,472	832,362.45	356,065.41	36.5%	1,465,119.93	63.8%
Monmouth	615,301	1,660,642	490,083.77	233,947	724,031.06	337,450.39	40.8%	936,611.19	56.4%
Morris	470,212	1,269,825	358,331.10	141,786	500,117.49	236,069.85	39.7%	769,707.26	60.6%
Ocean	510,916	1,432,261	424,756.21	154,245	579,001.63	219,158.42	34.0%	853,259.41	59.6%
Passaic	489,049	1,139,398	418,820.20	137,305	556,125.46	205,191.89	32.9%	583,272.49	51.2%
Salem	64,285	130,302	40,592.10	32,373	72,965.02	22,124.77	35.3%	57,337.39	44.0%
Somerset	297,490	827,713	264,848.87	168,277	433,125.99	114,729.36	30.2%	394,586.56	47.7%
Sussex	144,166	253,196	85,711.00	41,442	127,152.67	40,055.39	31.8%	126,043.31	49.8%
Union	522,541	1,335,279	395,389.69	200,660	596,049.77	174,077.17	30.6%	739,229.25	55.4%
Warren	102,437	207,852	66,930.82	31,807	98,738.11	26,199.64	28.1%	109,113.59	52.5%
TOTAL	8,414,350	21,645,234	6,687,781	2,554,983	9,242,764	3,844,117	36.5%	12,402,470	57.3%

NOTES: MSW Recycled tonnages do not include total recycling activities from 6 municipalities which did not report. However, "MSW" and "Total Recycled" tonnage columns includes approximately 1,566 tons to municipalities which did not submit a report but was reported by Class A recycling facilities. Total Recycled with Add-ons also includes tonnage reported by ISRI/AMRA and Class B recycling facilities which was not reported by the municipalities. Totals subject to rounding.

Last Updated on 09/02/2009 By DEP/DSHW

2010 REEXAMINATION REPORT



SECTION 16 – 2010 – REEXAMINATION REPORT

The New Jersey Municipal Land Use Law requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place at least once every six years from the previous reexamination.

The planning board is charged with the responsibility of preparing a report on the findings of the reexamination. N.J.S. 40:55D-89 states that the periodic reexamination must include the following elements:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for 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.
- 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.
- E. The recommendations of the planning board concerning the incorporation of the redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” P.L.1992, c.79 (C.40A:12A-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.

The Municipal Land Use Law, under N.J.S. 40:55D-89.1 states:

The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable.

The adoption of this document by the Roselle Planning Board and subsequent filing with the Union County Planning Board is essential in ensuring that municipal development regulations are reasonable and consistent with the Borough's land use plan.

This re-examination report is included within a comprehensive master plan.

A. The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Borough's Last Master Plan

The goals and objectives found in the 2010 Borough of Roselle Master Plan are as follows:

1. To encourage municipal action to guide the appropriate use or development of all lands in this Township, in a manner that will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
 - a. Maintain adequate water service to the Borough.
 - b. Maintain and improve the storm drainage system serving the Borough.
 - c. Maintain adequate sanitary sewer service for the Borough.
3. To provide adequate light, air and open space:
 - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Borough.
 - b. Promote the conservation of environmental resources and the natural appearance of the Borough.
4. To ensure that the development of the Borough does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole;
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment;
 - a. Preserve the environmental resources of the Borough by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the Borough's natural character.
 - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;

- a. Provide adequate community facilities in the Borough by maintaining and improving necessary facilities such that the Borough is efficiently and adequately served, and that all such facilities be barrier free.
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Roselle;
 - a. Preserve and promote a balanced variety of residential, commercial, light industrial, public, recreation and conservation land uses.
 - b. Preserve and protect the established primarily residential character of the Borough by maintaining and improving neighborhood quality in existing residential areas.
 - c. Encourage future housing construction that is compatible with the existing character of the Borough without increasing housing density in established residential areas.
 - d. Maintain and improve the existing quality of housing.
 - e. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.
 - f. Guide the future development and/or redevelopment of land within the Borough so as to incorporate new construction without undue disruption to the established character of the Borough.
8. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes that result in congestion or blight;
 - a. Maintain the efficiency of the Borough's circulation system by continued upgrading of streets and intersections.
 - b. Develop a balanced circulation system incorporating the needs of pedestrians, bicycles, autos, trucks and buses.
 - c. Provide municipal parking areas in support of commercial enterprises in the central business district. [check]
 - d. Encourage the use of alternative forms of mass transportation.
 - e. Encourage the protection of the residential character by discouraging cut through traffic.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;

- a. Reduce the cutting of trees on private property through tree preservation regulations.
 - b. Support the planting and maintain trees along public rights-of-way.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Borough and to prevent urban sprawl and degradation of the environment through improper use of land;
 - a. Encourage the protection and preservation of historic sites and buildings.
11. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site;
12. To encourage senior citizen community housing construction;
13. To continue to meet the municipal obligation to provide the Borough of Roselle its fair share of affordable housing meeting the requirements set forth by the New Jersey Council On Affordable Housing
14. To encourage coordination of the various public and private procedures and activities shaping land development.
 - a. Maximize leveraging of public and private funds.
 - b. Enhance and maintain attractive gateways to the Borough.
 - c. Provide the necessary infrastructure to support business development in all business districts.
15. To promote utilization of renewable energy resources.
 - a. Provide incentives for Leed (Leadership in Energy and Environmental Design) Green Building Certification that would promote construction of buildings that are environmentally responsible, profitable and healthy places to live and work.
 - b. Encourage the utilization of new solar technology and other clean fuels.
16. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

B. Extent to Which Problems and Objectives Have Been Reduced or Have Increased Subsequent to the Last Master Plan

As this reexamination report is included with the 2010 comprehensive Master Plan, there have been are no reductions or

C. The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy

This 2010 comprehensive Master Plan encompasses many changes in assumptions, policies, and objectives in planning issues. The goals and objectives found in this 2010 Master Plan have been updated to meet the current need for the Borough of Roselle. At the time of the writing of this Master Plan & Reexamination report, the regulations for low and moderate income housing issued by COAH have been held to be partially invalid by the Courts. COAH has modified their third-round regulations.

D. Specific Changes

As this reexamination report is included with the 2010 comprehensive Master Plan, there are no specific changes recommended within this reexamination report.

E. Redevelopment Plans

The redevelopment of the Roselle Golf Course and shopping center will have the largest impact upon the municipality. A draft of the redevelopment plan states the following:

The vision of the redevelopment plan is to encourage the development of residential uses and a supportive neighborhood commercial / retail component to ensure the productive use of the project site and its continued economic viability. The provision of additional housing opportunities would have a positive impact on the overall community.