

# Plans, Master Plans and Amendments

## Report to the Board June 8, 2023, through July 13, 2023

<b>Municipality</b>	<b>Borough of Riverdale</b>
<b>Document</b>	Periodic Reexamination Report of the Master Plan
<b>Adopted</b>	<b>July 27, 2023</b>
<b>Summary</b>	Reexamination in accordance with MLUL 40:55D-89

- The Borough of Riverdale’s last Master Plan was adopted in 2008. The 2023 Reexamination Report (Report) reviews the major problems, goals and objectives identified in the last master plan and evaluates changes that have occurred at the local and state level.
- The report includes demographic changes addressing population growth, race, age, households and household size, housing types, education, employment and commuting patterns. A summary of regulatory changes is also included addressing the Highlands, cannabis regulation, electric vehicle parking, climate change legislation, amendments to the Municipal Land Use Law, stormwater regulations, the State Development and Redevelopment Plan, complete streets policy, affordable housing requirements and other changes.
- Evaluation of the land use plan is recommended with regard to:
  - Quarry Change of Use: Tilcon Quarry operations are anticipated to end by 2024. A redevelopment plan envisions modern industrial, logistics, technology and e-commerce functions.
  - Evaluation of permitted uses and standards in the CRD, PO and AHO Overlay zones, including boundary evaluations.
  - Redevelopment Plan for 83 Newark Pompton Turnpike. The Report envisions a transition from professional office to a new affordable housing zone compatible with a Habitat for Humanity project.
  - Redevelopment of North and South Corporate Drive. This area presently includes large industrial-scale buildings; redevelopment with more modern uses such as indoor recreation, entertainment venues, breweries, distilleries and similar uses is anticipated.
- In response to recent amendments to the Municipal Land Use Law, the Report incorporates a climate change-related hazard vulnerability assessment “municipal snapshot” summarizing conditions related to critical assets, built infrastructure, and an estimate of housing vulnerable to flooding. The Report recommends an assessment of emergency operations, including access, for areas within flood hazard areas.
- With regard to redevelopment, the Report notes the redevelopment plan prepared for the Tilcon Quarry and the redevelopment plan being developed for 83 Newark-Pompton Turnpike. The Report also suggests consideration for redevelopment and/or rehabilitation with regard to areas of the Hamburg and Newark Pompton Turnpikes and North and South Corporate Drive.