LAND USE MASTER PLAN

Borough of Ogdensburg

1991

with 1999 Update per

Reexamination Report adopted 6-21-99

Housing Element Plan adopted 6-15-98

9-20-99

ADOPTED

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PART 1

BACKGROUND DATA

1.0 INTRODUCTION

The Ogdensburg Master Plan Program was initiated in early 1989 in recognition of the fact that the 1979 Borough Master Plan was somewhat outdated and that the land use decisions which would be made during the 1990's would demand a Master Plan document that was current, pragmatic and at the same time, visionary.

The initial steps in this effort were undertaken by the firm of Canger & Cassera (See Acknowledgments). Subsequently, the Nelson Consulting Group, in March of 1990, was given the responsibility of completing the Master Plan Program. This document uses some of the material prepared by Canger & Cassera. Where that material is used, specific acknowledgments are made.

A community master plan is a document that is intended to guide the growth and development or redevelopment of a specific geographic area. If that guidance is to be useful rather than just hypothetical, it must be based on a well established factual foundation and it must follow sound land use planning principles. As envisioned by the New Jersey Municipal Land Use Law, the guidelines and policies contained in a master plan document are intended to be implemented, not forgotten. That is where the land use regulations of the community, a five year capital improvements program plus other budgetary and governmental activities, which are within the purview of the governing body, have a role. It is essential that the master plan document and these implementation vehicles be consistent so that the land use policies are coherent, not confusing. It is the intent of the Borough of Ogdensburg for its land use policies to meet that goal.

The initial step in this effort, as mandated by the New Jersey Municipal Land Use Law, was the preparation of the Ogdensburg Master Plan Reexamination Report. That step was completed on May 17, 1990, with the adoption of that report by the Ogdensburg Planning Board. That report, which in effect, outlines the necessary components of the Master Plan update program, together with the basis for the update, is incorporated into this document as Appendix A.

Part 1 of this document, in addition to this introduction, contains the background data upon which the remaining portions of this document rest. The background data consists of the following:

- A regional overview and socioeconomic analysis
- An existing land use and housing

analysis

- A community facilities and infrastructure analysis

- An analysis of the relevant natural features of the community

Part 2 of the Master Plan outlines the goals and objectives of the community so that the contents of the Master Plan can be measured and/or quantified. In part, this information is also contained in the Master Plan Reexamination Report, but it is repeated in this section in somewhat more detail.

Part 2 also contains the Master Plan elements which consist of the following:

- A land use plan

- A housing plan

- A traffic circulation plan

- A utility service plan

- A recreation and conservation plan

- A Main St. revitalization plan

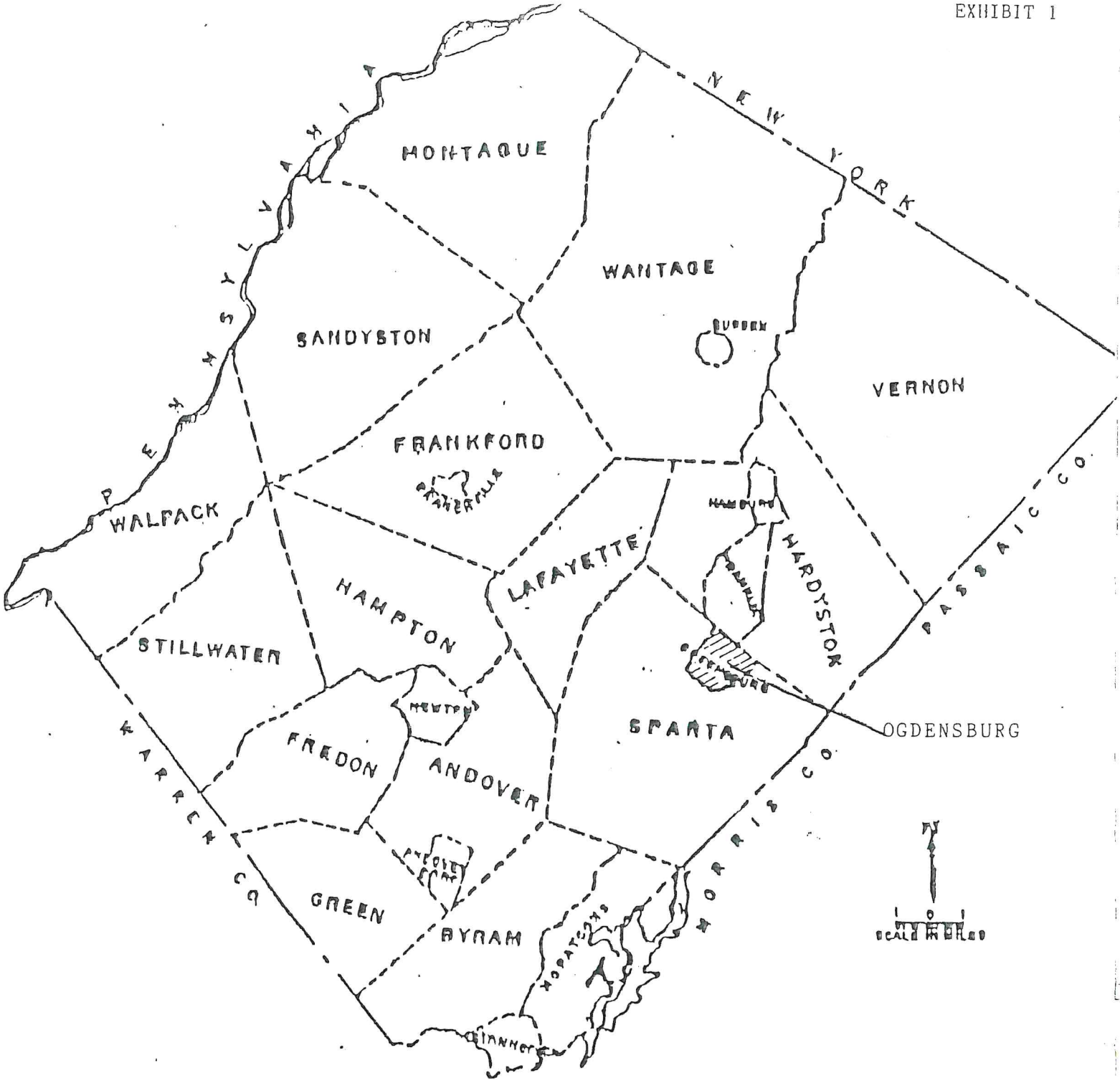
Part 3 contains specific implementation recommendations necessary to transform the guidelines of the Master Plan into reality. These recommendations will specify ordinance changes and other techniques, procedures and activities which can be enacted and undertaken by the municipality in compliance with the New Jersey Municipal Land Use Law and it will provide a framework for the growth, development and redevelopment that will occur within the Borough during the last decade of the 20th century.

2.0 REGIONAL OVERVIEW & SOCIOECONOMIC ANALYSIS

2.1 Regional Overview

Ogdensburg, as noted in the Borough's 1979 Master Plan, is one of 24 municipalities which comprise Sussex County. Exhibit 1 locates Ogdensburg in relation to the rest of Sussex County. Historically, Sussex County has been predominantly a rural area consisting of agricultural operations and recreational facilities of varying sizes. However, interspersed throughout the 526 sq. miles of the Sussex County landscape, a number of hamlets, villages and larger concentrations of businesses, residences and public facilities, have developed in response to the needs and demands of the permanent population and visitors to the area, for certain goods and services. Ogdensburg is an example of one of those more densely developed areas that has a significantly higher population density than the county average. Exhibit 2 is an aerial photograph of the Borough which illustrates the density of development within the community.

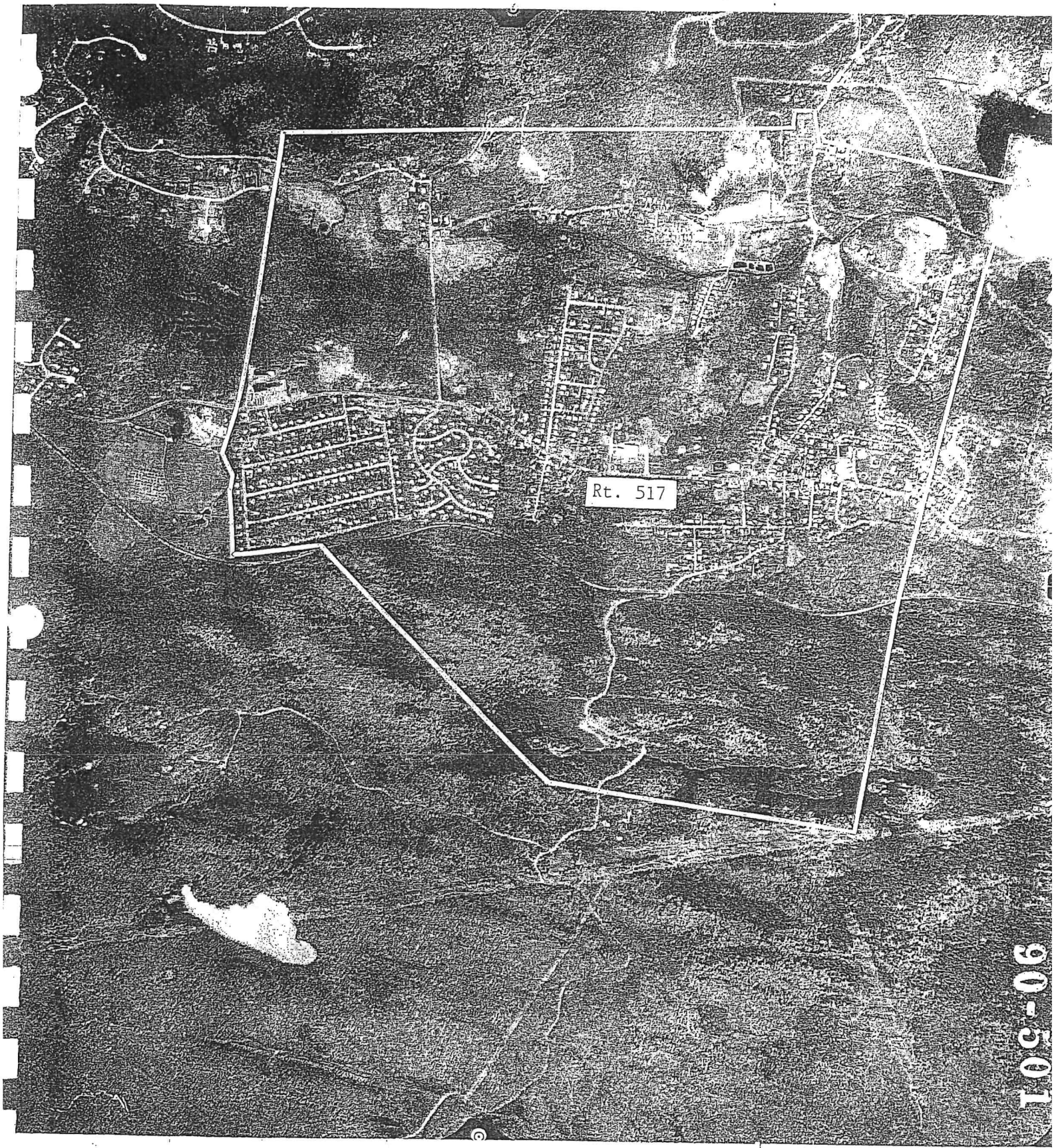
The primary reason for Ogdensburg's existence, however, is not typical of the other densely developed areas of Sussex County (except for Franklin), since it can be traced to the mining operation that had played such a predominant role in the Borough's existence for so long. In as much as the mining operation has ceased, Ogdensburg's location has increasingly become an important factor in its future development. The Borough is just a few miles from two major state highways -Rt. 23 to the north (1 mile) and Rt. 15 to the south (4 miles). These roadways provide a convenient link to the Tri-State region beyond Sussex County. In the near future, the Rt. 517 bypass, now under construction in Sparta, will enhance that linkage by making Rt.15 more directly accessible than it is now. It will also provide a more direct connection between Rt. 15 and Rt. 23 via Rt. 517. Since Rt. 517 bisects Ogdensburg, where it is also know as Main Street, the potential for increased traffic flow between the two state arteries can be viewed in both positive and negative terms. A more heavily traveled Rt. 517 may generate more business activity in the community and may make the community more attractive because of its enhanced accessibility. Alternatively, it is possible that the community may experience the negatives associated with the increased traffic activity, but none of the benefits. In any event, the Rt. 517 bypass will shortly become a reality thereby changing forever the Borough's linkage with the surrounding region. The extent and impact of that change, however, is not certain at this time.



LOCATION MAP OF OGDENSBURG BOROUGH

Source: Sussex County
Deptl of Planning & Development

EXHIBIT 2
AERIAL PHOTO OF OGDENSBURG



Scale 1"=1500'

North

Given the size of Ogdensburg and its proximity to its larger neighbors to the north and south - Sparta and Franklin - it is not surprising that the Borough's business district is not more significant than it is. The competition of the commercial districts in Sparta and Franklin and the relatively easy access to same has been partially responsible for the atrophication of the Main Street commercial district. This competition has been further augmented by the development of the regional malls along the Rt. 80 corridor and by the sub regional commercial centers that have blossomed adjacent to Rt. 46, Rt. 23 and other state highways throughout the region.

Ogdensburg, like all municipalities in the State of New Jersey, shares its boundaries with at least one other municipal entity. In the case of Ogdensburg, it actually shares its borders with three other neighbors - Sparta to the south, west and east, and both Franklin and Hardyston to the north. Municipal boundaries, it must be remembered, however, are artificial lines which generally remain unnoticed unless they also happen to coincide with natural or man-made landmarks. In the case of the Ogdensburg boundary, most of it does not coincide with any natural or man-made landmarks. It is important then to coordinate, to the greatest extent possible, the planning and zoning policies along these boundaries so that the development in one municipality is not in direct conflict with existing and future land use conditions in an adjoining community. The NJ Municipal Land Use Law makes specific reference to considering the master plans of contiguous municipalities, the county master plan and the State Development & Redevelopment Plan. With respect to the planning and zoning policies of Sparta, Hardyston and Franklin, all three municipalities provide primarily for residential development on lots ranging from one to five acres, on the acreage which adjoins Ogdensburg as shown on Exhibit 3.

The Sussex County Master Plan, although somewhat obsolete because it has not been updated since the mid 1970's, indicates that Ogdensburg should accommodate higher concentrations of residential and commercial development than the county average. Ogdensburg does not fully agree with the County Plan, primarily because of the obsolete nature of that document.

In connection with The State Development & Redevelopment Plan, Ogdensburg, together with the remainder of Sussex County, has just completed the comparison phase of this planning process and will be embarking on the negotiation phase in the near future. Ogdensburg responded, during the

comparison phase, to the State Plan proposals via a report dated 7/18/89. In that report, the Borough officials objected to Ogdensburg being placed entirely within the Tier 7 designation. The Borough instead, has proposed that the environmentally sensitive areas be designated Tier 7 and the developed areas and areas for future development be included in the Tier 5A and 5D categories.

2.2 Socioeconomic Analysis

2.2.1 Population Characteristics

The Borough of Ogdensburg realized a 3.67% population increase from 1950 to 1960, as compared to 43.08% for Sussex County and 25.5% for the State in the same decades. During the 1960 to 1970 decade, the Borough's increase in population of 83.3% exceeded the County at 57.4% and the State increase of 18.2%.

Between 1970 and 1980, the Borough realized an increase of 515 residents, or 23.17%, which was somewhat lower than the increase in the County population of 49.77%. Since 1980, the population has stabilized somewhat with the preliminary 1990 Census count being 2,722 which represents a decrease of less than 1% from 1980.

With the exception of the 1950 to 1960 decade, the Borough's population trends were similar to that of the County. The actual figures related to these general population characteristics and trends are depicted in Exhibit 4.

Population characteristics by age cohort for the years 1970 and 1980, are shown in Exhibits 5 & 6 for Ogdensburg and Sussex County and the State. As indicated, there were significant shifts in certain age groups over the ten year period. During this period, the "5 to 14 years old" cohorts realized a decrease. The most dramatic increase was in the "25-34 years" cohort, which saw an increase of 4.1%.

The changes in age groups from 1970 to 1980 in the Borough are consistent with that of the County overall. The decreases in the "under 14 years" cohorts are, as a result of the decreasing number of children being born, and the increase in the "25-34 years" cohort is a result of the lower housing costs found in Sussex County, as compared to the rest of the State.

Exhibit 4

GENERAL POPULATION CHARACTERISTICS & TRENDS

	Ogdensburg	County	State
1950 Population	1,169	34,423	4,835,329
1960 Population	1,212	49,255	6,066,782
% Change 1950-60	+6.67%	+43.08%	+25.5%
1970 Population	2,222	77,528	7,171,112
% Change 1960-70	+83.3%	+57.40%	+18.2%
1980 Population	2,737	116,119	7,365,001
% Change 1970-80	+23.17%	+49.77%	+2.7%
1987 Population (est)	2,613	124,323	7,562,482
% Change 1980-87 (est)	-4.53%	+7.06%	+2.7%

Exhibit 5

AGE GROUPS - 1980

	Ogdensburg	County	State
Under 5	249	9,500	463,289
5-14	600	21,094	1,114,288
15-24	385	17,396	1,285,493
25-34	546	22,097	1,137,893
35-44	390	16,545	879,823
45-54	242	10,500	826,558
55-64	175	8,852	797,708
65 and over	150	10,135	859,771
TOTALS	2,737	116,119	7,365,001
Median Age	28.2	30.0	32.2

Source: U.S. Bureau of Census (1950-1980) 1987 Population Estimates for New Jersey, July 1, 1987, State of New Jersey, Department of Labor, Division of Planning and Research.

Note: A cohort is a census term meaning a group with similar characteristics

EXHIBIT 6

Age Group Trends

Ogdensburg	1980 Number	1980 Percentage	1970 Number	1970 Percentage
Under 5	249	9.1%	240	10.8%
5-14	600	21.9%	1,170	52.7%
15-24	385	14.1%	290	13.1%
25-34	546	19.9%	352	15.8%
35-44	390	14.2%	298	13.4%
45-54	242	8.8%	224	10.0%
55-64	175	6.4%	134	6.0%
65 and over	150	5.5%	144	6.5%
TOTAL	2,737	100.0%	2,222	100.0%
Median Age	28.2			

Sussex County				
Under 5	9,500	8.2%	7,533	9.7%
5-14	21,094	18.2%	17,057	22.0%
15-24	17,396	15.0%	10,395	13.4%
25-34	22,077	19.0%	10,942	14.2%
35-44	16,545	14.2%	9,309	12.0%
45-54	10,500	9.1%	8,505	10.9%
55-64	8,852	7.6%	6,593	8.5%
65 and over	10,135	8.7%	7,194	9.3%
TOTALS:	116,119	100.0%	77,528	100.0%
Median Age	30.0		28.2	

Source: U.S. Bureau of Census, 1970 and 1980

Recent studies have found that both of these factors remained constant during the earlier part of the 1980's and it is anticipated that by the 1990's, the increase in the "under 5 years" old population, will again be on the rise.

Exhibit 7 depicts the persons per square mile and median household size for the Borough, the County and the State. As can be seen, the persons per square mile has been on a steady increase since 1950 for the Borough, County and State. It is estimated that Ogdensburg had approximately 1,244 persons per mile in 1987 in contrast to 236 for Sussex County and 1,024 for New Jersey in that same year. In direct correlation to the persons per square mile is that of median household size as reported in 1980. The median household size in that year within Ogdensburg was 3.53 versus 3.09 and 2.47 for the County and State respectively.

Exhibit 7

PERSONS PER SQUARE MILE

Year	Borough of Ogdensburg	Sussex County	New Jersey
1950	556	65	645
1960	577	93	809
1970	1,058	147	957
1980	1,303	220	983
1987 (est)	1,244	236	1,024
Land Area Square Miles	2.1	526.61	7,495.7

2.2.2 Income Characteristics

The median household income and per capita income for Ogdensburg, Sussex County, the Region and the State are shown in Exhibit 8 In both instances, the Borough exceeds the County, Region and State with a median household income of $22,219 and a per capita income of $12,428 for the year 1979. This is in part due to the lack of an urban area within the region as a whole. Ogdensburg residents have a (29%) and (37%) higher median household income and per capita income, respectively.

Income distribution, as indicated in Exhibit 9, reveals that there were (109) or (13.7%) of the total households with an income of less than $10,000. At the other end of the spectrum, (44)) households [5.5%]), had an income of $40,000 or greater. In comparison, Sussex County had (5,862) -(13.7%) -of households with an income of less than $10,000 and (6,579) households comprising (17.8%) having an income of $35,000 or greater.

Exhibit 8

Per Capita and Household Income

1979

	Median Household Income	Per Capita Income
Ogdensburg	$22,219	$12,428
Sussex County	$21,870	$ 9,101
Region*	$21,577	$ 9,042
State	$18,800	$ 8,127

*Region includes the Counties of Sussex, Essex, Morris and Union

Source: U.S. Bureau of Census 1980.

EXHIBIT 9

Household Income Distribution
1979

Borough of Ogdensburg

Income	Number of Households	Percent
Under $ 2,500	12	1.5
$ 2,500-$ 4,999	37	4.6
$ 5,000-$ 7,499	15	1.9
$ 7,500-$ 9,999	45	5.7
$10,000-$12,499	45	5.7
$12,500-$14,999	32	4.0
$15,000-$17,499	43	5.4
$17,500-$19,999	82	10.3
$20,000-$22,499	98	12.3
$22,500-$24,999	86	10.8
$25,000-$27,499	88	11.1
$27,500-$29,999	37	4.6
$30,000-$34,999	93	11.7
$35,000-$39,999	39	4.9
$40,000-$49,999	30	3.8
$50,000-$74,999	14	1.7
$75,000 or more	0	0.0
TOTALS	796	100.0

Sussex County

Income	Number of Households	Percent
Under -$ 5,000	2,238	6.1
$ 5,000-$ 7,499	1,680	4.5
$ 7,500-$ 9,999	1,884	5.2
$10,000-$14,999	4,377	11.8
$15,000-$19,999	5,762	15.7
$20,000-$24,999	5,885	16.0
$25,000-$34,999	8,446	22.9
$35,000-$49,999	4,677	12.7
$50,000 and over	1,902	5.1
TOTALS	36,951	100.0

Source: U.S. Bureau of Census, 1980

2.2.3 Employment Data

Covered employment within the Borough has remained fairly constant from 1972 through 1987. Between 1970 and 1987, covered employment decreased by sixty-two (62) jobs from two hundred forty-two (242) to one hundred eighty (180). The peak year was 1979 with three hundred thirty-five (335).

As a percentage of the region, the Borough has maintained less than one percent (1%) of the region's covered employment. Based upon past trends, it is projected that covered employment within the Borough will remain relatively constant and will assume less than one percent (1%) of the region's employment.

For the specific employment trends, see Exhibit 10.

The housing region of which Ogdensburg is comprised is made up of Union, Essex, Morris and Sussex Counties. As delineated on Exhibit 11, the population-to-job ratio in the region ranges from 1.9:1 to 5.2:1 in comparison with 14.5:1 in the Borough. These ratios indicate that Ogdensburg is a residential bedroom community with a relatively low employment base. The existing employment base in the Borough consists primarily of the retail and service establishments within the commercial areas and the positions associated with the school system and the municipal operation.

Exhibit 12 delineates comparative employment data for the Borough as well as Sussex County as reported in the 1980 Census. The information given allows the reader to determine the way in which residents earn their living as well as their place of work. The largest category by type of employment for both the Borough and the County is Technical, Sales and Administrative Support, which represented twenty-six percent (26%) and forty and four-tenths percent (40.4%) respectively, of the labor force in 1980. The second largest type of employment was Managerial and Professional Specialty, which represented twenty-two percent (22%) of the Borough's labor force and twenty-three and one half percent (23.5%) of the County's. As would be expected, the amount of persons working in the agricultural industry is less than one percent (1%) in the Borough

and less than two and one half percent (2.5%) in the County.

Exhibit 10

Covered Employment

1972-1987

Year	Borough of Ogdensburg Total	% of Region	Region*	New Jersey
1972	242	0.0	672,846	2,243,598
1973	225	0.0	688,453	2,323,229
1974	274	0.0	676,885	2,324,649
1975	267	0.0	638,636	2,217,132
1976	286	0.0	651,483	2,269,709
1977	266	0.0	667,678	2,334,731
1978	295	0.0	690,210	2,468,644
1979	335	0.0	705,260	2,529,140
1980	259	0.0	705,159	2,530,556
1981	241	0.0	714,998	2,589,641
1982	202	0.0	N/A	2,566,143
1983	192	0.0	727,324	2,680,826
1984	212	0.0	764,339	2,813,014
1985	235	0.0	768,170	2,869,833
1986	194	0.0	780,477	2,949,495
1987	180	0.0	788,834	2,975,659

*Region includes the Counties of Union, Essex, Morris and Sussex.

Source: Covered Employment Trends
State of New Jersey, Department of Labor
Division of Planning & Research, Office of
Demographic & Economic Analysis, 1970-1987

Exhibit 11

Population to Employment Ratio

	1987 Population	1987 Covered Employment	Ratio
Borough of Ogdensburg	12,613	180	14.5:1
Sussex County	124,323	23,874	5.2:1
Essex County	844,545	316,145	2.2:1
Morris County	419,433	210,861	1.9:1
Hudson County	547,196	198,173	2.8:1

Source: Covered Employment Trends
NJ Department of Labor, 1986

EXHIBIT 12

Employment Data - 1980

Borough of Ogdensburg and Sussex County

Employment by Occupation	Ogdensburg		Sussex County	
	Number	Percentage	Number	Percentage
Managerial: Professional Specialty	252	22.0	14,225	23.5
Technical, Sales and Administrative Support	298	26.0	24.490	40.4
Service	210	18.4	5,797	9.6
Farming, Forestry and Fishing	6	0.5	810	2.3
Precision Production, Craft and Repair	161	14.0	7,492	12.4
Operators, Fabricators and Laborers	217	19.1	7,788	12.8
TOTALS	1,144	100.0	60,602	100.0
Employment by Place of Work				
Worked in MCD of Residence:	98	9.5		
Worked outside MCD of Residence:	932	90.5		
Worked in area of Residence:			20,936	44.2
Worked outside area of Residence:			26,411	55.8
Not Reported	12		3,324	
Mean Travel Time to Work	36.3 minutes		32.8 minutes	

Source: U.S. Bureau of Census, 1980.

* MCD - Census Abbreviation For Minor Civilian District

Additionally, Exhibit 12 identifies place of work for residents of the Borough and Sussex County. Approximately nine and one half percent (9.5%) of the labor force working within Ogdensburg also resides within the Borough, where forty-four and two tenths percent (44.2%) of the County's labor force works within Sussex County. The mean travel time to work of thirty-six and three tenths (36.3) minutes for Borough residents indicates that a relatively high percentage of the labor force is working outside the area. In general terms, the type and place of employment for residents of the Borough is in direct correlation with that reported for Sussex County.

3.0 EXISTING LAND USE & HOUSING ANALYSIS

3.1 OVERVIEW

In preparing any municipal master plan, it is important to first understand the nature of the existing conditions within the community. An existing land use analysis is part of that process and its purpose is to define, graphically and in written form, how the land is currently being used. It is also important to understand that this analysis is limited to an evaluation of the usage of the land, not how the land is zoned. This distinction is important since, in many instances, the usage and the zoning, either inadvertently or by design, do not coincide.

The 1979 Ogdensburg Master Plan contained a six page section and a corresponding map (Plate 1, not included here) which provided a snapshot of the existing land use conditions in the Borough at that time. In summary, the predominant land use category in the Borough at that time, in terms of the number of structures (789), but not acreage, was the Residential category. The other categories that were utilized included Public, Quasi Public, Commercial and Industrial. A separate vacant land or undeveloped acreage category was not included. However, plate 1 includes two other categories, Surface Water and Flood Hazard Land, which include some, but not all of the vacant acreage within the Borough. The 1979 Master Plan also provides a brief description of the development pattern within the Borough, but provides acreage figures for only the Commercial (12 Acres), Industrial (35 Acres) and Public (185 Acres) categories.

The 1990 existing land use pattern, as depicted on Exhibit 13 - Existing Land Use Map-, is not significantly different from the pattern that existed in 1979, since various constraints have prevented a number of development proposals from being implemented. However, since the 1979 Master Plan only provided a very limited description of the development pattern, and minimal quantification, it was decided to strengthen the existing land use analysis by including additional information at this time, even though the land use pattern has not changed significantly since 1979. Also, it should be noted that it was decided to slightly modify the land use categories that were used in the 1979 document to better describe the conditions that exist within the Borough.

3.2 Residential

As already noted, residential development within the Borough is the predominant land use category based on the number of structures devoted to this use. However, in terms of acreage, only 21% or 300 Acres of the Borough land mass is devoted to that category.

The residential development is essentially clustered into fourteen or more identifiable groupings or

neighborhoods. Proceeding in a south to north direction, the first two groupings are located adjacent to each other on the east side of Main Street (Rt. 517), which bisects the community into almost two equal parts. The first neighborhood, known as Ogden Hills and consisting of 181 homes, is accessed from Main Street via Grant Terrace and Adams Drive. The second neighborhood, known as Foothills South and consisting of 70 homes, is accessed from Main Street via Pvt. Bettino Drive. These two neighborhoods are not connected and, as already noted, the second neighborhood has only one means of access to Main Street, which raises concerns about safety and emergency access. Both of these neighborhoods are of recent vintage (late 1950's - 70's construction) and both are bordered on the east by the New York Susquehanna & Western Railroad.

Next, also on the east side of Main Street, Richard Street provides access for 13 residences. Richard Street is a dead end, consequently, this neighborhood is small and isolated. Opposite Richard Street, on the west side of Main Street, Richardsville Road and Glenbook Road provide access to a residential neighborhood known as Marianne Estates, which consists of 97 homes. Most of the homes in this area were constructed in the 1960's except the Willow Grove Road portion of this cluster which is of 1980's vintage. To the west of this neighborhood, are two other neighborhoods which are accessible from Plant Street. The first neighborhood connects with Plant Street via Bridge Street. This area is known as the Bridge Street neighborhood and contains 21 homes. Most of the homes were constructed prior to World War II. The bridge which provides access to this neighborhood may be abandoned by Sussex County and there is a proposal to connect this area with the Willow Grove Estates neighborhood to the east. The second neighborhood which is accessible from Plant Street, consists of 26 homes which are clustered around Avenues A and B. The homes in this neighborhood are also of pre World War II vintage.

Returning to Main Street, there is an area consisting of 75 homes, which is accessible via a network of streets, three of which: Highland Avenue, Edison Avenue and Spring Street, connect with Rt. 517. The ages of the homes in this neighborhood vary with a mixture of pre and post World War II construction. Immediately to the north of this area is a neighborhood of 18 homes which is accessible from Main Street via Ogden Way. This area, which consists of relatively new homes, is known as Foothills North and is not physically connected to any other neighborhood.

On the west side of Main Street, at the northern end of the Borough, there are five more distinct neighborhood groupings. The first, which is accessible via Kennedy Avenue and the eastern part of Passaic Avenue, as well as several adjoining streets consists of 52 homes. The

homes in this area are among the oldest in Ogdensburg.

To the north of this area is a neighborhood known as Franklin Hills, which consists of 35 homes. This area is serviced by Beardslee Hill Drive, which connects into the Franklin Borough road network. Consequently, none of the homes in this neighborhood can be accessed directly from Ogdensburg. Most of the homes in this area are of recent vintage (1960's - 70's).

The next neighborhood is that area which is serviced by the middle portion of Passaic Avenue and several adjoining streets. This area, which is also one of the older portions of the Borough, consists of 27 homes. At the extreme western end of Passaic Avenue, there is a cluster of 33 houses, 40% of which are located to the north of Passaic Avenue and the remainder to the south of that street. This is an older neighborhood which was constructed in connection with the mine operation. The last neighborhood is located at the extreme western end of Kennedy Avenue and also includes several homes located on Cork Hill Road. This neighborhood consists of 29 homes.

In addition to the 656 homes that are located in the 14 neighborhoods that have been described in this section and which are delineated on Exhibit 14, there are approximately 232 additional residences that are scattered throughout the community on such roads as Plant Street, Edison Road, Main Street, Predmore Road, Cork Hill Road and Sterling Parkway. It was determined that these homes, either because of the few number of residences or the low density, are not part of any identifiable neighborhoods. Finally, there are a minimal number of two family and multi-family structures in the Borough and they are located primarily in the vicinity of Main Street.

In summary, the residential development in Ogdensburg is located in 14 separate neighborhoods and has absorbed 21% of the 1,429 acres which comprise the Borough. The vast majority of the residential structures are single family detached units and most of the residential lots are less than a half acre.

3.3 Non-Residential

The non-residential land uses in the Borough are located primarily in the vicinity of Main Street, however, there is a scattering of non-residential activities adjacent to Plant Street, Kennedy Avenue, Brooks Flat Road, Highland Avenue and Edison Road. In terms of the non-residential land use categories, they can be described as follows:

Commercial	Includes retail, office and service commercial uses. Commercial structures with residential uses above the

	commercial activities, are so indicated on the Existing Land Use map with a separate symbol.
Industrial	Includes manufacturing, assembly and warehouse activities.
Mining/Quarry	Includes extraction activities.
Commercial Recreation	Includes profit oriented recreation and tourism activities.
Public & Quasi Public	Includes such uses as the municipal building, the DPW garage, the two churches in Ogdensburg, the elementary school, Heaters Pond and ballfields. Each public or quasi public use is identified on the Existing Community Facilities Map.
Vacant/Underdeveloped	Includes only privately owned land which has not been developed. Large tracts that are only partially developed or utilized, are delineated on the Existing Land Use Map as partly vacant.

3.3.1 Commercial

There are two commercial clusters in the Borough. The first and oldest is located adjacent to both sides of Main St. and extends from approximately the Franklin boundary line, south to Highland Ave. This is not a homogeneous commercial area since a number of residences are interspersed among the commercial uses. However, this is the historic "UPTOWN" of Ogdensburg and, from the architectural styles of the buildings, dates back to the later part of the 19th century. At the southern end of the Borough adjacent to Main St. and the Sparta boundary, is a newer commercial area (circa 1960's & 70's), which consists of a cluster of retail stores, the Ogdensburg Post Office and a lumber yard and a bank.

In addition to these clusters, there are three isolated commercial operations which adjoin Main St. in the vicinity of Richardsville Rd., Glenbrook Rd. and Pvt. Bettino Dr.

The specific business locations that were observed during a field surveys between July of 1990 and January of 1991 are listed in Exhibit 15 and depicted on Exhibit 16 and this category accounts for approximately 10 acres.

Exhibit 15

Existing Businesses - January 1991

1. Texaco Station
2. Sam's Convenience Store
3. Artisan Auto Body
4. Boro Pub
5. Danforth's Restaurant
6. PJ Smith Electric
7. Danforth's Trailer Service & Repair
8. Pyramid Environmental Systems
9. Vacant Store & Pizzeria
10. Old Towne Restaurant
11. Steiny's Liquor Store
12. PJ Oasis
13. Petro Mechanics
14. Vacant Store
15. Getty Station
16. Gulf Station
17. Ogdensburg Chiropractic Center
18. Lozaw Trucking
19. Selmes Construction Equipment Storage Facility
20. Green Thumb Garden Center
21. Ogdensburg Post Office
22. Shopping Center
    - A. National Bank of Sussex County
    - B. Skylands Luncheonette
    - C. World Video Center
    - D. Melanie's Dance Center
    - E. E&A Cleaners
    - F. Murray's Mini Market
    - G. Conklin Lumber
23. A&M Auto
24. Hunter School - Day Care Center/Nursery School
25. BR Automotive (Vacant)

3.3.2 Industrial

Industrial development in Ogdensburg is minimal, with the B&N Container building and Plastichem, both located in the vicinity of Main Street, being the two major industrial facilities in the Borough. And, at the time of this report, the B&N Container building was actually vacant. In addition to those two industrial facilities, five other small industrial type uses exist within the Borough, Fox Film Laboratories, Graham Manufacturing, A&M Auto, William Pierce & Sons Sheet Metal and JB Ward. Surprisingly, this category accounts for over 20 acres, largely due to the amount of property associated with B&N Container. Another industrial type operation, Petro Mechanics, it should be noted, has been classified as

commercial, although it has many of the characteristics of an industrial use.

3.3.3 Commercial Recreation

Commercial recreation is a new land use category that did not exist in the 1979 Master Plan. There is only one use that fits into this category in 1990 and that is the recently approved Sterling Hill Mine Museum operation, which accounts for 16 acres. This is the site of the former Zinc Company facility which, at one time, employed hundreds of workers. The museum has started operations on a limited scale, but the hope is that it will increase in size and activity and provide additional jobs in the Borough as it becomes a well known tourist attraction.

3.3.4 Mining & Quarry

The Mining/Quarry category, which once included facilities that were the lifeblood of the Borough, now includes only one operation which is located on Cork Hill Road. This category accounts for approximately 2 acres.

3.3.5 Public & Quasi Public

This category contains several sub categories. Under the public designation are several municipally oriented facilities such as the DPW garage, the water supply system, the Borough Hall and the recreation facilities adjacent to Main Street and at Heater's Pond. Also included under the Public designation is the Borough's elementary school, which only utilizes a portion of the property on which it is located. The Quasi Public designation includes the two churches in the Borough as well as the private non-profit fire department and first aid squad operations. In total, the Public/Quasi Public category consists of approximately 100 acres. When Heater's Pond is subtracted from the equation, the number drops to 45 acres. As a final note, regarding this category, the VFW owns property on Main street, but to date, a building has not been constructed on this site, therefore, that property has not been included in the acreage total for Public and Quasi Public.

3.3.6 Vacant Or Undeveloped Land

This category includes all of the acreage in the Borough that has not been included in any of the five preceding categories. This category does not distinguish between the type of vacant land in the Borough. Some of the vacant land will be developed in the not too distant future, while some of that acreage such as areas that have been designated as flood plains and wetlands, will probably remain as permanent open space. Also included in this category is the Green Acres property which is owned by the State of New Jersey, but which has never

been improved for recreational use. Apparently, the intent has been to use this property as part of a trail network, but to date, that has not happened. The property is less than 100' wide and approximately 900' long and it is labeled Green Acres on the Existing Land Use Map. As a final note, it should be mentioned that all street and railroad rights-of-way have been subtracted from the vacant land category. It has been assumed that the average right-of-way associated with Borough streets is 50' and that figure was multiplied by the 68,000 (13 miles) linear feet of roadway under the jurisdiction of the Borough and County. The New York Susquehanna & Western Railroad has an average width of 100' and is approximately 6,900 feet (1.3 miles) long. The total amount of vacant land in the Borough then, minus road and railroad rights-of-way, but including waterways and water bodies is 888 acres.

In summary, Exhibit 17 illustrates how the land mass of the Borough is divided into the various land use categories by number of acres. The overall land development pattern is somewhat irregular and has been largely influenced by the physical conditions (i.e., steep slopes, wetlands, flood plains, etc.) that exist within the Borough together with the alignment of Main Street (Rt. 517), which serves as a major artery connecting Ogdensburg to Sparta and Franklin and the region beyond.

3.4 Housing Analysis

3.4.1 Introduction

Pursuant to the Mt. Laurel II decision by the New Jersey Supreme Court in January of 1983, all municipalities must provide realistic opportunities for the construction of housing made affordable to those households of lower income.

In its decision, the Supreme Court gave new life to the State Development Guide Plan as a guideline for municipal planning and zoning. Prior to the Mt. Laurel II decision, the State Development Guide Plan which was prepared in 1980 by the Department of Community Affairs was essentially used sporadically. The Mt. Laurel decision established the Plan as one of the standards for determining the regional fair share obligation of low and moderate income housing required of each municipality.

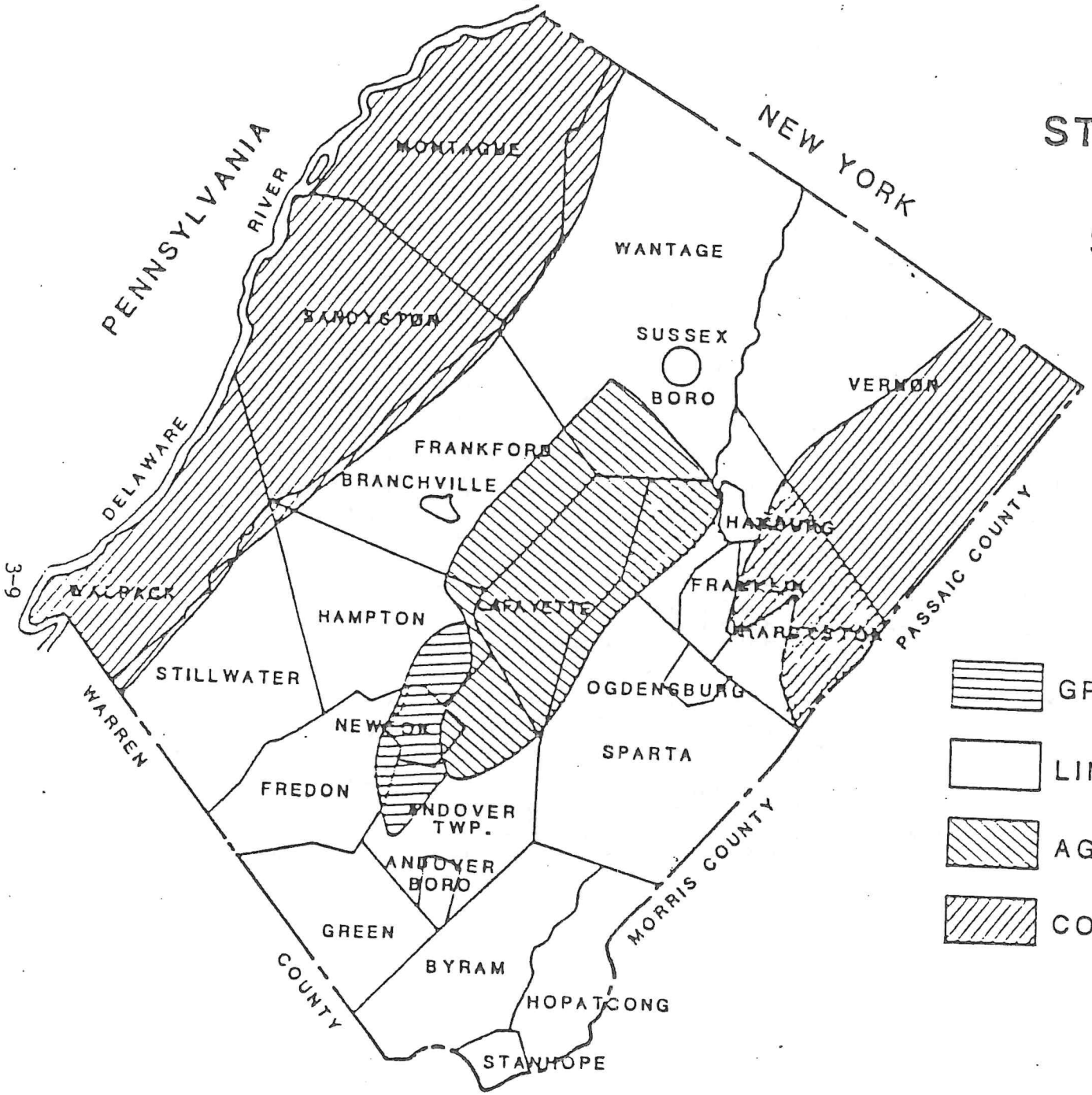
The Plan includes county-wide maps depicting the four (4) use areas which are Growth, Limited Growth, Agriculture and Conservation areas. The Borough of Ogdensburg is located almost entirely within a Limited Growth area as designated in the Sussex County Regional Map in the State Development Guide Plan. (See Exhibit 18)

Exhibit 17

EXISTING LAND USE ACREAGE FIGURES

Category	Acreage
Residential	300
Commercial	10
Industrial	20
Commercial Recreation	16
Mining & Quarry	2
Public & Quasi Public	100
Roadway & Railroad ROW	93
Vacant or Undeveloped Land	888
	1,429

STATE DEVELOPMENT GUIDE PLAN
SUSSEX COUNTY



LEGEND

- GROWTH AREA
- LIMITED GROWTH AREA
- AGRICULTURE AREA
- CONSERVATION AREA

EXHIBIT 18

In response to the Mt. Laurel II decision, the Fair Housing Act of 1985 was signed into law (Chapter 222, Laws of New Jersey, 1985) The Act created the Council on Affordable Housing (COAH) to monitor and insure that the mandate of the Mt. Laurel II decision would be carried out by all municipalities within New Jersey.

In addition, the Act required all municipalities to include within their Master Plans a Housing Element (NJSA 40:55D-28). The purpose of this provision is to provide for reasonable methods of achieving the goal of access to affordable housing for low and moderate income households in order to meet the municipality's present and prospective needs.

Section 52:27 D-310 of the Municipal Land Use Law requires the following mandatory contents of the Housing Element: "A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six (6) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

- An analysis of the existing and probable future employment characteristics of the municipality;

- A determination of the municipality's present

and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing."

3.4.2 Housing Characteristics

A household is defined as one or more persons, whether related or not, living together in a single dwelling unit, with common access to, and common use of, all living and eating areas. A comparison of household size in 1980 is shown in Exhibit 19 for the Borough of Ogdensburg as well as Sussex County. In Ogdensburg the average household size was slightly higher at 3.40 persons than that of Sussex County, which was 3.10 persons.

Average household size has dropped in both the Borough and County since the date of the 1970 census. Several factors in the 1970's played an imminent role in the reduction of household size. They include an increase in divorce rates, the tendency to marry later and therefore bear children later, and the need for two-person incomes.

Recent studies prepared by Rutgers University Center for Urban Policy Research have shown that the average household size has stayed relatively stable throughout the mid 1980's.

Types of household for Ogdensburg are shown in Exhibit 20. In reviewing this information, it is noted that approximately ten percent (10%), or eighty (80) households are occupied by one (1) person; of these, fifty-seven and one-half percent (57.5%), or forty-six (46) households are occupied by persons sixty-five (65) years or older. Person age sixty-five (65) and older represent nineteen percent (19%) of the total number of households. Approximately fourteen and seven-tenths percent (14.7%) of the total households in the Borough are occupied by single parents, further supporting the factors affecting household size referred to above.

Note: Local officials familiar with family sizes in Ogdensburg dispute some of these figures derived from official census data and are considered authoritative.

Exhibit 19
Household Size
1980

	Ogdensburg		Sussex County	
Household Size	Number	Percent	Number	Percent
1 Person	80	10.0	5,419	14.6
2 Persons	178	22.3	10,569	28.6
3 Persons	149	18.8	6,826	18.5
4 Persons	207	26.0	7,844	21.2
5 Persons	113	14.2	4,016	10.8
6 or More Persons	69	9.7	2,310	6.3
TOTALS	796	100.0	36,951	100.0

Average Persons Per Household

1980	3.40	3.10

Source: U.S. Bureau of Census, 1980

Exhibit 20
Types of Households
1980

Borough of Ogdensburg

Types of Households	Total in Subgroup	Total
One Person:		
Male Householder	26	80
Female Householder	54	
Two or More Persons:		
Married Couple	584	699
Other Family:		
Male Householder/no wife	30	
Female Householder/no husband	85	
**Non-Family		
Male Householder	54	
Female Householder	43	
One or More Persons 65 or Over:		
One Person	46	
two or More Persons	104	

** Non-Family represents not a member of a family. Roomers, boarders, foster children, etc., are included in this category.

Source: U.S. Bureau of Census, 1980.

Exhibit 21 delineates various housing data from the 1980 census. There were 837 housing units in the Borough, of which none were seasonal or migratory. The 1990 preliminary census count indicates there are now 898 units. Of the 837 year-round units, 32 were vacant, representing a vacancy rate of three and eight-tenths percent (3.8%)

Of the 837 housing units, thirty-eight percent (38%) (319) were constructed prior to 1940. Based upon the data depicted in Exhibit 21, eighty-five and one-half percent (85.5%) of the housing units in the Borough consist of single family detached structures.

Exhibit 22 details the breakdown of dwelling units in Ogdensburg by the year they were occupied. Approximately fifty-eight percent (58%) of the households have occupied their residences since 1970. Of these, eighteen and nine-tenths percent (18.9%) were tenant-occupied units and the remaining eighty-one and one/tenth percent (88.1%) were owner-occupied. Only one hundred twenty six (126) or seventeen and seven-tenths percent (17.7%) of the Borough's total owner-occupied households occupied prior to 1949. The single largest cohort of tenure by owner-occupied housing units was between 1975-1978, representing twenty-two and nine-tenths percent (22.9%) of the total households; for the same period, tenant-occupied units was forty-one and two-tenths percent (41.2%).

Overall, of the 805 households reporting, eighty-eight and four-tenths percent (88.4%) were owner-occupied and eleven and six-tenths percent (11.6%) were tenant-occupied. Relative to turnover rates, since 1975 sixty-nine and nine-tenths percent (69.9%) of those in tenant-occupied units and thirty-two and eight-tenths (32.8%) of those in owner-occupied units have changed their place of residence, indicating that tenants tend to change their place of residence at over twice the rate of owners. These figures are comparable to other rural communities in the region.

Housing Values for owner-occupied units and contract rent for renter-occupied units are depicted in Exhibit 23 for the Year 1980.

As interpreted from this data, the median value of an owner occupied housing unit, non-inclusive of condominiums, for the year 1980 was $57,100, with sixty-three and three-tenths percent (63.3%) ranging between $50,000 - $99,999. The median contract rent paid in 1980 was $310, with the majority (fifty-five and nine-tenths percent (55.9%) paying between $250 - $399.

Exhibit 21

1980 HOUSING DATA

Borough of Ogdensburg

Characteristics	Number	Percent
Year Round Units	837	100.0
Seasonal and Migratory Units	0	0.0
	837	100.0
Tenure of Occupied Units		
Owner Occupied	712	88.4
Tenant Occupied	93	11.6
	805	100.0
Year Structure Built		
1975 - March 1980	58	6.9
1970 - 1974	150	17.9
1960 - 1969	219	26.2
1950 - 1959	49	5.8
1940 - 1949	42	5.0
Before 1940	319	38.2
	837	100.0
Units in Structure		
One (single-family detached)	716	85.5
One (single-family attached)	23	2.7
Two or more units	98	11.8
Mobile Homes	0	0
	837	100.0
Number of Bedrooms		
One	35	4.2
Two	152	18.2
Three	480	57.4
Four	156	18.6
Five or more	14	1.6
	837	100.0

Source: U.S. Bureau of Census, 1980

Exhibit 22

Occupied Housing Units by Tenure
1980

Borough of Ogdensburg

	Total		Tenants		Owner	
	Units	%	Units	%	Units	%
1979 - March 1980	98	12.2	26	28.1	72	10.2
1975 - 1978	201	24.9	39	41.2	162	22.9
1970 - 1974	166	20.8	23	24.0	143	20.2
1960 - 1969	159	19.7	5	5.0	154	21.7
1950 - 1959	55	6.8	0	0.0	55	7.8
1949 or earlier	126	15.7	0	0.0	126	17.8
TOTALS	805	100.0	93	100.0	712	100.0

Source: U.S. Bureau of Census, 1980

Exhibit 23

Housing Values

Borough of Ogdensburg
1980

Owner-Occupant, Non-Condominium Housing Units by Value

Value Range	Number	Percentage
Under $ 29,999	40	6.3
$ 30,000 - $ 49,999	194	30.3
$ 50,000 - $ 99,999	406	63.3
$100,000 - $149,999	2	0.1
Over $150,000	0	0.0
TOTALS	642	100.0
Median Value	$57,100	

Tenant-Occupied Units by Contract Rent

Contract Rent	Number	Percentage
Less than $ 99	0	0.0
$100 - $119	0	0.0
$120 - $139	0	0.0
$140 - $149	0	0.0
$150 - $159	0	0.0
$160 - $169	0	0.0
$170 - $199	6	7.0
$200 - $249	14	16.3
$250 - $299	18	21.0
$300 - $399	30	34.9
$400 - $499	11	12.7
$500 or more	7	8.1
TOTALS	86	100.0
No cash rent	7	

Median Contract Rent: $310

Source: U.S. Bureau of Census, 1980

In general terms, the vast majority of owner-occupied housing units (ninety-three and six-tenths percent (93.6%) were valued between $40,000 and $100,000 and only six and two-tenths percent (6.2%) were valued at less than $29,999.

Exhibit 24 delineates the percentage of income paid toward rent in tenant-occupied housing or the percentage paid in mortgage payments for owner-occupied units for the year 1979 as reported in the 1980 Census Reports. In owner-occupied housing the majority of households pay less than twenty percent (20%) of their yearly income for housing costs. In general terms, the percentage of income being utilized for housing expenses increases as the income range decreases for both occupancy types, which results in a direct correlation between income and the percentage of income being spent on housing costs.

The lack of central heating or complete plumbing facilities and/or overcrowding are indices of deficient housing as set forth by the New Jersey Fair Housing Act. Exhibit 25 reveals the presence of these indices reported in the 1980 Census data.

Of the 837 households reporting, five and two-tenths percent (5.2%), or forty-three (43) lacked complete plumbing facilities for exclusive use by its residents, while ninety-nine (99) units, or eleven and eight-tenths percent (11.8%) of the total responding, lacked central heating systems and seventy-three (73) units or eight and seven-tenths percent [8.7%]) represented dwellings with a condition of over crowding as a result of having 1.01 or more persons per room within the unit.

Exhibit 26 details residential building permits authorized between 1980 and 1988. During that period, 31 building permits were issued; of those, 29 were for single-family dwellings. During that same period, one (1) unit was demolished.

The two highest years with regard to residential construction were 1986 and 1987, with 7 and 9 respectively. These two years generally were known as years that experienced a significant increase in residential construction due to various economic considerations and it is expected to diminish in 1990's.

Exhibit 24

Owner-Occupant Housing Costs As Percentage of 1979 Income

Borough of Ogdensburg

Income Range	Less than $5,000	$5,000-$9,000	$10,000-$14,999	$15,000-$19,000	$20,000 or more
Less than 20%	0	0	10	22	199
20% to 24%	0	0	10	25	93
25% to 34%	0	10	31	31	30
35% or more	46	33	15	12	20
Not Computed	0	0	0	0	0

Tenant-Occupant Housing Costs As Percentage of 1979 Income

Pompton Lakes

Less than 20%	0	0	0	9	27
20% to 24%	0	0	4	11	0
25% to 34%	0	0	0	0	0
35% or more	5	17	7	6	0
Not Computed	0	0	0	0	7

Source: U.S. Bureau of Census, 1980.

Exhibit 25

Housing Conditions
Borough of Ogdensburg
1980

Status of Plumbing Facilities	Number	Percentage
Having complete plumbing for exclusive use	794	94.8
Lacking complete plumbing for exclusive use	43	5.2
Status of Heating Equipment		
With central heating system	738	88.2
Without central heating system	99	11.8
Occupied Units by Persons Per Room		
1.00 or less	764	91.3
1.01 or more	73	8.7

Source: U.S. Bureau of Census, 1980.

Exhibit 26
1980 - 1988

Residential Construction
Authorized by Building Permits

Borough of Ogdensburg

Year	Total	Single-Family	2-4 Family	5+ Family	Demolitions
1980	1	1	0	0	0
1981	0	0	0	0	0
1982	2	2	0	0	0
1983	1	1	0	0	0
1984	1	1	0	0	0
1985	6	6	0	0	0
1986	7	7	0	0	0
1987	9	9	0	0	1
1988	4	2	2	0	0
TOTALS	31	29	2	0	1
1980-1988 Average	3.4	3.2	0.2	0	0.1

Source: New Jersey Residential Building Permits, 1980-1987. NJ Department of Labor, Division of Planning and research, Office of Demographic and Economic Analysis.

The Borough of Ogdensburg still contains a large amount of underdeveloped land, and at the present time there are two large, residential developments in the planning stages which would result in a ninety percent (90%) increase in housing units within the Borough. However, the recent economic downturn and other events, call into question whether either of these projects will materialize.

The additional vacant lands within the Borough are severely constrained by environmentally sensitive features and therefore, the majority of the future development will have to be closely reviewed as related to environmental protection.

COMMUNITY FACILITIES & INFRASTRUCTURES ANALYSIS

Community Facilities

4.1.1 Overview

A variety of community facilities that service the needs of Ogdensburg are delineated in Exhibit 27 - Existing Community Facilities Map. These facilities are scattered throughout the community and provide a variety of services as described herein.

4.1.2 Municipal Administration Functions

The Borough's Municipal building is located on Highland Avenue. The building was constructed in 1914 and presently provides offices for the Police Department, Planning and Zoning Department, Water Department, Board of Health, Building Inspector, Borough Clerk, Tax Assessor and Tax Collector and Mayor and Council.

In addition to the administrative offices, the building houses the Municipal Courtroom, which is also utilized for various public meetings.

The current building is becoming overcrowded and lacks adequate meeting space, particularly when Municipal Court is in session but it can generally still meet the needs of the Borough Government. There is a need for additional square footage to accommodate the Borough Clerk's office, the secretarial staff and the Planning and Zoning offices. A separate meeting room would be useful as a supplement to the Municipal Courtroom.

4.1.3 Police Department

The Borough Police Department is located within the Municipal Building on the second floor. The Department is currently comprised of six (6) officers, six of which are full time, and several dispatchers, all of whom are subcontracted through Sparta. The Department operates three (3) patrol vehicles and various law enforcement and communications equipment. There is no detention facility within the Department as the County Sheriff's office is utilized for such purposes.

Since Municipalities should generally provide two (2) police officers per one thousand (1000) residents, the force is currently at a sufficient size based upon the estimated 1990 population of two thousand seven hundred twenty-seven (2727) and the fact that six (6) officers are needed for 24-hour coverage.

4.1.4 Fire Department

The Borough Fire Department is located on Main Street (County Route 517). The building is comprised of three (3) garage bays and additional office and public meeting space, for a total of approximately twenty-two thousand (22,000) square feet. The Department currently operates three (3) pumper trucks and one (1) utility truck and Jaws of Life. At the present time, forty-eight (48) volunteer firefighters offer their services to the Department, which responded to approximately one hundred twenty-five (125) calls over the past two (2) years.

Since the Fire Department is operated strictly by volunteers, the number of individuals offering their services is sufficient at the present time. However, the turnover rate of such individuals is high and it is not uncommon to have periods of time where manpower is both optimum and deficient. Consideration should therefore be given to provide incentives for continued voluntary support.

Current needs of the Department are satisfactory with the addition of the new pumper truck and the adequate number of volunteers. Foreseeable needs may include the potential for an aerial ladder truck or platform truck. This addition would subsequently require appropriate storage space.

4.1.5 Public Works Department

The Borough's Department of Public Works is located on Brooks Flat Road. The facility is comprised of one (1) building with four (4) garage bays and (1) office and two detached storage barns. The Department employs four (4) full-time employees and operates numerous vehicles, including (4) dumptrucks with snow-plowing capability, (3) pickup trucks, one (1) front-end loader, one (1) broom sweeper, one (1) roller and several tractor mowers. This Department is also responsible for water utility, maintaining the parks, recreation facilities, as well as the roads.

Some standards suggest that municipalities should provide two and one-half (2.5) workers per one thousand (1,000) residents, however, this does not necessarily mean that two additional workers should be added. Other needs include an additional garage bay, one (1) additional storage barn for water utility purposes and a vacuum sweeper.

4.1.6 Library

There is no Municipal library located within the Borough of Ogdensburg. The residents of the Borough are entitled to use the main branch of the

Sussex County Library System which is in Frankford Township, or other branch locations, the closest of which is Franklin Borough. Additionally, the Borough residents are permitted to purchase a library card for use at the Sparta Township Library.

4.1.7 Parks and Recreation Department

The Borough's Parks and Recreation Department is jointly operated with the Department of Public Works. The responsibility of this Department with regard to Parks and Recreation is the maintenance of the following:

4.1.7.1

Ogdensburg Municipal Park located on Main Street adjacent to the Firehouse. This park is comprised of three (3) baseball fields, two (2) integrated soccer fields, two (2) tennis courts, one (1) basketball court, one (1) "tot lot/playground" and two (2) portable toilet facilities.

In general, this facility is in good condition with the potential to become an excellent facility if the following improvements are attained:

(1) New fencing for baseball fields;
(2) New goals for soccer fields;
(3) New and improved equipment for playground;
(4) Resurfacing and redefining of parking and access drives.

4.1.7.2

Heaters Pond located on Edison, Road is used extensively by residents in the summer and needs the following improvements for both safety and aesthetic purposes:

(1) Building should be refurbished and concrete roof replaced;
(2) Beach area should be reconstructed to prevent erosion;
(3) The bottom of the lake near the beach should be dredged and laid with sand;
(4) Pavilion and bathhouse need refurbishing (including fifteen (15) picnic tables and concrete outhouse).
(5) Re-route the waterflow to the dam by replacing culverts and repositioning them.

(6) Mechanical means to control outflow

4.1.7.3

Additional recreational facilities to be utilized by Borough residents can be located on the grounds of the Ogdensburg Municipal School. Such facilities include:

(1) A large field area with the potential for two (2) small baseball fields and one (1) multi-purpose field;
(2) One (1) new and modern "tot lot" which requires clearing and cleaning around it for safety purposes.

4.1.7.4

A well-kept, large baseball field is utilized and maintained by the Borough, but is located on property owned by the Zinc Mine at the corner of Plant Street and Bridge Street. Acquiring this parcel of land for the Borough would be optional to secure permanent facilities for future recreation.

4.1.8 Other

A United States Post Office is located in the Borough and although it is not a municipal service, it is a governmental function that can be included under the community facilities category. The municipal museum, located on the corner of Rt. 517 and Passaic, is a facility that is charged with preserving the history of the community, particularly those events and artifacts associated with the mining industry and the fire fighting efforts of Ogdensburg.

The Borough school system is comprised of one elementary K-8 school. Ogdensburg High School students attend Wallkill Valley High School in Hardyston as well as Pope John and Sussex Vo-Tech The K-8 facility had a 1990-91 enrollment of 372. It is anticipated that the enrollment may increase to 392 by 1994-95. Since the existing school capacity is 646, there is sufficient room to accommodate new students. The complete Long Range Facility Plan for the Ogdensburg School is attached as Appendix A.

Lastly Exhibit 27 also delineates the recycling center which is immediately adjacent to the firehouse. It should also be noted here that the recycling center is a key element in the Borough's efforts to comply with the New Jersey Statewide Mandatory Source Separation and Recycling Act.

4.2 Infrastructure

4.2.1 Utility Service

Utilities, for the purpose of this document, are defined as including electric, telephone, cable TV, potable water and sewage disposal facilities. The Borough's electricity needs are met by Jersey Central Power and Light. United Telephone provides telephone service and cable TV service is provided by Service Electric Cable TV. no natural gas service is available. In summary the electricity, telephone and cable TV needs of the community are being met and future growth can be accommodated as well.

All sewage disposal needs of the Borough are currently met by individual on site disposal systems. However, potable water is supplied via a municipal water system that currently pumps approximately 310,000 gallons of water per day, although the actual usage may be less because of leaks in the system. The system is apparently capable of producing up to 500,000 gallons per day but calculations, based on geologic formations in the Borough indicate that the safe yield of the system during drought conditions may only be approximately 372,000 gallons per day. A report prepared by the Borough Engineer in 1989 outlines the current conditions associated with the system and presents a strategy for ensuring that the system will be adequate in the future. The 1989 report evaluated the three existing wells that comprise the Borough system. That evaluation follows:

> Well No. 1 currently operates at 90 gallons per minute. The well permit indicates yields up to 250 gpm are possible. The fact of low yield may be due to inadequate size of the existing pump; thus it is unable to overcome the system pressure produced by the #3 well pump. Facilities do not include an emergency generator. Silt is reported when the back pressure on the pump is allowed to fall below 150 psi. New control panels were installed in 1980. The overflow valve on the backwash piping leaks. Well No. 1 runs 24 hours per day, which is not a recommended practice. This condition is a major operating concern as it indicated inadequate water supplies.
>
> Well No. 2 has been out of service for most of the past 10 years. This well only pumps 30 gpm with the #1 and #3 wells on line and 50 gpm maximum with the #1 well on line and the #3 well turned off. These low yields are due to the back pressure in the system when the other wells are operating. The existing pump is not sized adequately to overcome the pressure produced by the other well pumps. This well has been capable of yields of 85 gpm

in past solo operations. The well permit indicates yields up to 150 gpm are possible. The roof leaks and there is no chlorination equipment. The emergency generator has not run since the well was shut off. The battery is apparently dead.

Well No. 3 generally operates satisfactorily, the pump operates approximately 12 hours per day at about 215 gallons per minute. This is in excess of the 200 gpm yield shown on the well permit. Deficiencies reported at this well include a leaking pump shaft packing on the chlorine booster pump.

In summary, the water supply system has certain problems associated with it that must be corrected, especially if the Borough is going to absorb additional growth. Among those problems are the need for additional sources of water, increased storage capacity which is now only 105,000 gallons, and the upgrading or installation of over 401,000 linear feet of water mains needed to replace undersized pipes or eliminated dead ends. Exhibit 28 depicts the extent of the water supply system within the Borough as of 1990.

The sewage disposal picture in the Borough is one that has received a great deal of attention recent years. A draft wastewater management plan had been prepared in 1989 on behalf of the Borough by John Lehman, Consulting Engineer, but it has never been adopted. At one time consideration was given to acquiring excess sewage disposal capacity in the Sussex Count Municipal Utilities Authority (SCMUA) facility in Hardyston but the Borough has decided not to pursue that option. However, private developers may chose to pursue that option on their own in the future. As already noted, all sewage disposal needs in the Borough are accommodated by on-site subsurface systems. Most of those systems are functioning properly, however, the draft wastewater management plan identified a number of locations where systems have failed. A discussion regarding this matter is contained in that document follows:

> A detailed review of septic system problems over the past 10 years with the Sussex county Health Department indicates that there are two major areas of concern, Ogdens Hills and Marianne Estates. There were a total of 223 septic system problems reported to the Health Department during this period, of which 187 were in concentrated clusters. The distribution over time of these problems is fairly uniform at approximately 20 per year.
>
> Based on discussions with the Sussex County

Health Department there are currently three or four outstanding septic problems in the Borough related inadequate soils. Although the vast majority of all problem septic systems have been repaired, it is anticipated that additional problems will be encountered. And one of the major concerns is that when a problem occurs in connection with a small lot, finding a solution becomes difficult because of the limited amount of land area available on such lots.

4.2.2 Road Network

The 1979 Borough Master Plan indicates that there are 12.9 miles of roads within Ogdensburg and almost all are paved with oil and stone. The 1979 Master Plan contained a road inventory which is included herein as Exhibit 29. This inventory, which is still accurate, provides the following information for each road in the Borough - length in miles and feet, width, area, pavement type, existing ROW and proposed ROW.

In terms of jurisdiction, Main Street (Rt. 517) is the responsibility of Sussex County. All other roads are either the responsibility of the Borough or are private. No state or federal roadways exist within the Borough.

There are also a number of road rights of way that are in effect paper streets and do not actually provide vehicular access to any properties. Each of these "paper streets" should be evaluated to determine if any can be vacated.

Exhibit 30 - Traffic Considerations Map -identifies portions of the road network where problems and/or deficiencies exist. Specifically, that exhibit delineates those locations where sharp curves or limited sight distances exist. In addition several intersections are identified which are impacted by poor vertical or horizontal geometry. However, in general the road network is in good condition and for the most part meets the needs of the community.

EXHIBIT 29

ROAD INVENTORY

ROAD	LENGTH MILES	LENGTH FEET	WIDTH FEET	AREA SQ. YD.	PAVEMENT TYPE	R.O.W. Exist	R.O.W. Prop
Adams Drive	0.070	370	24	987	Oil & Stone	50	50
Arch Street	0.102	541	18	1,087	Concrete	40	40
Avenue "A"	0.104	554	21	1,293	Oil & Stone	40	40
Avenue "B"	0.052	276	21	644	Oil & Stone	33& 50	50
Beardslee Drive	0.339	1,791	30	5,970	Oil & Stone	50	50
Bridge Street	0.249	1,316	20	2,924	Oil & Stone	40	40
Brooks Flat Road	0.525	2,775	23	7,092	Oil & Stone	33	50
Brooks Flat Road	0.085	451	13	651	Oil & Stone	33	50
Cedar Court	0.085	451	30	1,503	Oil & Stone	50	50
Center Street	0.168	890			Oil & Stone	40	40
Church Street	0.042	223	25	619	Oil & Stone	40	40
Clark Street	0.102	542	25	1,506	Oil & Stone	33	33
Cork Hill Road	0.489	2,585	20	5,744	Oil & Stone	30	50
Edison Avenue	0.114	604	22	1,476	Oil & Stone	35	50
Edison Road	1,022	5,400	22	13,200	Oil & Stone	33& 35	50
Glenbrook Road	0.395	2,090			Oil & Stone	50	50
Grant Terrace	0.126	670			Oil & Stone	50 & 60	50
High Street	0.386	2,040	20	4,533	Oil & Stone	40 & 50	50
Highland Avenue	0.113	600	25	1,667	Oil & Stone	50	50
Highland Avenue	0.066	351	20	780	Oil & Stone	20	20

Source: 1979 Ogdensburg Master Plan

EXHIBIT 29

ROAD INVENTORY

ROAD	LENGTH MILES	LENGTH FEET	WIDTH FEET	AREA SQ. YD.	PAVEMENT TYPE	R.O.W. Exist.	R.O.W. Prop.
Jefferson Drive	0.349	1,845			Oil & Stone	50	50
Kennedy Avenue	0.249	1,316	20	2,924	F.A.B.C.	40	50
Kennedy Avenue	0.544	2,876	20	6,391	Oil & Stone	33& 50	50
Lesko Terrace	0.134	708			Oil & Stone	50	50
Lincoln Avenue	0.351	1,857	22	4,539	Oil & Stone		
Madden Avenue	0.111	588	20	1,307	Oil & Stone	40	40
Madison Drive	0.341	1,802	26	5,206	Oil & Stone	50	50
Meadow Road	0.039	210			Oil & Stone	40	40
Marianne Terrace	0.083	439			Oil & Stone	50	50
North Clark Street	0.247	1,309	18	2,618	Oil & Stone	30& 33	33
Ogden Way	0.181	960	30	3,200	Oil & Stone	50	50
Passaic Avenue	0.637	3,367	22	8,230	F.A.B.C.	33	50
Passaic Avenue	0.224	1,183	22	2,892	Oil & Stone	50	50
Plant Street	0.919	4,853	22	11,863	Oil & Stone	33& 50	50
Plaskon Terrace	0.096	512	25	1,422	Oil & Stone	50	50
Predmore Road	0.239	1,265	16	2,249	Oil & Stone	30	50
Pvt.Bettino Drive	0.390	2,064	30	6,880	Oil & Stone	50	50
Pvt.Bullmer Drive	0.080	427	30	1,423	Oil & Stone	50	50
Pvt.Willis Drive	0.130	688	30	2,293	Oil & Stone	50	50
Richard Street	0.167	885	18	1,770	Oil & Stone	50	50

EXHIBIT 29

ROAD INVENTORY

ROAD	LENGTH MILES	LENGTH FEET	WIDTH FEET	AREA SQ. YD.	PAVEMENT TYPE	R.O.W. Exist.	R.O.W. Prop.
Richardsville Road	0.397	2,100	26	6,067	Oil & Stone	50	50
Ridge Court	0.054	289	30	963	Oil & Stone	50	50
Roosevelt Drive	0.353	1,865			Oil & Stone	50	50
Sgt. Hadowanetz Drive	0.284	1,504	30	5,013	Oil & Stone	50	50
Short Court	0.063	335	30	1,117	Oil & Stone	50	50
Spring Street			19		Oil & Stone	50	50
Sterling Parkway	0.117	623	18	1,246	Oil & Stone	20	30
Thomas Place	0.109	578			Oil & Stone	50	50
Wallkill Terrace	0.136	723	30	2,410	Oil & Stone	50	50
Washington Drive	0.180	953	30	3,177	Oil & Stone	50	50
Wausau Street	0.136	724	24	1,931	Oil & Stone	40& 50	40& 50
Willis Avenue	0.102	540	16	960	Oil & Stone	50	50
Wilson Drive	0.335	1,770	30	5,900	Oil & Stone	50	50
Yurchak Road	0.289	1,526	17	2,882	Oil & Stone	20	50

5.0 NATURAL FEATURES ANALYSIS

5.1 Overview

The natural features of a community often dictate the amount of development that can be absorbed and where that development will be located. In the past, technical limitations allowed natural constraints to influence the development patterns within a community. However, as technical advances produced the mechanisms by which the natural landscape could be easily rearranged and redesigned, the natural limitations of the environment became less constraining. Today, however, we recognize that it is often best to recognize the limitations that exist within the natural environment and take our cues from those limitations as man-made features are added to the landscape. In very simple terms, if the natural features and inherent limitations that exist within a community are ignored, a price will be paid at some point in the future for ignoring those limitations. That price can include erosion, water quality impacts, destruction of wildlife habitat and increased property damage due to flooding. On the other hand, if new development is designed with nature in mind, the man-made and natural environments can often complement each other in a way that enhances the quality of life for the entire community. The first step in encouraging this approach is to inventory and analyze the natural features of a community. That is the purpose of this section. The 1979 Master Plan contains a chapter (Chapter II) entitled Resource Inventory, which is divided into three parts: Surficial Geology, Surface Hydrology and Subsurface Geology. In addition, two maps accompanied this chapter: Plate II Natural Features and Plate III Geologic Features. Neither of which is included here.

5.2 Soils

The first portion of Chapter II of the 1979 Plan relies almost solely on existing soil conditions to assess various development limitations that exist within Ogdensburg. This is a standard and acceptable approach, especially in a community that relies entirely on subsurface sewage disposal system. This section also evaluated the flood hazard conditions in the community. The flood hazard information was derived from the Flood Hazard Boundaries Map for Ogdensburg, which was prepared by the US Department of Housing and Urban Development in 1984.

In terms of the existing soils in the community, there obviously have not been any changes since 1979. There are 15 specific soil types that can be found in Ogdensburg and their primary characteristics are listed in Exhibit 31. A more detailed description of each soil type can be found in the Soil Survey of Sussex County prepared by the US Department of Agriculture.

Exhibit 31

SOILS

SYMBOL	SOIL SERIES	CHARACTERISTICS
Ar	Alluvial Land	Depth of water table: frequent high water at surface
Pw	Preakness Sandy Loam	Depth of water table: seasonal high water table at surface
Wo	Whitman Extremely Stony Sandy Loam	Depth of water table: seasonal high water at surface
BrA	Braceville	Depth of water table: 1 1/2 to 3 feet
HmB/HnB	Hibernia	Depth of water table: perched at 1/2 to 1 1/2 feet
PvA	Pompton	Depth of water table: 1 to 2 feet
RrD/RoD	Rock Outcrop Rockaway Assoc.	Percent Rock Outcrop: 70-90%
WaD	Wassaic - Rock Outcrop Assoc.	Percent Rock Outcrop: 20-35%
WmC	Wassaic Silt Loam	Depth to bedrock: 2 feet
OtD	Otisville	Depth to bedrock: Greater than 10 feet
Rob/Roc	Rockaway	Depth to bedrock: Greater than 4 feet
WiC	Washington	Depth to bedrock: Greater than 5 feet
HgE	Hazen	Well drained, few limitations
PaB/Pad	Palmyra	Well drained, few limitations
RhB	Riverhead	Well drained, few limitations

As indicated in Exhibit 31 many of the soils in Ogdensburg have severe constraints associated with them. These constraints are related to high water table conditions or shallow depth to bedrock. Either of these constraints can have a significant impact on the installation of a subsurface sewage disposal system. Exhibit 32 entitled Soils and Environmental Constraints Map, delineates the location of the various soil types in the Borough and groups the soils into two categories. The first soils category, groups together those soils that have severe limitations associated with them because of frequent flooding or high water table conditions. Most of those soils are located within an area bordered by Main Street on the east and Plant Street to the west. This is the portion of Ogdensburg through which the Wallkill River flows. The second category groups together those soils that have severe limitations associated with them because of bedrock conditions and/or steep slopes. These soils are associated primarily within the rugged terrain located along the western and eastern boundaries of the community. The balance of the community consists of well drained soils that have few limitations.

5.3 Wetlands

The 1979 Plan also briefly discussed wetlands in the Borough. However, in 1979, the US Department of the Interior National Wetlands Inventory (NWI) Maps were not available. Exhibit 33 entitled Wetlands Map delineates the wetland areas in the Borough based on the information contained in the NWI Maps, as modified, by field observations. These modifications, for the most part, involved deleting the wetland designation in areas that have been disturbed and filled, in order to accommodate existing development. Exhibit 33 also delineates the flood hazard areas in the Borough.

The wetlands in Ogdensburg are located primarily in the vicinity of the Wallkill River and the Heater's Pond area. The specific types of wetlands present in the Borough are listed in Exhibit 34.

5.4 Surface Hydrology & Slopes

The second part of Chapter II of the 1979 Plan is entitled Surface Hydrology. That section discusses the importance of evaluating various factors that affect surface runoff. In summary, those factors include slopes, vegetation and the hydrologic condition of the soils. Slopes, obviously, have a direct effect on the rate of runoff. Vegetative cover together with hydrologic conditions such as moisture content, organic content, temperature, etc., can affect both the rate and amount of runoff. The 1979 Plan contains a map entitled Geologic Features (Plate III), which delineates slopes between 15% and 25% and slopes greater than 25%. These slopes were apparently calculated by using the 20' contour intervals found on the USGS Quadrangle Map which

included Ogdensburg. In this document, Exhibit 32 groups together soils that generally have slopes in excess of 15%. Specifically, those soils that contain a D or E at the end of the soil symbol are included in this grouping. The D category includes soils which generally have slopes within the 15% to 25% range and the E category includes those that generally have slopes over 25%. Of course, it must be noted that these areas do not contain uniform slopes of 15% or greater. Given the varied terrain that exists within Ogdensburg, there are plateau area and less severe slopes interspersed throughout these areas. However, for the most part, these areas are the more rugged portions of the Borough and the slope conditions present major problems related to access and development potential. Not surprisingly, most of the existing development within the Borough has avoided these steep slope areas, primarily because of the site development costs associated with areas like these.

5.5 Geology & Hydrogeology

The last portion of Chapter II in the 1979 Plan is entitled Subsurface Geology. Plate III of the 1979 Plan, which was previously referenced herein, delineates the subsurface geologic formations that exist within the community. The specific formations found within Ogdensburg and the amount of acreage associated with each is listed in Exhibit 35.

In addition, approximately 321 acres or 22% of the Borough consists of Stratified Glacial Drift deposits. These deposits date to the end of the last ice age and are visually an excellent source of potable water.

The primary reason for including information about the subsurface geology in a community master plan, related directly to the groundwater capabilities associated with each formation. The proposed wastewater management plan presented a table which delineated the water supply capabilities of each geologic formation. That table is presented herein as Exhibit 36. The 1979 Plan also presented a description of the capabilities of each formation, which is reproduced as follows:

KITTATINNY LIMESTONE

The Kittatinny Limestone formation has no primary porosity or permeability. Groundwater has to move through joints, fractures and solution cavities within the rock. The solution cavities or channels are distributed in an irregular pattern which is difficult to predict. Wells which intercept a solution channel can produce a large quantity of water. On the other hand, wells which encounter relatively unfractured limestone or dolomite, will have low yields.

Exhibit 34

WETLANDS

Symbol	Description
P FO/SS 1	Palustrine, forested, scrub/shrub, broad leaved deciduous
P SS1/EM	Palustrine, emergent, scrub/shrub broad leaved deciduous
P SS1	Palustrine, scrub/shrub, broad leaved deciduous
P FO1	Palustrine, forested, broad leaved deciduous
L1 OW	Lacustrine, Limnetic, open water

Exhibit 35

GEOLOGICAL FORMATIONS & ACREAGE

Formation	Acres Per Formation
Precambrian Gneiss	584
Kittatinny Limestone	304
Franklin Limestone	191
Hardystone Quartzite	29

Exhibit 36

WATERSHED GROUNDWATER BUDGET

Geological Formation	Total Ground Water Budget Normal Gal/day	Total Ground Water Budget Drought Gal/day/acre	Total Acres	Water Budget Normal Gal/day	Water Budget Drought Gal/day
Precambrian	310	160	584	181,040	93,440
Kittatinny Formation	1,100	390	304	334,400	118,560
Franklin Limestone	310	160	191	59,210	30,560
Hardystone Quartzite	310	160	29	8,990	4,640
Stratified Drift	1.100	390	321	353,100	125,190
Totals			1,429	936,740	372,390

Groundwater in the Kittatinny formation is found under both water table and artesian conditions. The most successful wells have intersected large caverns between 50 and 300 feet. Below 600 feet, the chances of obtaining a good supply from the Kittatinny formation is generally slight. Municipal wells drilled in the Kittatinny formation in the Borough, have yields of 200 gallons per minute or more.

FRANKLIN LIMESTONE

The well data available for the Franklin Limestone formation pertains to wells drilled north of the Borough in Hardyston Township and the Boroughs of Franklin and Hamburg. The domestic well yields within these three municipalities ranges from 70 gallons per minute (g.p.m.) to 1 1/2 g.p.m. with an average of 19 g.p.m. and a median of 18 g.p.m.

The Franklin Limestone is a precambrian rock which is white crystalline marble which may have high yields, however, the water is extremely hard.

PRECAMBRIAN GNEISSES

These Precambrian Rock Formations are the oldest formations and are considered to be the basement rock because they underlie all younger formations. The Precambrian Gneisses are hard, crystalline, resistant metamorphic rocks with poor ground water yields. The domestic well data available indicates yields from 75 g.p.m. to 1/2 g.p.m. can be expected and that the average well yield is 11 g.p.m. and the median yield is 7 g.p.m.

HARDYSTONE QUARTZITE

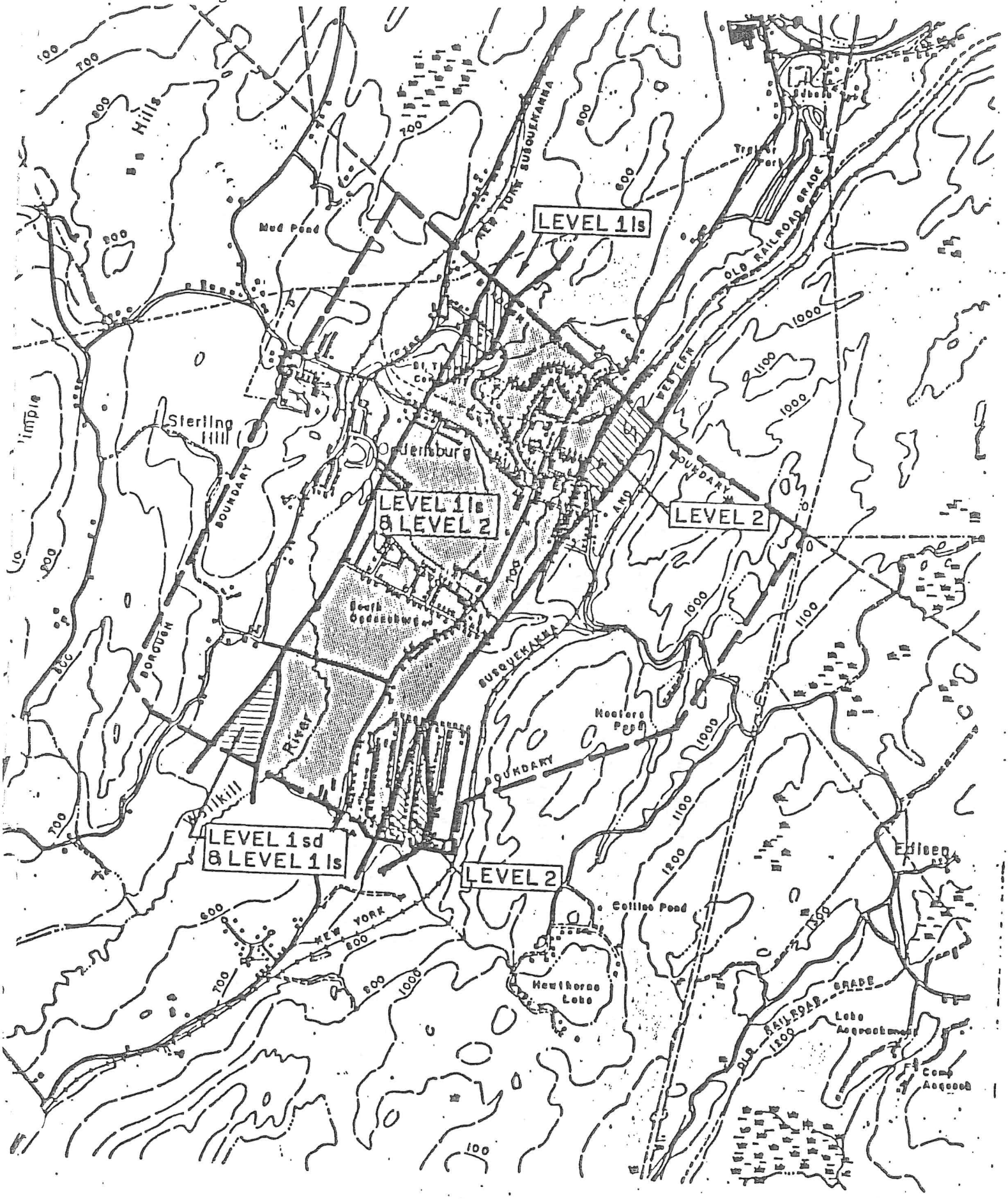
The Hardystone Quartzite is of the Cambrian Age and has the same hydrologic characteristics as the Precambrian Formation. The available well data included the Hardystone Quartzite with the unweathered Precambrian Gneisses.

Exhibit 37 (which was included in the proposed wastewater management plan as Plate 4) shows the major aquifer areas within the Borough and the level of protection recommended in the Sussex County Groundwater Management & Protection Manual. The Level 1ls area in the highest protection level recommended and is the Kittatinny formation. There are also areas of Level 1sd which is Stratified Drift and a small section at either end of the Borough of Level 2 protection. The various levels of protection are explained in Appendix D. The proposed wastewater management plan also contained a description of the Stratified drift acquifer within the Borough and that description follows:

The most significant aquifer formation that

ACQUIFER PROTECTION MAPPING
Ref.: Sussex County Groundwater Management Areas

Exhibit 3



underlies the Borough of Ogdensburg is an unassociated minor aquifer running north-south parallel to County Route 517. The aquifer passes underneath the Borough along a path that has a termini in Franklin Borough and Sparta Township. There are 350 acres of this aquifer of moderate yield in Ogdensburg, however. About 25 acres of an associated minor aquifer originating in Sparta lies under Ogdensburg as well.

And that same document contained a description of the Carbonate Rock Aquifer within the Borough and that description follows:

> A thin band of Kittatinny Limestone bisects Ogdensburg, occupying an area around 500 acres. The deposit consists of the Allentown member sandwiched between two Leithsville members, and is around 2,000 feet wide.

5.6 Vegetation & Wildlife Habitat

The 1979 Plan did not discuss vegetation in any great detail. At the community master plan level, vegetation, coupled with soil type, is important in assessing the wildlife habitat value of selected areas within a community. In Ogdensburg, there are still large tracts of undeveloped acreage which serve a wildlife habitat function. Although developed individual lots within a community can provide valuable wildlife habitat as well, from the community master plan level, it is the large undeveloped tracts that are the most significant. Major forested areas still remain in Ogdensburg particularly adjacent to the Wallkill River, the Heater's Pond area and the area west of Predmore Road and Plant Street, which account for approximately 8,500 acres. These areas can be described as follows:

> The upland forested areas within Ogdensburg are not substantial in terms of acreage because of the limited size of Ogdensburg itself. However, these upland forested areas, which exist primarily along the eastern and western borders of the community, connect with contiguous forest lands in Sparta and Hardyston, thus making the Ogdensburg acreage more valuable than it would be if it were simply isolated pockets of woodland. These forested areas are the same as most woodlands that are found throughout Sussex County and the upper portions of Morris and Passaic counties. They are predominantly of a mixed oak character with a variety of smaller deciduous trees comprising the under story. Clusters of hemlocks can also be found in a number of locations and occasional clusters of other evergreen species (spruce, fir, pine etc.) exist as well. A more detailed analysis of the type of upland forest vegetation found in Ogdensburg as well as other Sussex County Communities can be found in Vegetation of New

Jersey by Robichaud and Buell. Suffice it to say that Ogdensburg like the rest of northern New Jersey contains little if any primeval vegetation since these forested areas have been cut over more than once in the last 200 years. However, much of the existing forested areas within Ogdensburg contain specimens that are in the range of 50-100 years old so this acreage, for the purpose of this report, can be described as mature forest.

In addition to the upland forested areas, Ogdensburg also contains some lowland or wetland forest acreage. These forested areas are somewhat different from the upland areas in terms of their composition, containing species such as ash, maple and black gum with a much more varied under-story consisting of spicebush, witch hazel, skunk cabbage etc. Again, a more detailed description of lowland forest can be found in the Robichaud and Buell book.

The specific habitat functions that these areas serve, vary from location to location. It should also be emphasized that no original wildlife research or field studies were conducted in connection with this report. However, based on studies that have been done in Sussex County as well as information contained in the Sussex County Soil Survey, the wildlife habitat conditions within Ogdensburg can be summarized as follows.

Evidence indicates that irrespective of its small size, Ogdensburg contains a variety of wildlife. The forested acreage is prime habitat for both large and small mammals, particularly deer, raccoon, rabbit, fox, skunk, woodchuck and other species. The wetlands area undoubtedly provide habitat for a variety of ducks and geese as well as muskrat and beaver. And in addition, a variety of birds such as ruffed grouse, woodcock, thrushes, woodpeckers and various other upland and lowland species can be found within Ogdensburg. Based on other studies conducted throughout New Jersey, it would not be surprising to find that between 50 and 75 species of birds exist within the Ogdensburg boundaries during the course of a year. Finally, a review of the soil types present in Ogdensburg indicates that several soils such as the Whitman series, and the Alluvial land adjacent to the Wallkill River are highly rated in terms of the wildlife habitat characteristics required by various wetland species. Other soils within Ogdensburg such as the Washington and Rockaway series have the characteristics required for good upland habitat, while some areas, such as rock outcrop locations, are rated as poor to very poor for upland or wetland habitat.

The New Jersey Department of Environmental Protection has mapped areas throughout New Jersey

where Rare or Endangered Species are known to management plan, reproduced herein as Exhibit 38 delineates those areas where such species exist within Ogdensburg.

THREATENED OR ENDANGERED SPECIES

— Ref.: NJDEP Division of Fish & Game —

EXHIBIT 38



The shaded areas indicate possible threatened or endangered species habitat.

6.0 THE LAND USE PLAN

6.1 The 1979 Plan

The 1979 Borough Master Plan contains a chapter (Chapter IV) entitled "Future Land Use Plan". This section outlines, in some detail, the various residential and non-residential land use districts that were deemed appropriate for the Borough in 1979. The 1979 document stresses that the Future Land Use Plan Map, which is included herein as Exhibit 39 was based, in part, on:

> "The inherent limitations imposed by the natural capacity for development which is presented in the Natural Resource Inventory. The Future Land Use Plan has also considered other elements such as available potable water, circulation, existing land uses and unique scenic and natural features."

The 1979 Future Land Use Plan specifies four residential districts which account for 1,126 acres, two retail/service commercial districts accounting for 51 acres and two industrial districts which total 206 acres. The 1979 Plan then, was heavily weighted in favor of the residential category. The estimate is provided in the 1979 Plan that, based on the proposed densities of the acreage designed for residential use, the Borough could ultimately, accommodate 4,100 residents.

In addition to the land use districts that were formulated and depicted in the 1979 Plan, that document also outlined seven specific goals that were to be pursued. Those goals are listed as follows:

1. To encourage the regeneration of the Borough Center business district. Establish programs to encourage civic cooperation in solving commercial district problems such as parking, sidewalks, etc.

2. To cultivate the development of idle light and heavy industrial lands within the Borough.

3. To protect the quality of the environment and particularly the conservation of the Heater's Pond area and its drainage area. The Borough should consider acquisition of additional lands within the Heater's Pond watershed area.

4. To limit the further development within the flood plains of the Wallkill River.

5. To provide for safe and convenient traffic circulation and parking within the community.

6. Establish a civic center for library, recreation and senior citizens services.

7. Provide a municipal complex including a garage.

6.2 1979 Future Land Use Plan & 1988 Zoning Map Comparison

A comparison of the 1979 Future Land Use Plan and the current Zoning Map of the Borough Exhibit 40 (last revised 10/24/88) indicates that the two maps are similar but not identical. The similarities and differences can be summarized as follows:

6.2.1 East of Main St. (Rt.517) the Future Land Use Plan & Zoning Map are virtually identical. There are only three differences:

A) The Commercial-Retail District located to the south of Grant Terrace is much larger in the Future Land Use Plan than it is on the Zoning Map.

B) On the Zoning Map a large Commercial-Retail District exists between Richard St. & Highland Ave. No such district is depicted in the Future Land Use Plan.

C) A few minor discrepancies exist in connection with the Business Center District. This district encompasses a larger area on the Zoning Map that it does on the Future Land Use Plan.

6.2.2 West of Main St. (Rt.517) there are a number of differences but for the most part the two maps are generally consistent. An analysis of the two maps follows:

A) The configuration of the two Light Industrial districts south of Passaic Ave. are essentially identical on the two maps. The same is true of the R2 district which encompasses the Kennedy Ave./Beardslee Hill Dr. area. The R2 districts in the vicinity of Bridge St. and Avenue A & B are also identical on the two maps as is true of the R1 district south of Ave. A

and the R1 area in the vicinity of Wausau and Arch Streets. Likewise, the R3 area which encompasses the elementary school and some acreage to the west of the school are identical on both maps. And only a minor discrepancy exists in connection with the Business Center district which fronts on Main Street.

B) The R3 district located on both sides of Brooks Flat Rd. is essentially the same on both maps but the Zoning Map contains an intrusion into this R-3 area which is not included on the Future Land Use Plan. Specifically the Zoning Map included an L shaped Commercial Retail District which extends along Rt. 517 and on the north side of Brooks Flat Rd. the Future Land Use Plan only depicts this Commercial district along Rt. 517 not on Brooks Flat Rd. A similar situation exists in connection with the R1 district in the vicinity of Richardsville Road and Glenbrook Rd. the configuration of this district is essentially the same on both maps, except that on the Zoning Map a Commercial Retail district is included along the frontage of Rt. 517. This commercial district was not included on the Future Land Use Plan.

C) The major difference between the two maps exists west of Plant St. and north of Passaic Ave. The district configuration on the Future Land Use Plan with respect to this area, is much less fragmented than the district configuration contained on the Zoning Map. This area, on the Future Land Use Plan is essentially divided into three districts - the RR district, in the southwest corner of the Borough, the Manufacturing District on the west side of Plant St. (and to a limited extent on the east side of Plant St.) and the R1 district stretching from Center St. to the Franklin Borough Boundary.

The Zoning Map is substantially different with respect to these three areas. The RR district has been modified with a portion of that

district now also including an R4 overlay zone which allows townhouse development. The Manufacturing District has also been modified with the bulk of that district also including the aforementioned R4 overlay zone. However, four areas remain zoned for manufacturing uses only and do not allow townhouse development. Those areas are located adjacent to the western end of Brooks Flat Rd., at the intersection of Bridge St. & Plant St., adjacent to Cork Hill Rd. and in the northwest corner of the Borough.

The R1 district between Center St. and the Franklin Boundary is divided into three zones, R1, R2, & LI, on the Zoning Map with the central portion of this area now being designated R2, which allows townhouse development. A small Light Industrial District is located adjacent to Kennedy Ave. and the remainder of this area remains R1.

In summary, the 1979 Future Land Use Plan and the current Zoning Map are not identical but are substantially similar. The major difference between the two maps is that the zoning map allow for townhouse development throughout the western part of the Borough which was not contemplated in the 1979 Plan. It is important then that the 1990 Master Plan and the current Zoning Map be brought into better harmony than currently exists. How this should be done will be explained in the next section.

6.3 Goals and Objectives

6.3.1 Overview

This portion of The Master Plan is intended to clearly enunciate what is hoped to be accomplished through the preparation and adoption of this document. Previously, the goals and objectives of The 1979 plan were discussed and evaluated. Many of those goals and objectives are still relevant but obviously changing conditions have necessitated some modifications. Furthermore, it was decided to use a somewhat different format in presenting the goals and objectives although many of the items included herein are similar in

content to what had been included in the 1979 Plan.

6.3.2 Goal #1 Protect the Environmentally Sensitive Portions of the Borough
Objectives:

6.3.2.1 Delineate those environmentally sensitive areas that should be protected.

6.3.2.2 Reduce zoning densities based on environmental constraints.

6.3.2.3 Enact controls which will minimize the disturbance of steep slopes, wetland areas, flood hazard areas, selected wildlife habitats and aquifer recharge areas.

6.3.3 Goal # 2 Meet the Housing Needs of the Community
Objectives:

6.3.3.1 Continue to improve the code enforcement capabilities of the Borough.

6.3.3.2 Provide zoning districts that will allow single-family residential development, with attendant lot sizes sufficient to support on-site subsurface wastewater disposal systems.

6.3.3.3 Comply with the requirements of the New Jersey Council on Affordable Housing .

6.3.4 Goal #3 Ensure That the Infrastructure Needs of the Community Are Met
Objectives:

6.3.4.1 Maintain and upgrade the road network as budgetary constraints permit

6.3.4.2 Upgrade the potable water supply system.

6.3.5 Goal #4 Maintain the Small Town Character of the Borough

Objectives

6.3.5.1 Acknowledge the presence of existing higher-density residential, but not to encourage any new residential development in excess of 1 to 1.4 dwelling units per acre that will alter the pastoral character of the Borough.

6.3.5.2 Locate non-residential uses where traffic impacts can be handled adequately and where adequate provisions can be made for groudwater recharge, wastewater management and control of stormwater runoff impacts from impervious surfaces.

6.3.5.3 Encourage the proper maintenance, restoration and upgrading of older homes in the community, possibly through the use of five-year property tax incentives for substantial rehabilitation, as well as community design standards for new infill construction so that neighbor hood character is preserved and enhanced.

6.3.5.4. Revitalize the Main Street Business District through the tightening zoning standards to guard against undesirable land uses.

6.3.6 Goal #5 Strengthen the Ratable Base of the Community

Objectives:

6.3.6.1 Continue to encourage the development of non-residential land uses in appropriate locations.

6.3.6.2 Encourage commercial recreation uses in the Borough, especially any such opportunities that might be associated with the Zinc Company property.

6.3.6.3 Determine how the anticipated increase in traffic on Rt. 517 which may result from the completion of the Sparta bypass, can benefit the Borough.

6.4 The 1991 Land Use Plan

The proposed Land Use Plan contained herein and identified as Exhibit 41, is based on many of the same factors that supported the 1979 Plan. given the fact that many of the factors and assumptions that existed in 1979 have not changed, it follows that the 1991 Land Use Plan is not radically different than the 1979 document or the 1988 Zoning Map. However, there are a number of changes which are worthy of some discussion and those changes are described below.

It should be noted that based on the provisions of the NJ Municipal Land Use Law, the 1991 Land Use Plan should be reexamined in 1997 and at that time judgement will be made about its adequacy. Unlike in previous years, a land use plan is not now expected to look substantially beyond the six year time frame specified in the NJMLUL. However, it is essential that the land use planning and regulation documents of the Borough be reviewed at that time, otherwise they may become quickly outdated.

A summary description of Exhibit 41 follows:

The 1991 Land Use Plan incorporates a number of changes that reflect the goals and objectives outlined in section 6.0. These changes for the most part relate to the undeveloped acreage in the Borough. The planning goals for the developed portions of Ogdensburg remain essentially unchanged, in concept, from the 1979 Plan or the 1988 Zoning Map although there are changes in the terminology used.

See 1999 Reexamination Report Appendix for explanation of 1999 revisions to Exhibit 41.

Another change involves the former M (Manufacturing) and LI (Light Industrial) Zones. The new designations are IC (Industrial/Commercial) and LIC (Light-Industrial/Commercial). Both of these Zones are intended to permit a variety of industrial and commercial uses that will be compatible with the Ogdensburg environment and will not negatively impact the neighborhoods surrounding them. However, there are intended to be certain differences between the two districts that should be noted. First, the LIC will not permit manufacturing operations that involve the processing of materials. The emphasis in this Zone will be on assembly operations, office uses and retail commercial facilities. In contrast, the IC District will allow warehousing and manufacturing operations, but not those that are generally classified as heavy industrial and all manufacturing operations will, of course, have to meet various performance and emissions standards so that there will be no negative impact on the Ogdensburg environment. Office uses will be allowed in the IC as they are in the LIC District and the IC District will also allow, as a conditional use, commercial recreation activities that focus on the former mining operations, which previously existed in the Borough, other historical events and activities associated with the Borough or other uses that relate to the aforementioned items. The IC will also allow, as a conditional or accessory use, retail commercial activities that are associated with any of the principal uses.

This general category ((M, IC, LIC, etc.) has probably been the subject of the most map changes, with a Manufacturing district adjacent to Passaic Avenue, being eliminated in its entirety and a new LIC area added in the vicinity of Passaic avenue, between Cork Hill Road and Kennedy Avenue. This new LIC area replaces a former residential zone. In addition, a new LIC District has been added in the vicinity of Brooks Flat Road and Plant Street. The remaining LIC and IC areas generally follow the configurations of the M &

LI Zones that they are replacing. The map changes that have occurred in this category, were generally decided by a closer analysis of topographic conditions and other natural features; property line locations; access considerations and the land development pattern in the surrounding area. A further change involving the M District, is that the R-4 Overlay District contained on the 1988 Zoning Map will no longer be an overlay zone coupled with that district (which is now designated as R-100).

With respect to the residential districts and the contemplated densities, the designations have been reorganized and defined as follows:

SYMBOL	DESCRIPTION	MIN. LOT SIZE
R-10	Single Family Residential	10,000 sq. ft.
R-15	Single Family Residential	15,000 sq. ft.
R-30	Single Family Residential	30,000 sq. ft.
R-40	Single Family Residential	40,000 sq. ft.
R-100	Rural Residential	100,000 sq. ft.

In terms of a comparison with the 1988 Zoning Map, the R-2 areas correlate to the areas now designated R-10, the R-1 areas are essentially the same as the R15 areas, the R-3 areas are similar to the areas delineated as R40 and the R30 designation is new and includes areas that were designated R-1, R-2 and R-3.

The former RR zone now the R-100 district has been modified somewhat in terms of its configuration, but not in terms of the allowable density and it still contains a multi family provision which allows up to 4 dwelling units per acre. However, the number of units permitted is determined after the environmentally sensitive acreage is subtracted. In terms of specific map changes , the RR area in the vicinity of Predmore Road, will now be an R40 District and the RR area west of the New York, Susquehanna & Western rail line, has been reduced in size with the privately owned acreage in this area designated R-100 but with the publicly owned lands now placed in a new district known as the PC or Public Conservation District. This new district will be discussed at the end of this section. The 1991 Land Use Plan also

contemplates the use of a density averaging approach whereby lots in the R30, R40 and R100 districts could be smaller than normally permitted provided the overall density complies with the district requirements and the minimum tract size is 15 Acres.

The BC or Business Center District designation will now be known as the Borough Center District and a large number of properties fronting on Main St. are now included in that district that were not so included on the 1988 Zoning Map. The BC District will be limited to the area between the Franklin boundary and Highland Avenue and will encompass both sides of Rt. 517. The non residential uses will be limited to retail/service commercial and office uses. Gas stations will not be allowed. Industrial type uses will be prohibited, dimensional requirements will be held to an absolute minimum and shared parking will be permitted. The 1991 Plan also recognizes that the Borough Center will probably evolve into an area consisting largely of multi family residential structures with some retail commercial and professional offices still remaining. Although the 1991 Plan accepts this evolution as inevitable, Section 11.0 outlines how this evolution can occur so that it will benefit the Borough.

The C-R or Commercial Retail District locations have been modified somewhat, but it is still intended that this district still primarily accommodate retail and service commercial uses, offices and that public and quasi public uses be allowed as conditional uses. The minimum lot size should be 20,000 sq. ft. for individual retail and service commercial uses and two acres for a planned shopping center. Public and quasi public uses should have a minimum lot size requirement of .75 acres.

It was decided, for purposes of clarity, to establish a new land use district that would clearly indicate the location, in the Borough, of those major tracts of land that are publicly owned and are likely to remain so. Three locations have been so designated, they are: the Heater's Pond area, the Borough recreation complex (located adjacent to Main Street) and the Board of Education property (also located adjacent to Main Street). Other publicly owned land such as the municipal building or the lands surrounding the DPW facility, were not placed in the P District for one of two reasons. For example, in the case of the municipal building, the property

involved is relatively small and the intent is to allow public facilities as permitted uses in all of the land use districts. This is in contrast to the Heater's Pond acreage, which is substantial in size and, to continue to designate this area as residentially, conveys a misleading impression that this land is available for residential use when, in fact, it is not. The same is true for the Board of Education property and the Borough recreation complex adjacent to Main Street. By making this change, the Borough's policy regarding the future use of these properties is clear. However, it should be noted that if changing that policy would be in the best interests of the community at some point in the future, then the Planning Board and Borough Council can make whatever changes are necessary.

Finally, as noted, the DPW acreage has not been placed in the PC District. The reason for this is that a substantial portion of that site is not needed for public purposes. Therefore, given its location, the decision was made to place it in the LIC District, since it will be in the best interests of the Borough to encourage the use of that property for industrial or commercial purposes.

In summary, the 1991 Land Use Plan contains several key changes which are intended to enhance the Borough's growth management capabilities. Although the change in terminology makes an exact comparison difficult, Exhibit 42 provides acreage figures per land use category for both the 1988 Zoning Map and the 1991 Land Use Plan.

EXHIBIT 42

Acreage Comparisons

1991 Land Use Plan		1988 Zoning Map	
CCR	23	--	--
RMF	32	R-4	128*
R-10	50	R-3	270
R-15	328	R-1	365
R-30	93	R-3	270
R-40	234	--	--
R-100	228	RR	375
BC	19	BC	14
IC	81	M	168
CR	18	CR	45
LIC	144	LI	62
PC	179	--	--
	1,429		1,429

* This figure is not included in the total Since the R-4 District is an overlay zone and this acreage is already included in the RR and M totals.

NOTE: - The 1988 Zoning Map categories have been placed next to the equivalent categories contained in the 1991 Land Use Plan.

- Adjustments were required in some of the figures due to differences in the base maps that were used.

7.0 THE HOUSING PLAN

7.1 Fair Share Determination

In determining a municipality's fair share allocation of low and moderate income housing there are several analytical methodologies that can be applied utilizing the most current available demographic, income, housing characteristics and employment data. The methodology utilized herein is set forth in the Fair Share Housing Criteria and Guidelines (NJSA 52:27d-301 et seq.) promulgated by the Council on Affordable Housing (COAH) .

The Borough of Ogdensburg lies within Region 2 - Northwest Housing Region. This region includes the counties of Union, Essex, Morris and Sussex. Since Ogdensburg is located solely within a limited growth area as designated by the State Development Guide Plan, its low and moderate income housing obligation includes indigenous need only.

7.1.1 Present Need

The Borough of Ogdensburg's present need is composed of one component: Indigenous need.

Indigenous need is based upon the presence of several statistical factors. The factors utilized by the Council on Affordable Housing in developing its methodology are listed below.

(1) The year the structure is built. A distinction is made between units before or after 1940.

(2) Persons Per Room. 1.01 persons per room or more is considered over-crowding.

3) Access to a Unit. A unit is unacceptable if one must pass through another unit to enter it. This is a measure of privacy.

4) Plumbing Facilities. A household must have exclusive use of complete plumbing facilities.

5) Kitchen Facilities. Adequate kitchen facilities include a sink, piped water, a stove and a refrigerator.

6) Heating Facilities. The existence of central heat is a measure of adequacy.

7) Elevator. Buildings of four (4) stories or more are considered inadequate if they do not have an elevator.

A dwelling unit must have at least two (2) characteristics to be designated as a deficient unit, provided however, it is occupied by a family meeting the criteria of a low or moderate income family.

Three indices of deficiency are available at both the municipal and subregional levels. They are : (1) plumbing facilities - non-exclusive use of complete plumbing; (2) heating facilities -absence of central heat or vented room heaters; (3) 1.01 persons per room or more. Each of these indices are available through the U.S. Bureau of Census and are utilized to calculate the fair share of the subregional indigenous need which is to be allocated to a municipality, in this case, Ogdensburg.

Low and moderate income housing is allocated to individual municipalities using both land use and economic factors. The factors were selected as measures of both community responsibility and capacity.

The factors utilized by COAH in allocating re-allocated present need include:

(1) Covered employment in the community as a percentage of covered employment in the Housing Region for the year 1984.

(2) The amount of the area within a municipality located within the growth area as delineated by the State Development Guide Plan as a percentage of the region within the growth area.

(3) Municipal aggregate per capita income as a percentage of the regional aggregate per capita income for the years 1983 - 1984.

Present need is the sum of indigenous need and re-allocated present need. In Ogdensburg, the sum equals 15 units.

7.1.2 Prospective Need

Prospective need is calculated using the re-allocated present need formula with a fourth factor added. This factor is the regressed annual covered employment change within a community during the period of 1977 - 1984 as a percentage of the region's regressed covered employment change. Simply stated, this is a measure of employment growth of a municipality as compared to that of the region.

The total number of units is then modified by several factors including demolitions, filtering, residential conversions and spontaneous rehabilitation.

The formula identifies demolition of structures as a factor which removes housing opportunities for affordable housing. Therefore, the average number of demolitions during 1983 and 1984 are multiplied by six for the 1987-1993 period to determine the projected amount of demolitions which will occur during that period.

Since Ogdensburg is located solely within a limited growth area, no prospective need is required.

Filtering is a factor which actually credits a municipality's need since the assumption is that higher income families vacate a dwelling and the unit then becomes affordable to a lower income household. To calculate this factor it is necessary to determine the amount of multi-family housing within the community and the housing region. The number of units within the community is then divided by the number in the region and the result is then multiplied by the filtering estimate for the region as determined by COAH.

As with filtering, residential conversion is a crediting process which is calculated in the same manner as filtering with the exception that it utilitizes two to four-family structures as an indication instead of multi-family housing.

Spontaneous rehabilitation is related to the private sector's ability to rehabilitate deficient units of low and

moderate income households. As with filtering and residential conversions, this factor also reduces the overall need of a municipality.

In order to calculate spontaneous rehabilitations it is necessary to determine the aggregate per capita income of both the Borough and the region for 1984. Once this has been determined, the municipal share of this factor can be obtained and then multiplied by the number of spontaneously rehabilitated units for the region as projected by COAH.

Based upon this element, the Borough's total need is further reduced by six (6) units.

Based upon the strict application of the methodology as set forth in The Council On Affordable Housing criteria the net obligation of Ogdensburg is eight (8) units.

7.1.3 Credits

In addition to the credits referenced above, the Council On Affordable Housing guidelines include provisions for credits for all qualified units erected after April 1, 1980. In order to qualify for a credit, the unit has to be either funded, financed or otherwise assisted by a government program specifically designed to provide low or moderate income housing or the unit was rehabilitated and is presently occupied by either the original family or a subsequent low or moderate income household.

The Borough is not seeking any additional credits in its fair share allocation at this time.

7.1.3 Adjustments

In addition to the allowable credits the COAH methodology allows for municipal adjustments based upon available land capacities, public facilities and infrastructure.

Vacant and otherwise developable lands may be excluded as potential sites for affordable housing if they fall into one or more of the following categories:

(1) Historic and/or architecturally important sites listed on the State register; included in this category are all lands within a 100 foot radius of such a site.

(2) Agricultural lands if development rights have been purchased or restricted as set forth by the Right to Farm Act or Agricultural Retention and Development Act.

(3) Environmentally sensitive lands, such as regulated flood plains and wetlands or slopes of fifteen percent (15%) and greater.

Additionally, municipalities may reserve up to three percent (3%) of their developable acreage for active municipal recreation and exclude this acreage from consideration for potential sites for affordable housing.

The Borough of Ogdensburg is not requesting any municipal adjustment in its fair share determination at this time.

7.2 The Fair Share Plan

Ogdensburg, base on the analysis herein, has an affordable housing need of eight units. The three best alternatives available to Ogdensburg which would result in the fulfillment of this need include.

- The rehabilitation of eight existing substandard units using CDBG or other funds.

- The use of the density bonus approach which would allow a developer to construct additional units beyond what would normally be permitted in return for a percentage of those units being reserved for use by low and moderate income families,

- The construction of eight new units by the Borough using CDBG and other non-local funds that would be sold to qualified families using a lottery mechanism to select the potential purchasers.

Since the Borough's obligation is relatively small, it would be best to select just one of the three

alternatives in order to minimize potential administrative problems. However, it would be possible to use all three alternatives if desired.

Depending on the availability of funds the rehabilitation alternative would be the best choice to follow, followed by the density bonus alternative and the new construction alternative. Although the new construction alternative would be the first choice from certain perspectives, it could also prove to be the most difficult to successfully implement, both in terms of community acceptance and project administration. The best alternative then will be the rehabilitation of eight existing units that are currently occupied by low and moderate income families and which are considered to be substandard by COAH.

The Borough is in fact currently involved in conducting a home improvement program for low and moderate income residents which is being funded with CDBG funds. As of the date of this study a total of four homes have been rehabilitated out of a total of 25 eligible applicants. it is anticipated that the borough will have more than eight units rehabilitated by the end of 1991. Consequently, the borough will have addressed its COAH responsibilities and can apply for substantive certification at any time.

Note: CDBG means Community Development Block Grant which is a funding program available through the New Jersey Department of Community Affairs.

8.0 THE CIRCULATION PLAN

In the 1979 Master Plan, Chapter V included information and recommendations regarding the Borough's road network. Four specific road improvement projects were identified for inclusion in the Borough's Capital Improvement Program. As indicated in the 1990 Master Plan Reexamination Report, none of these projects have been undertaken due to lack of funds. These projects are listed as follows:

A. The vertical and horizontal realignment of Kennedy Avenue from the abandoned railroad right-of-way to Yurchak Street.

B. Approximately 500 feet of guide rail should be installed along Lot 15, Block 21 on Yurchak Street. The horizontal alignment is also poor in the area of Lot 15 and Lot 20, at the intersection with Cork Hill Road.

C. The alignment of Predmore Road is poor in the vicinity of Lot 7, Block 28 and in the vicinity of Lot 1, Block 29. A proposed alignment for Predmore Road should be established for the unimproved portion of the right-of-way. The alignment should be established in cooperation with Sparta Township to insure a suitable alignment on Scudders Road within Sparta Township.

D. The vertical alignment of Plant Road is poor in the vicinity of Lots 27 and 29 in Block 32.

Part I, Section 4.0 of this document contains a map and corresponding text relative to traffic considerations in the Borough. The map in question is identified as Exhibit 43 and delineates a number of features such as:

- Areas with sharp curves and/or limited sight distance.
- Intersections with poor vertical and/or horizontal geometry.
- Paper streets.
- Road status/jurisdiction.

Based on the information contained in Part I, Section 4.0, plus the goals and objectives of this document, as well as the funding capabilities of the Borough, The Circulation Plan of the Borough consists of the following:

- Reconstruct the following intersections:

  Brooks Flat Road & Route 517
  Richard Street & Route 517
  Cork Hill Road & Passaic Avenue

- Improve the sight distance conditions at the following locations:

  Grant Terrace & Route 517
  Highland Avenue & Route 517
  Kennedy Avenue & Cork Hill Road
  Brooks Flat Road & Predmore Road

- Vacate those paper streets that are not needed.

- Provide, where appropriate, either K turns, partial turnarounds or full turnarounds at the end of the following roadways:

  Center Street
  Arch Street
  Richard Street
  Wasuau Street
  Richardsville Road

Wherever possible, the improvements recommended herein should be the responsibility of Sussex County or should be funded through an off-site contribution requirement. Where the first two approaches are inappropriate, the municipality should seek NJDOT grants or other sources of funding.

In addition to the aforementioned improvements, The Circulation Plan categorizes the road network of the Borough into primary collector, secondary collector and local streets. The road categories as well as a number of the aforementioned recommendations are depicted on Exhibit 43.

9.0 THE UTILITY SERVICE PLAN & RECYCLING PLAN

The utility service plan is concerned primarily with water supply and sewage disposal issues. With respect to the water supply concerns of the Borough and the adopted strategy relative to this topic, the Borough Engineer prepared a Water Utility Improvements Plan in 1989, which is referenced in this document in its entirety. The conclusions of that report are repeated and adopted herein, as follows:

General Conclusions

Ogdensburg is faced with the challenge of acquiring adequate funds to finance capital improvements as well as implement an appropriate pricing structure to ensure a self sufficient utility.

Appropriate facilities must be constructed to address environmental regulations and meet the needs of the customers. This requires a capital financing program with the residential connection fee updated accordingly.

Moreover, the cost of operating and maintaining a water utility will require a user charge for each of the customers. Water rates for the average customer are revised to $131.86 per quarter for 1990.

Connection fees and user charges should be evaluated at the end of each year and when a significant customer or development is proposed.

Conclusions And Recommendations

Recommended improvements and associated cost estimates are based on the supportive data from the Borough and engineering analyses.

A. With well No. 2 out-of-service and Well No. 1 operating 24 hours/day, the Borough is left without a backup water supply, as required by NJDEP (NJAC 7:10-11:4(a)1). Construction of a new water supply source should be undertaken immediately.

B. Capital improvement program outlined in Section 5 should be adopted by the Borough along with a detailed schedule of implementation.

C. In particular, Stage 1 system improvements should be completed in the immediate future.

D. Significant developments should not be connected to the Borough's system until these improvements are completed.

E. Borough connection fees should be revised to the charges outlined in Section 6.2. This includes an increased hook-up fee of $5,900 for a residential/apartment unit.*

F. Borough user fee should be revised to the rates outlines in Section 7.2. The user charge remains unchanged for the residential/apartment unit. A separate user charge is assigned to commercial/industrial users.

With respect to sewage disposal, the solutions are not as easily reached. Currently, all of the existing development in the Borough is entirely dependent on the use of septic systems for sewage disposal purposes. It is anticipated that this method of disposal will continue to serve the existing developed portion of the Borough. Newer, high density development, however, if it occurs, would require the availability of a central sewer system. A proposed Wastewater Management Plan was prepared by John Lehman, PE, in 1989, but has not been adopted by the Borough. That plan delineated the areas to be served by a central sewer system and discussed areas that could be developed using septic systems. With respect to the introduction of a central sewer system into the Borough, the only feasible possibility is to connect with the Sussex County Municipal Utilities Authority (SCUMA) Wastewater Treatment Plant in Hardyston. Apparently, 80,000 gallons of capacity would be available for purchase (via the Borough of Franklin's allotment). The Borough does not intend to participate in such a purchase. This will be left to the private sector to accomplish and, to-date, there has been no progress regarding this reallocation. A conclusion that can be reached is that this excess allocation is no longre available. Finally, another possible sewage disposal alternative involves the use of individual on-site treatment plants or plants that serve more than one project. The feasibility of this alternative is undertain, however, pending further studies.

In summary, septic systems and the limitations associated with them, will continue to be the primary means of sewage disposal for the foreseeable future. The use of a central sewer system, will be limited to selected areas of the Borough and will only involve new development.

With respect to the recycling efforts of the community it is fully the intent of the borough to comply with the provisions of the New Jersey Statewide Mandatory Source Separation & Recycling Act. The municipal recycling

*As of the date of this report, the figure of $5,900 has been questioned by the Borough Council in terms of its accuracy.

ordinance will be kept current so that it is in compliance with state requirements and the Planning Board and Zoning Board, where applicable, will impose recycling requirements on those development applications where so mandated.

10.0 THE RECREATION & CONSERVATION PLAN

10.1 Overview

In a community such as Ogdensburg, with much of the existing acreage still undeveloped, it should be possible to establish a multi-purpose recreation and conservation network that does the following:

- Protects the scenic and aesthetic resources of the community
- Provides for additional active recreation needs
- Protects environmentally sensitive areas that should be left in their natural state

In terms of the components of such a network or system. They should include:

- Existing undeveloped open space areas currently under the jurisdiction of a governmental entity
- Environmentally sensitive areas such as: floodplains, slopes in excess of 25%, wetlands, important wildlife habitat areas, and aquifer recharge areas
- Active recreation facilities such as: ballfields, playgrounds, tennis courts, etc.
- Trails that can be utilized for hiking, horsebackriding, cross country skiing, snowmobiling and activities of a similar nature

The primary point to make regarding this portion of the Master Plan is that the open space that is retained in the community should be thought of as a network or system. It should be interconnected which will then make it more valuable in terms of its recreation and environmental protection capabilities.

10.2 Existing Protected Open Space

This component consists of areas that are legally protected as permanent open space. This means it is virtually certain that these areas will be available to future generations just as they are to us today.

The bulk of this category consists of land owned by Ogdensburg, in particular the Heater's Pond area. In addition, The Board of Education owns land that is not currently utilized for educational purposes

and because of environmental constraints probably won't be. Lastly, The State of New Jersey owns a small parcel of land that is intended to be part of a larger trail network.

10.3 Environmentally Sensitive Areas

The Ogdensburg landscape is a diverse physical environment that still contains some prime developable acreage as well as many areas where development should occur on a limited basis or not at all. The portions of the Borough where significant environmental constraints can be found are normally referred to as environmentally sensitive areas. In connection with the Recreation and Conservation Plan, four constraint categories are included. They are:

- Floodplain areas as mapped by the Federal Emergency Management Agency and depicted on Exhibit 33

- Slopes in excess of 25% as depicted on Exhibit 32

- Wetlands as mapped by the U.S. Department of the Interior and depicted on Exhibit 33

- Wildlife habitat areas of threatened or endangered species as depicted on Exhibit 38

The reasons for limiting or curtailing development in these areas are as follows:

10.3.1 Floodplains: These areas are "sponges that are an integral part of the drainage system of a community. The unregulated development of such areas can lead to disastrous results for upstream and downstream property owners.

10.3.2 Steep Slopes: The term "steep slope" is relative. In some areas that are predominantly level, any slope over 10% might be considered steep. In Ogdensburg, because of both the rugged and variable terrain, if development was limited to slopes of less than 10%, there would be a chilling effect on any significant new growth in the community. For this reason, a gradient of 25% has been used as the dividing line to identify areas that are too rugged to accommodate any development and which as a result should be protected. However, this does not mean that slopes in the 10%-25% can absorb growth without the imposition of protective controls. A slope that exceeds 10% can be very susceptible to erosion depending on the soil conditions,

subsurface geology, vegetative cover and other factors. As the gradient of a slope increases beyond 10% it becomes increasingly difficult to construct roadways and locate structures without a great amount of disruption to the surrounding terrain. For this reason, slopes in excess of 25% should be protected to the greatest extent possible and slopes below that figure should be carefully analyzed to determine how they can best accommodate development without causing the erosion and sedimentation problems that accompany the disruption of such areas.

10.3.3 Wetlands: Wetlands areas are a valuable part of the landscape for a number of reasons. Their primary value is that they too act as "sponges" even when located great distances from flood prone waterways.

10.3.4 Wildlife Habitat Areas: Maintaining large blocks of undeveloped land is the only way to ensure that a healthy and diverse wildlife population can be maintained. Disrupting the habitats of threatened and endangered species will ensure their disappearance from the community. It is therefore essential then that selected wildlife habitat areas be protected.

10.3.5 Aquifer Recharge Areas: These areas should be protected in order to ensure the quality and quantity of the groundwater supply remains adequate for Ogdensburg's needs.

In summary, these environmentally sensitive ares, which are located randomly throughout the community must be protected if the quality of life within Ogdensburg is not to be adversely affected. Although the previously mentioned exhibits specifically delineates the locations of these areas, it should be noted that at the community planning level, the data is not accurate enough to be precise regarding the exact limits of these features. It is therefore, necessary to investigate, in finer detail, the relationship of these features to specific sites. Undoubtedly, this component of the Recreation and Conservation Plan will continue to evolve and be modified as more accurate data becomes available.

10.4 Active Recreation

Consideration should be given to acquiring the ballfield in the vicinity of Plant St. and Bridge St. which is now privately owned. In addition certain improvements to existing facilities should be undertaken which were identified in Section 4.

10.5 Trails

The Borough should give some consideration to developing a trail network throughout the community. Although liability and maintenance problems would be a concern, the recreation opportunities that would be created by a viable trail network would greatly enhance the quality of life within the community. A first step could begin with the Borough owned acreage in the Heater's Pond area, followed by a similar effort involving the Board of Education property. Once these trails were established and mapped similar efforts could be undertaken involving privately owned land. If the Borough is contemplating the influx of tourists who will be visiting the former Zinc Company property, the availability of an extensive local trail network would complement that attraction.

11.0 MAIN STREET REVITALIZATION PLAN

The Main Street business district dates back to the turn of the century or earlier when the lack of mobility necessitated that each community have, in close proximity, its own central business district that met the daily needs of the surrounding population. Today, a variety of factors have conspired to undermine the vitality of such small business districts and the future of many such districts is not bright. For the purposes of this section, the Main Street business district is defined as being located between Highland Avenue and the Franklin boundary.

The primary question to answer is whether the Main Street business district, also know as "Uptown" can be revitalized and, if so, what steps must be taken to accomplish that goal. The answer to that question is that Main Street can be revitalized, but its former role cannot be restored. It must instead adapt to the realities of the 1990's.

This then suggests that Main Street will continue to accommodate a commercial component. What is not certain, at this point, is the extent and nature of that component. But, it is clear that Main Street need not and should not be converted solely to residential use.

The optimism that is the basis for suggesting that Main Street can be revitalized, emanates from two basic factors - the anticipated increase in Ogdensburg's residential population and the increased traffic flow that will result from the completion of the Rt. 517 bypass. These two factors will not guarantee a successful revitalization effort by themselves. But, they can be important to any revitalization effort that may be initiated. A third factor is the potential success of the Sterling Mine as a tourist attraction. If this facility attracts an increasing number of visitors, the effects on the Main Street business district can be positive.

As noted earlier, the Main Street business district is very small, to the point of being non-existent. Only 16 businesses are located in this area, which consists of approximately 25 acres. Included within these 25 acres are a number of residential properties and, of the 16 businesses located there, at least half, if not all of them, probably depend on a client base that extends beyond Ogdensburg.

The major problems afflicting the Main Street business district are: a lack of parking, a lack of cohesiveness and a number of deteriorated structures. The major assets of the business district are: an increasingly central location, a number of Victorian style buildings and a pedestrian scale.

In devising a revitalization strategy for Main Street, the Borough can look to a Washington, DC based organization known as The National Main Street Center. This group has worked in hundreds of small communities such as Ogdensburg and they have successfully resuscitated many dying business districts. The National Main Street Center emphasizes that their success rate has been based on a simple four point approach of:

Organization
Design
Promotion
Economic Restructuring

A description of each component follows:

Organization

The Main Street approach to business district revitalization efforts is a total community effort. Organizing the merchants, property owners, local government and other interested groups and individuals around common goals is essential. Local participation and local control are absolutely necessary in implementing a revitalization program.

Design

Good design is essential to all aspects of a business district revitalization effort. Architecturally, the Main Street design philosophy encourages the utilization and enhancement of those elements of quality design which remain in each building. The need for good design also extends to promotional materials, store window and merchandise displays, signs and public improvements.

Promotion

The promotion of the business district as a single, unified shopping area - in the same way that a major shopping mall is promoted - can help to attract customers and strengthen Main Street's role as a viable business center. An aggressive promotion and cooperative advertising campaign,

a program of special events and imaginative merchandising are some of the activities that fall within this category. If it is to survive, the small community business district must improve both its self-image and the image it projects to potential customers.

Economic Restructuring

Economic restructuring seeks to change the way in which business districts "work" by restoring many of the elements lost when Main Street became just another retail center over the past several decades. Careful economic and market analyses usually confirm that, while most small business districts will never regain their dominance as primary retail centers, they can help maintain economic retail strength by attracting new non-retail functions, including office, recreation and residential uses. The business district can find its "market niche" to attract shoppers and create an attractive community meeting place. Retail and business retention and recruitment, development of imaginative merchandising techniques, re-use of upper stories for housing and office space, better utilization of existing and potential recreational assets are all aspects of economic restructuring.

The Main Street approach is long-term and incremental and may not produce wholesale change immediately. If a long-term revitalization effort is to succeed, it will require careful realignment of every aspect of the business district - a process which takes time and requires leadership. Both public and private sectors must be involved and committed. Each sector has a role, and each must understand the other's needs, strengths and limitations so an effective partnership can be created to produce the desired results.

Applying the National Main Street Center approach to the Ogdensburg Main Street business district will be difficult because of its size. But, this same approach has been used in some communities of a similar size with great success. The initial hurdle will be the problems associated with establishing a viable Organization. This can't be a "top down" effort. The Mayor and Council cannot be "the organization", although the Mayor and Council can be the catalyst for establishing such an entity. But, the 16 businesses, as well as the affected property owners, must be the ones that will make the organization work in cooperation with the local government officials. It is suggested that the Mayor and Council schedule a meeting with the businesses and

property owners in question to discuss the future of Main Street and what direction should be taken. Hopefully, that session will serve as the organizational meeting for the private non-profit group (The Ogdensburg Main Street Development Corp. is a suggested name) that would provide the coordination for any revitalization efforts.

In terms of the Design component, any building facade improvements should respect the historic character of the buildings that are involved. In addition, an attractive and safe sidewalk network should be installed from one end of the district to the other together with shade trees, street lights and other amenities. A total cost associated with such improvements has been calculated to be approximately 500,000 dollars and includes 4,000 linear feet of sidewalk, 95 shade trees and flowering trees, 35 street lights and several dozen benches, waste receptacles and signs. Finally, it is essential that the number of parking spaces in close proximity to the business district be increased and the existing spaces be better managed. This can only be done by removing a few selected structures which requires further analysis and discussion.

Once the effort begins to revitalize the business district, the Promotion of the district should follow soon thereafter. A logo should be developed for the business district and a joint advertising campaign should be devised using the NJ Herald and WSUS. Also, promotional brochures should be made available to Sterling Mine visitors.

Although all four components of the Main Street approach are important, it is essential that the Economic Restructuring component, in particular, not be neglected or relegated to a secondary position. It is doubtful that any additional businesses that would have to rely solely on the Ogdensburg residential base, can be successful on Main Street. Instead, retail, service and office related uses that would draw their clientele from the surrounding region would have the greatest chance of succeeding as will businesses that can attract the tourists that will be visiting the Sterling Mine facilities. Incorporating additional residential units into the Main Street environment is not only essential, but is also probably inevitable. Normally, allowing residential units on the Main Street level would be something to discourage, since it is important to reserve as much of this floor area for non-residential purposes as possible. However, in the case of Ogdensburg, two new apartment buildings, with units on the ground floor, have been incorporated into the Main

Street area between Kennedy and Passaic Avenues, with great success. Additional structures would be welcome, provided the design and appearance of any new structures meet the same standards that this complex between Kennedy and Passaic Avenues has followed. It is also recommended that where ground level residential units are permitted, they should be accessible from interior hallways only and should not be accessible directly to an outside walkway.

In summary then, the Main Street business district can be revitalized and when coupled with the public and quasi-public uses such as the school, churches, recreation area and Borough municipal building, which are located on or near Main Street, this portion of the Borough can become the true focal point of the community.

PART III
IMPLEMENTATION RECOMMENDATIONS

12.0 IMPLEMENTATION RECOMMENDATIONS

The Master Plan document of a community establishes the planning policies that the Planning Board believes to be relevant and important in terms of managing future development and redevelopment activities. Some of the contents of the Master Plan document can be implemented by the Board itself through its application review and approval powers. However, other implementation activities go beyond the abilities and powers of the Planning Board.

There are a variety of other implementation steps that can be taken in connection with the contents of this document that, for the most part, will require action by the Borough Council. These steps can be divided into the following categories:

- Zoning Map Amendments
- Land Development Ordinance Amendments
- Other Amendments To The Revised General Ordinances
- Funding Decisions & Sources
  - Annual Budget Allocations
  - Capital Improvements Program Allocations
  - Non-Local Funding
- Other Planning Related Studies & Documents

A brief description of each category follows:

12.1 Zoning Map Amendments

The 1991 Land Use Plan Map has been drawn with the intent of this map also serving as the Zoning Map for the borough, provided that the Borough Council is in full agreement with the district boundaries and terminology. If there are to be any changes, then the council must state their reasons for making such changes. The new Zoning Map should be finalized as expeditiously as possible.

12.2 Land Development Ordinance Amendments

A joint committee of the Borough Planning Board, Board of Adjustment and Borough Council has been in the process of developing an entirely new Land Development Ordinance which, of course, will include the new zoning districts. But, the intention has also been to strengthen the growth management controls of the Borough, bring it into compliance with the provisions of the NJMLUL and compile a document that is logically structured and "user friendly". This document should be forwarded to the Borough Council as soon as possible for adoption.

APPENDICES

12.0 IMPLEMENTATION RECOMMENDATIONS

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12.3 Other Amendments To The Revised General Ordinances

Of a lesser priority than the Land Development Ordinance, but nonetheless important, will be the adoption of a Fair Share Plan by the Borough Council, which will implement the Housing Plan contained in the Master Plan document.

12.4 Funding Decisions & Sources

The annual budget should continue to contain sufficient funding for long range planning activities of the Planning Board. A five year Capital Improvement Program should be adopted with input from the Planning Board and the Borough should continue to seek non-local sources of funding such as CBD monies, NJDOT grants, Balanced Housing funds (which should be utilized in connection with the revitalization of the Main Street area), needed road improvements and the Borough's COAH obligation.

12.5 Other Planning Related Studies & Documents

The Borough has, over the last several years, been pursuing a course of action to strengthen its overall growth management capabilities. A study of the Borough water system has been recently completed and a wastewater management plan is still in preparation. Other planning efforts could include such activities as developing a drainage master plan for the community, preparing an Official Map and developing a master plan for the Heater's Pond area.

In summary, the implementation efforts associated with a Master Plan document are as important as the document itself. Unless the possible implementation steps are pursued, then the Master Plan document will become increasingly irrelevant and the efforts used in compiling the document will have been wasted.

SCHOOR DEPALMA
Engineers and Design Professionals

REEXAMINATION REPORT
OF THE
MASTER PLAN & LAND USE ORDINANCE
BOROUGH OF OGDENSBURG
SUSSEX COUNTY, NEW JERSEY

Prepared For:
The Ogdensburg Planning Board

DRAFT
REVISED TO:
June 7, 1999

Prepared by:
David G. Roberts, AICP/PP, CLA

SCHOOR DEPALMA, INC.

The original of this report was signed and sealed in accordance with NJSA 45-14-12

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1.0 INTRODUCTION

The Municipal Land Use Law - MLUL (NJSA § 40:55D-1, et seq) requires that every municipality in New Jersey which has adopted a master plan and land development regulations must periodically review and revise, if necessary, those documents every six years. Ogdensburg Borough last adopted a comprehensive Master Plan on July 11, 1991. Subsequently, the Borough adopted a Housing Element and Fair Share Plan on June 15, 1998, but that Element was specific to the requirements of the Fair Housing Act and did not reexamine the other Elements of the 1991 Master Plan or the Land Development Ordinance. Planning is not a static process. The economy, legislation and development trends continually impact the planning and land development field. Consequently, the potential for inconsistency between the Master Plan and the Land Development Ordinance may evolve after the ordinance is amended a number of times.

This report was authorized by the Planning Board of the Borough of Ogdensburg in January of 1999 and is intended to present a concise overview of the Borough's present Master Plan Elements and Land Use Ordinance and assess the changes in land use policy since the last Master Plan. Further, this report will seek to address the issues which have contributed to the need to modify the zoning map to be consistent with an updated Land Use Plan Element and Map of the Master Plan.

The findings and recommendations contained in this report are based on the review of the following documents:

1. Ogdensburg Borough Master Plan, adopted July 11, 1991.
2. Ogdensburg Borough Land Development Ordinance with latest amendments.
3. Housing Element and Fair Share Plan, adopted June 15, 1998.
4. Various memos from Planning Board.
5. Sussex County Cross Acceptance Report, prepared by the Sussex County Planning Department.
6. Comparison of Land Use Plan Map with adopted Zoning Map.

The MLUL requires a reexamination report to address several issues relating to the growth and development of the Borough as follows:

"a. The major problems and objectives relating to land development in the

Municipality at the time of such adoption, last revision or re-examination, if any."

"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 such plan or 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, 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 redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12 A-1 et al.) 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."

2.0 MASTER PLAN REVIEW

Since the last comprehensive Master Plan was prepared in 1991, there have been a number of events within the region and the state that bear on land use in the Borough. Several of these events are listed below:

1. Adoption of the State Development and Redevelopment Plan, effective June 12, 1992.

2. Adoption of the New Jersey Housing and Redevelopment Law, effective August 5, 1992

3. Residential Site Improvements Standards. (New Jersey Administrative Code Title 5, Chapter 21), effective June 3, 1997.

4. The Telecommunications Act of 1996.

4. The State Development and Redevelopment Plan: Reexamination Report and Preliminary Plan, June 25, 1997.

5. Manalapan Builders vs. Township Committee, 256 NJ Super. 295 (Appellate Division, 1992) - Case precluding exclusion of environmentally sensitive portions of a site from residential density calculations.

Residential Site Improvement Standards

The Circulation Element includes a reference to a map called Exhibit 43, which is supposed to include a road classification for existing streets. The map was omitted from the Plan. The Residential Site Improvement Standards (RSIS) supersede local design standards for new residential streets. The RSIS do not require the Borough to revise or amend the Master Plan or Land Development Ordinance. However, the update of the Master Plan should include a reference to the RSIS for new streets and reconcile those standards with existing Borough roads that were built to different standards. To the extent that new major residential development may involve the extension of existing streets conforming to the Master Plan standards, the Master Plan standards will apply and standards for existing roads and any proposed Master Plan roads should be included for that reason. The balance of the Circulation Element, however, is not affected by the RSIS and remains a vital part of planning and land development in Ogdensburg Borough.

The Land Development Ordinance should retain standards for nonresidential development, as the RSIS are not applicable.

The Telecommunications Act of 1996

The Telecommunications Act of 1996 requires all municipalities provide wireless carriers with reasonable access to the airwaves. Further, this Act prohibits the exclusion of such facilities based on health and safety concerns. The Land Development Ordinance has not yet addressed these uses and it can be expected that wireless carriers will seek sites to serve motorists using Route 517. Such future applications will require Use Variances from the Zoning Board, which forces the Borough into a reactive rather than a proactive position with regard to the control of the location of the towers associated with wireless communications. It is recommended that the Master Plan address a strategy for the

provision of the least obtrusive accommodation for wireless service, inclusive of the use of existing buildings and other vertical structures, co-location of wireless antenna with Borough antenna on a tower provided by the carriers on Borough property, and the prohibition of towers in residential zones. The Land Development Ordinance should be amended accordingly, inclusive of protective conditions designed to minimize the visual impact of any tower.

State Development and Redevelopment Plan

The Office of State Planning is in the process of reexamining the State Plan. As part of that process, the second round of Cross-acceptance began in 1997.

Ogdensburg Borough is currently listed as an existing "Town", within Planning Area 5 (Environmentally Sensitive Planning Area) on the Designated Centers Map (see Figure 1). This means that the current State Development and Redevelopment Plan recognizes that the Borough generally fits the description of a "Town", which is:

> *(1) While smaller than an Urban or Regional Center, it has a traditional, compact, mixed-use core of development providing all of the commercial, industrial, office, cultural and governmental functions commonly needed on a daily basis by the residents of the Town and its economic region; it has neighborhoods providing a mix of residential housing types, with infrastructure serving both the core and the neighborhoods; and*
> *(2) It has an existing population of more than 1,000 persons and less than 10,000 within the Community Development Boundary; and*
> *(3) It has a density of more than 1,000 persons per square mile, excluding water bodies; and*
> *(4) It is served by an arterial highway.*[1]

Planning Area 5, called "Environmentally Sensitive Planning Area", is described in the State Plan as follows:

> *"Existing Centers within the Environmentally Sensitive Planning Area have been, and often remain, the focus of residential and commercial growth and public facilities and services for the region. These Centers generally are linked to each other by rural roads and separated from other development by open spaces. Recreational facilities often have associated residential or commercial development. Mining, forestry and other resource-based industrial development*

[1]The New Jersey State Development and Redevelopment Plan, June 12, 1992, page 95.

also is found in these areas. The Environmentally Sensitive Planning Area is highly vulnerable to uncontrolled new development that has by-passed Centers."[2]

The Reexamination Report and Preliminary Plan, that is currently undergoing cross-acceptance around the state, no longer includes Centers that have not been officially designated. In Sussex County, only Newton (Designated Regional Center), Andover (Designated Town) and Hopatcong (Designated Town) have been retained as Centers in the Preliminary Plan. It is expected that, in the future, Plan Endorsement will be used by the Office of State Planning to determine a local municipality's consistency with the State Plan as an alternative to Center designation. Further, Plan Endorsement recognizes there are some developed municipalities that cannot participate in the Center designation process due to established land use patterns. At this time, however, the Office of State Planning has not established the requirements nor the process for Plan Endorsement.

It is recommended that the Borough continue to proceed with the cross-acceptance process, as the agencies of State government have been directed by the Governor to use the State Plan as a guide for decisions on funding and assistance to municipalities.

3.0 COMPARISON OF MASTER PLAN WITH LDO

The Land Development Ordinance and Zoning Map were amended by the Borough in 1994 and are consistent with the 1991 Master Plan. The zoning boundaries and classifications are specifically consistent with the recommendations contained in the Land Use Plan Element of the 1991 Master Plan.

[2] Ibid., pages 114 and 115.

4.0 CHANGES IN PROBLEMS & OBJECTIVES SINCE LAST MASTER PLAN ADOPTION

The 1991 Master Plan contained the following specific recommendations within its various Elements:

4.1 Goals and Objectives

The Goals and Objectives of the 1991 Master Plan were reorganized and redrafted from those of the 1979 Master Plan, but were stated to be similar and consistent in content. The 1991 version is re-stated below as follows:

Goal #1 Protect the Environmentally Sensitive Portions of the Borough

Objectives:

1. Delineate those environmentally sensitive areas that should be protected.

2. Reduce zoning densities based on environmental constraints.

3. Enact controls which will minimize the disturbance of steep slopes, wetland areas, flood hazard areas, selected wildlife habitats and aquifer recharge areas.

The Borough has modified its Land Development Ordinance to rezone sensitive areas for Public Conservation and reduce densities in some residential zones. The Sussex County Department of Planning, Development and Human Resources (SCDPDH) has initiated a Wastewater Management Plan (WMP) to be prepared by Cerenzio and Panaro, PC. The WMP will serve as the municipal wastewater management plan for towns that have not prepared and submitted their own to the County and NJDEP for incorporation into the Sussex County 208 Water Quality Management Plan. The County-wide WMP will include mapping prepared in accordance with NJDEP standards for its Geographic Information System (GIS), and will eventually be available through the SCDPDH to municipalities in Sussex County.

Currently a Draft, dated April 1999 has been released. Our copy did not include the maps (#4 through #7) referenced in the text. The Draft WMP also refers to the lack of specific information about the discharge permit (NJPDES Permit) which allowed the pumping of groundwater from the mine shafts to the Wallkill River at the N.J. Zinc Company property. The data for a substantial number of other facilities in Sussex County also needs to be verified or obtained before the WMP is complete. The WMP is intended as an amendment to the 208 Water Quality Management Plan,

pending NJDEP approval.
The Draft WMP references several maps which will include the Borough of Ogdensburg as follows:

1. Map #4: Wetland areas within the Sussex County Water Quality Management Plan area obtained from the NJ GIS CD-Rom Series 1, Volume 3, dated March 7, 1996;

2. Map#5: Flood prone areas within the SCWQMP, obtained from the NJ GIS CD-Rom Series 1, Volume 3, dated March 7, 1996;

3. Map#6: Streams, obtained from paper mapping prepared by the NJDEP Office of Environmental Mapping;

4. Map#7: Public Open Space and Recreation Areas, obtained from the NJDEP- Natural and Historic Resources.

These maps, when available, can form the basis for an updated Environmental Inventory. There is a brief discussion in the Draft WMP regarding estimates of nitrate dilution capacity of geologic formations within the WQMP area. However, the estimates are not provided in the Draft and there is no reference to aquifer mapping. Such acquifer mapping is compiled in GIS format by the New Jersey Geological Survey (NJGS).

The current Draft WMP does not contain any specific recommendations for the Borough of Ogdensburg, other than a reference to the eventual construction of "regional conveyance facilities" that will carry wastewater from Sparta Township to the Sussex County MUA's Upper Wallkill Valley Wasterwater Polution Control Facility (WPCF). The Borough Planning Board will review the Plan upon completion and consider its findings and recommendations as part of the next reexamination of the Master Plan.

Goal #2 Meet the Housing Needs of the Community

Objectives:

1. Continue to improve the code enforcement capabilities of the Borough.

2. Provide zoning districts that will allow for a variety of housing types to be accommodated within the Borough.

3. Comply with the requirements of the New Jersey Council on Affordable Housing.

The Planning Board has determined that the need to provide zoning districts within the Borough that would allow a variety of housing types is no longer present, and that the Borough's housing needs can be met primarily through single family zoning with overlay options for its existing senior citizen population. The principal focus of future residential development should be upon establishing single-family residential dwellings, with sufficient lot sizes to support on-site subsurface wastewater disposal systems.

The Borough adopted a new Housing Element and Fair Share Plan in 1998. In order to receive protection from COAH from any potential builder's remedy suits, the Plan is required to be filed with COAH through official resolution of the governing body and a petition for substantive certification must be filed within two years.

The 1998 Fair Share Plan relies on three different strategies for constructing its 13 units of prospective need obligation. The first two strategies are based on a intermunicipal agreement to exchange surplus potable water for surplus sewer capacity. However, this assumes that likely intermunicipal partners, most likely Sparta or Franklin, are in need of potable water supply and are willing to allocate sewer capacity to Ogdensburg. There is also the issue of the comparative costs of extending water lines to the receiving municipality and installing sewer lines into Ogdensburg.

The more plausible of the three strategies for creating at least 13 units of affordable housing in the Fair Share Plan is to allow senior citizen housing and assisted living facilities that can accommodate low and moderate income residents. As residents of the Borough age, housing options should be made available to seniors within the community that are suited to their reduced incomes. This will serve to encourage seniors to remain in the Borough, and will strengthen resident's long-term commitment to the community. Senior citizen housing may take the form of detached single-family dwellings, split-lot duplex or quadraplex units, or assisted living residences. Alternately, the Borough may satisfy its prospective need by encouraging non-age-restricted affordable infill development in existing residential areas; or by requiring set-asides in new residential developments; or by permitting or documenting the conversion of commercial space to residential units, where appropriate and necessary to meet the COAH requirement for affordable units.

The Borough created the Congregate Care Residential (CCR) and Residential Multi-family (RMF) zones in the 1994 Land development Ordinance amendments. However the Planning Board has been recently studying rezoning both of these districts because of a lack of interest by the development community in either use due to the lack of sewer service as well as the environmental concerns associated with package septic systems.

Goal #3 Ensure That the Infrastructure Needs of the Community Are Met

Objectives:

1. Maintain and upgrade the road network as budgetary constraints permit.

2. Upgrade the potable water supply system.

3. Monitor the use of subsurface wastewater disposal systems to ensure that the health and safety of the community is protected.

4. Maintain and upgrade other municipal facilities particularly those that provide direct services to the residents of Ogdensburg, such as the DPW operation and the recreation facilities and programs. In addition the Borough will implement the provisions of the New Jersey Statewide Mandatory Source Separation and Recycling Act.

Though Objectives 1, 2 and 4 are still relevant, the Borough does not ~~wish~~ **have the resources** to monitor the use of individual subsurface wastewater disposal systems. **With regard to the need for monitoring of subsurface systems,** the ultimate findings of the ~~future SCMUA Watershed~~ **Sussex County Wastewater** Management Plan will be relied upon for any recommended remedial action relative to faulty systems.

Goal #4 Maintain the Small Town Character of the Borough

Objectives:

1. Only allow higher residential densities selectively and where the character of the community will not be radically altered as a result.

2. Locate non-residential uses where traffic impacts can be handled adequately.

3. Encourage the proper maintenance, restoration and upgrading of older homes in the community so that those neighborhoods maintain something that approaches their original appearance.

4. Revitalize the Main Street Business District.

All of these objectives are reflected in the 1994 amendments to the Zoning Map and Land Development Ordinance, with the possible exception of the Main Street Revitalization, which is more of an economic development issue. However, the following language changes are suggested:

1. Acknowledge the presence of existing higher-density residential development, but not to encourage any new residential development in excess of 1 to 1.4 dwelling units per acre that will alter the pastoral character of the Borough.

2. Locate non-residential uses where traffic impacts can be handled adequately and where adequate provisions can be made for groundwater recharge, wastewater management and control of stormwater runoff impacts from impervious surfaces.

3. Encourage the proper maintenance, restoration and upgrading of older homes in the community, possibly through the use of five-year property tax incentives for substantial rehabilitation, as well as community design standards for new infill construction so that neighborhood character is preserved and enhanced..

4. Revitalize the Main Street Business District through the tightening of zoning standards to guard against undesirable land uses.

Goal #5 Strengthen the Ratable Base of the Community

Objectives:

1. Continue to encourage the development of nonresidential land uses in appropriate locations.

2. Encourage commercial recreation uses in the Borough, especially any such opportunities that might be associated with the Zinc Company property.

3. Determine how the anticipated increase in traffic on Route 517 which may result from the completion of the Sparta bypass, can benefit the Borough.

4. Encourage railroad revitalization especially to the Sterling Mine museum.

The Sparta bypass has been completed and the potential benefit of additional traffic on Route 517 should be linked to such things as the availability of parking and an attractive mix of services (restaurants, luncheonettes, antique stores, etc). The revitalization of the railroad is no longer an objective.

4.1 Land Use Element

The Land Use Element of the 1991 Master Plan recommended new land use categories to provide opportunities for affordable housing, senior housing and for the preservation of public open space. The 1994 LDO amendments introduced corresponding zoning classifications for Congregate Care Residential (CCR), Residential Multi-family (RMF) and Public Conservation (PC) land uses. However, the senior and multifamily uses have not occurred because of development limitations associated with the lack of sewer service to these sites. As a result, the Planning Board has considered a rezoning to enable single family residential development as an overlay in the CCR zone and rezoning the RMF to single family residential as well. In both cases, lot averaging was recommended.

In order to remain consistent with the intent of the Land Use and Housing Plan Elements of the Master Plan, including the most feasible alternative in the Fair Share Plan for creating affordable dwelling units, the aforementioned changes to the CCR and RMF zones should include the following:

1. Rather than making the R-40 zone an overlay in the CCR district and rezoning the RMF to R-30, it is recommended that an land use overlay that would permit senior housing and assisted living facilities be applied to a base single family zone, with the overlay limited to the two districts currently zoned CCR and RMF based on the possibility of sewer availability along the Borough's western border with Sparta. The current CCR zone would be changed to R-40/CCRS-~~AL~~ and the RMF zone would be changed to R-30/CCRS-~~AL~~. The R-40/CCRS-~~AL~~ would permit single family detached residential on 40,000 square foot lots with lot averaging provisions with overlay provisions permitting a variety of senior citizen housing types and assisted living facilities. The R-30/CCRS-~~AL~~ zone would permit single family detached residential on 30,000 square foot lots with the same overlay provisions.

2. The overlay provisions in both zones would include minimum set asides for low and moderate income units for both senior dwelling units and non-age restricted assisted living units. Up to 7 of the newly created affordable senior units would be required to be set aside as rental units and should receive 1.33 COAH credits (COAH rules permit an additional 0.33 credit for each rental unit created in the 25% allowable senior portion of the prospective need). All of the affordable set aside for assisted living units would be rental and would not be age restricted, generating 2.0 COAH credits per unit created. A reasonable target of 10 affordable assisted living units would generate 20 COAH credits toward the prospective need. The total credits described above, combined with the 15 rehab units for which the Borough will claim credit should provide enough affordable housing to satisfy the Borough's obligation for the current

and next COAH cycle as follows:

PROJECTED AFFORDABLE HOUSING YIELD FROM SET ASIDES

Type	Present Need	Prospective Need	Total Units	Total Credits	Current Cycle	%	Next Cycle
Rehab	15		15	15	15	54%	0
Age Restricted Rental		7	7	9.3	7	25%	2.3
Assisted Living Rental		10	10	20	6	21%	14
TOTAL	15	17	32	44.3	28	100%	16.3

5.0 RECOMMENDATIONS FOR REVISIONS TO MASTER PLAN & LDO

MASTER PLAN

That the Borough's major planning efforts over the last six years have resulted in a largely current, relevant and consistent Land Use Plan Element, Housing Plan Element/Fair Share Plan and Land Development Ordinance is evident from the preceding discussion. The other Elements of the 1995 Master Plan have also remained true to emerging development patterns and should not require revisions as a result of this reexamination. At this time, the only revisions to the Master Plan would be tied to the discussion in the previous section regarding changes to the Goals and Objectives, Land Use Plan Element and Housing Plan Element.

Recommended Corrections & Adjustments to Land Use Plan:

The items listed below represent additional changes in the Land Use Plan Map and the LDO's Zoning Map that are adjustments determined to be appropriate by the Board.

1. Industrial Commercial Zone - Sterling Parkway. The Board recommends the residential properties in the area of Sterling Parkway be rezoned from Industrial Commercial to R10, to be consistent with the existing land use pattern.

2. R-40 Zone - Meadow Road & Center Street. The Board recommends the R-40 designation be changed to Public Conservation (PC) to protect Borough well field.

3. CCR Zone - Plant Street & Passaic Avenue (Block 30, Lots 11.07 and 11.08). The Board recommends the CCR land use and Zone designation be changed to R-40/CCR~~S-AL~~ (Residential/Senior Housing/Assisted Living).

4. RMF Zone - Passaic Avenue and Cork Hill Road. - The Board recommends the RMF land use and Zone designation be changed to R-30/CCR~~S-AL~~.

5. R-40 Zone - Plant Street & Brooks Flat Road (Block 30, Lot 3.01). The Board recommends inclusion of the subject parcel in the Industrial/Commercial Zone based on the easement through the property to the Twentieth Century Fox property and the isolated nature of the parcel for residential use. The Board further recommends that the IC zoning regulations be amended to permit existing residences as a principal permitted use so that the existing residence on the subject parcel will remain a conforming use but that the parcel will not be subdivided for additional residential dwellings.

LAND DEVELOPMENT ORDINANCE

The Land Development Ordinance was amended in 1994 to implement the 1991 Master Plan. In the four years since the amendment, the most significant land use policy shift has been the increased emphasis on environmentally based land use decisions and protection of the supply and quality of the groundwater supply and a determination that new multifamily higher density residential uses would be inconsistent with the Borough's rural town character. As a result, the most substantive amendment to the LDO would be the changes to the CCR and RMF zones addressed above.

It is also recommended that the Business Center (BC) zone regulations be reviewed and amended where necessary to prevent uses that could undermine the revitalization of the district, while adding uses appropriate to encouraging cultural tourism in the region. One example of land use controls would be the differentiation between entertainment and food service establishments based on the addition of new definitions such as:

"*Night Club* shall mean a place of business wherein the principal use is the provision of entertainment of its clientele and the service of either alcoholic or nonalcoholic beverages and where food service may or may not be provided as an accessory use. Night Clubs shall not be permitted in any zone within the Borough of Ogdensburg."

"*Sit-Down Restaurant* shall mean a place of business wherein the principal use is the service of food and beverages within an enclosed dining

room or appurtenant outdoor cafe' space during one or more of the normal dining periods of breakfast, lunch and dinner and where live or recorded musical or theatrical entertainment may be provided during evening dining hours."

In addition, this Reexamination Report recommends that the Land Development Ordinance be amended to provide for the definition and regulation of wireless telecommunications facilities as addressed herein.

Finally, the proposed amendments to the Goals and Objectives of the Master Plan contained within this Report suggest the need for possible amendments to the LDO to incorporate community design standards for infill development in order to protect the character of residential neighborhoods and enhance the architectural and historic identity of the Main Street Business Center.

APPENDIX B

Ogdensburg School

Long Range Facility Plan

Long-Range Facility Plan

Ogdensburg School

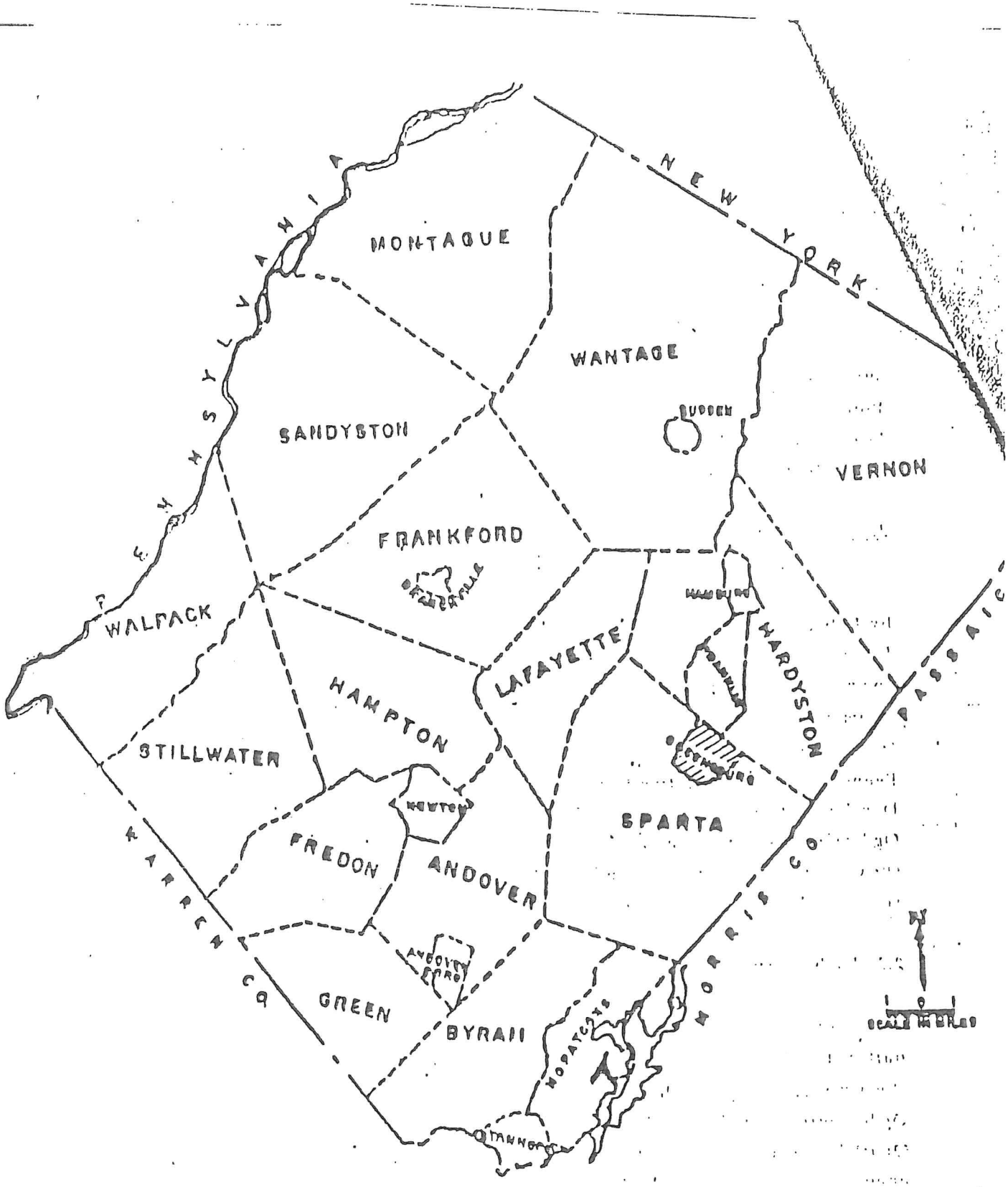
July 1, 1990

Ogdensburg Board of Education

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Mr. Paul Larson, Vice President
Mrs. Elizabeth J. Sherlock, Board Secretary

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BYRAM
MORRIS CO
PASSAIC
N
0

Contents

1. Overview

2. Enrollment Projections

3. Determination of Facilities Needs

4. Comparison of Facilities & Enrollment

MISD060030690

GENERAL INFORMATION

Please provide all of the information requested below.

1. School District

Name Ogdensburg Code 3840

Street Address 100 Main Street

City Ogdensburg Zip Code 07439

County Sussex Code 37

Telephone (201) 827-7126 Contact Person Patricia Dolan

Chief School Administrator Patricia Dolan

2. Grade Level Organization

(a.) the following grades are, by district policy, included in elementary schools: (circle the grade grouping that applies)

Pre-K (K) 1 2 3 4 5 6 7 (8)

b. the following grades are, by district policy, included in middle/junior high schools: (circle the grade grouping that applies)

5 6 7 8 9

c. the following grades are, by district policy, included in high schools: (circle the grade grouping that applies)

7 8 9 10 11 12

d. the following grade level clusters are by district policy, included in separate special education schools:

Pre-K K 1 2 3 4 5 6 7 8 9 10 11 12

3. Number of Schools

According to the grade level organization described in #2 above, provide the total of schools for each level:

		In Use	Not in Use
a.	elementary 1	1	
b.	middle/junior high		
c.	high		
d.	special education		
e.	total 1	1	

4. Plan was prepared by: Name *Patricia Dolan & Marguerite McDonough*

Address *100 Main Street*

Ogdensburg, New Jersey 07439

5. Date of Board of Education approval of the plan *7/10/90*

6. Forward your completed and adopted plan on or before July 1, 1990 to your county superintendent of schools and send a copy to:

Bureau of Facility Planning Services
New Jersey Department of Education
225 West State Street, CN 500
Trenton, New Jersey 08625

Overview

Location

The Borough of Ogdensburg is located in the eastern portion of Sussex County and is surrounded by Sparta Township on three sides to the south and Hardyston Township and the Borough of Franklin to the north. Ogdensburg is 2.2 square miles in area and is the third largest borough out of eight in Sussex County. It is within several miles of the major north-south Route State Highway 23.

Historic Perspective

In 1778, the first permanent settlement of the area now known as Ogdensburg was made by Robert Ogden. As more people came and settled, a village whose primary components were farming and mining, developed. In 1868, the Ogden Mine Railroad Company linked the mining community to Lake Hopatcong thereby increasing the market for its ore. More people and commercial establishments, including a hotel and taverns, came with the railroad by the 1870's. In 1889, a large tract of land, including the mine, was purchased by the New Jersey and Pennsylvania Concentrating Company of which Thomas Alva Edison was a motivating force. Development of the mine brought about the development of Ogdensburg. On March 31, 1914, Ogdensburg Borough separated from Sparta Township as an independent entity. Periods of success and development stemming from the mines have been offset by times of economic recession. In 1988, the zinc mine closed its' doors permanently and so ended an era.

Environmental Characteristics

The Borough of Ogdensburg lies within the Highlands Province of New Jersey and is part of the Reading Prong. The highlands are characterized by ridges surrounded by narrow, steep walled valleys; Ogdensburg is located within the Wallkill River Valley. Geologically, Ogdensburg is underlain by Kittatinny Limestone, Franklin Limestone, and Hardyston Quartzite. The east and west boundaries form an irregular hilly terrain due to the underlain gneisses, and limestones. The Franklin Limestone formation has been an important attribute to Ogdensburg since it contains large deposits of zinc ore and other minerals.

The 1979 Ogdensburg Master Plan notes areas where development would encounter environmental constraints including: seasonal high water table and flooding (most prevalent along the Wallkill River), Flood Hazard areas, shallow depth to bedrock and rock outcroppings, and severe slopes in excess of 25%. The Master Plan also cites the importance of vegetative cover in developing areas to prevent soil erosion and excessive runoff.

Land Use Characteristics

The following land use information was extracted from the 1979 Master Plan for the Borough. A new Master Plan is currently being compiled but was not available for use during the comparison phase of the Cross-Acceptance process. It is known to the County that Ogdensburg is re-evaluating their zoning ordinance.

In 1979, there were a total of 789 residential dwelling units in Ogdensburg. This includes four major subdivision developments. Commercial districts are located along Main Street (County Route 517) at both the north and south end of the Borough and contain 12 acres. This includes both highway commercial and business establishments which service the Borough's residents. Quasi-public lands include the fire department, first aid squad, cemetery, churches and a VFW Post. Public lands encompass: Heaters Pond - 135.9 acres, Recreation fields - 6.2 acres. public school - 24.2 acres, and other municipal lands including the road system - 19.1 acres. Industrial lands contain 124 acres and include a number of different companies, soil

removal operations and the former zinc mine site. This land use information is dated and would probably show some modifications today.

Previous low unit per acre density zoning was based on the use of individual on-site septic systems. The Borough continues to rely 100% on individual on-site septic systems. The Borough presently has a municipally-owned water system consisting of three artesian wells (one of which is shut down and a second in need of rehabilitation) and a storage facility. The water main lines are fifty years old and also in need of improvements.

Transportation

The 1979 Master Plan cited 12.9 miles of paved roads in Ogdensburg. Normal maintenance and routine improvements are suggested for the Borough's road network. Additionally, the Route 517 (Main Street in Ogdensburg) By-Pass, Phase III will inpact the Borough when a connection is created from the Route 15 Interchange to County Route 517 near Station Road in Sparta Township.

Population

From 1950 to 1970, the Borough of Ogdensburg increased from 1,169 to 2,222 residents; This equals a 90% increase. The 1980 population for the Borough was 2,737. At 2.2 square miles in area, this equals 1,232.9 residents per square mile. This makes Ogdensburg the seventh most densely populated municipality in Sussex County as of 1984 data compiled by the Sussex County Planning Department.

Recent Municipal Trends

This most relevant change to Ogdensburg in recent years has been the closing of the zinc mine. This unanticipated closing occurred in 1988 and represented a 20% loss in ratables for Ogdensburg. This, in turn, resulted in Ogdensburg's listing on the Municipal Cities Distress Index as #210 (this is just out of the top third increment utilized by the Office of State Planning for their tier criteria) resulting in major state aid as well as other budgetary exemptions to cushion the monetary loss and increase in taxes. The publicity resulting from this situation also depressed property values. After foreclosing on the zinc mine property in April 1988, Ogdensburg sold this tract in June 1989 and put the Borough back in the "black". However, a new strategy is now being employed in order to entice new ratables. Whereas Ogdensburg had previously been basically a "no growth" area, it is now pro-growth and changing its ordinances to reflect this attitude. There are several major subdivisions that presently have preliminary approval for development in the Borough; these could provide approximately 1,000 new units of housing. *

* This figure is not accurate. The actual number is closer to 500 and even that number is high. - Ken Nelson, Borough Planner, 1991

Narrative

Although the district has not reached a student population of 500 as projected, the facilities are being taxed by support services (ie Child Study, guidance and speech).

Classrooms, at one time vacant, are now utilized for Special Education and computer programs.

The music and B.S.I.P. programs have now become intinerant as of the 1989-1990 school year.

Items as listed in table 10

1. New boiler-referendum approved, waiting for paper work from State

2. Replacement of windows-older building requires up-dating of windows (frames etc. original building 1929)

3. Site Improvement-New parking area designed and play area improved

Kindergarten Complex-architect must draw plans for roof and general improvement of walls and windows.

Storage Tank-Decision regarding under-or above ground tank must be made with all the accompanying requirements (monitoring devices, composition etc.)

NEW JERSEY DEPARTMENT OF EDUCATION - BUREAU OF FACILITY PLANNING SERVICES
DIVISION OF FINANCE AND REGULATORY SERVICES
NON-DEPARTMENTALIZED ELEMENTARY SCHOOL BUILDING CAPACITY WORKSHEET

Person Completing Worksheet Patricia Colon

DISTRICT Ogdensburg SCHOOL Ogdensburg COUNTY Sussex

GRADE LEVELS K - 5 MAXIMUM ANTICIPATED ENROLLMENT 646

DATE COMPLETED July 6, 1990 TOTAL FUNCTIONAL CAPACITY 646

I	II	III	IV	V	VI	VII
Instructional Area	Number of Teaching Stations	Square Feet Per Teaching Station	Minimum Acceptable Sq. Ft. Per Pupil	Minimum Acceptable Gross Area in Square Feet	Pupil Stations	Total Pupil Stations
Pre-Kindergarten						
3 yr. olds (one instructor)			80	800	10	
3 yr. olds (two instructors)			64	960	15	
4 yr. olds (one instructor)			71	850	12	
4 yr. olds (two instructors			57	1,020	18	
Kindergarten	2	984	36	900	25 x 2	100
Non-Departmentalized Grades						
first	3	930, 750, 750	32	800	@ 25	75
second	3	750	32	800	@ 25	72
third	3	750	32	800	@ 25	72
fourth	3	638	28	700	@ 25	69
fifth	3	2@638, 528	28	700	@ 25	65
sixth	3	2@638, 528	28	700	@ 25	65
seventh	2	638, 930	28	700	@ 25	48
eighth	2	726, 638	28	700	@ 25	48

I	II	III	IV	V	VI	VII
Instructional Area	Number of Teaching Stations	Square Feet Per Teaching Station	Minimum Acceptable Sq. Ft. Per Pupil	Minimum Acceptable Gross Area in Square Feet	Pupil Stations	Total Pupil Stations
Other Scheduled Instructional Areas - (Excluding Large Group, Small Group, IMC and Cafeteria)						
Cafeteria	1	1,520				
Open Space (@ 40 sq. ft. per pupil station)			40			

75% for schools under 900 pupils)
80% for schools 900-2,200 pupils)
85% for schools over 2,200 pupils) _____ (A)

SUB TOTAL
UTILIZATION FACTOR x.
SUB TOTAL FUNCTIONAL CAPACITY

I	II	III	IV	V	VI	VII
Instructional Area	Number of Teaching Stations	Square Feet Per Teaching Station	Minimum Acceptable Sq. Ft. Per Pupil	Minimum Acceptable Gross Area in Square Feet	Pupil Stations	Total Pupil Stations
Instructional Media Center -- Library (Pupil stations are calculated at 40 sq. ft. per pupil)	1	1368	40	Seating for 20 percent of Maximum anticipated enrollment at 40 sq. ft.		
			(C)	SUB TOTAL UTILIZATION FACTOR SUB TOTAL FUNCTIONAL CAPACITY		x .50
	(Add Lines A, B and C)			TOTAL FUNCTIONAL CAPACITY		

I	II	III	IV	V	VI	VII
Instructional Area	Number of Teaching Stations	Square Feet Per Teaching Station	Minimum Acceptable Sq. Ft. Per Pupil	Minimum Acceptable Gross Area in Square Feet	Pupil Stations	Total Pupil Stations
Special Education (Refer to Special Education Worksheet and Instructions)						
Open Space (@ 40 sq. ft. per pupil station)	2	1276	40			
				TOTAL FUNCTIONAL CAPACITY		646

I	II	III	IV
Instructional Area (No Capacity)	Number of Rooms	Square Feet Per Room	Minimum Acceptable Gross Area in Square Feet
Multi-Purpose			
Cafeteria	1	1,520	2,400 Luncheon seating for 1/3 of maximum anticipated enrollment at 12 sq. ft. per pupil
Music			1,000
Industrial Arts			2,000

I	II	III	IV
Instructional Area (No Capacity)	Number of Rooms	Square Feet Per Room	Minimum Acceptable Gross Area in Square Feet
Instructional Media Center (or Library)	1	1,368	2,500
Gymnasium	1	2,000	3,500
Art	1	1,120	1,000
Science	1	1,120	1,000
Home Economics			1,400
Greenhouse			400

COHORT SURVIVAL WORKSHEET

Table 1 - Computation of Survival Ratios

SCHOOL YEAR	BIRTHS 5 YEARS EARLIER		KINDER-GARTEN	GRADE 1	2	3	4	5	6	7	8	9	10	11	12	Sp.Ed.		TOTAL
19 TO 19																		
19 84 TO 19 85	45	1.04	47	43	39	44	50	39	45	51	53							
19 85 TO 19 86	49	.87	43	51	46	36	50	51	37	45	41					21	1.09	
19 86 TO 19 87	42	1.02	43	51	46	36	50	51	37	45	43					23	.91	
19 87 TO 19 88	32	1.12	36	41	51	40	33	39	43	38	32					21	1.61	
19 88 TO 19 89	36	1.22	44	37	48	44	37	29	40	39	38					34	1.11	
CUR. YR. 1989-90	57	.73	42	47	36	49	47	29	26	40	38					38	1.02	
		6.00		5.29	5.10	4.41	5.40	4.47	4.41	5.13	4.43					39		5.74
AVERAGE SURVIVAL RATIO		1.2		1.05	1.02	.88	1.08	.89	.88	1.02	.88							1.14

Directions

Enter enrollments in columns and computed survival ratios in boxes. Follow steps in accompanying explanation.

Table 2 - Projection of Student Population

SCHOOL YEAR	BIRTHS 5 YEARS EARLIER		KINDER-GARTEN	GRADE 1	2	3	4	5	6	7	8	9	10	11	12	Sp.Ed.		TOTAL
CUR YR. 19 89/19 90	54		42	47	36	49	47	29	26	40	38					39		
19 90 TO 19 91				44	48	32	53	42	26	27	35					44		
19 91 TO 19 __					45	42	35	47	37	27	24							
19 92 TO 19 __						40	45	31	41	38	24							
19 93 TO 19 __							43	40	35	42	33							
19 94 TO 19 __								38	35	36	37							
19 95 TO 19 __									33	36	32							
19 96 TO 19 __										34	32							
19 97 TO 19 __											30							
19 __ TO 19 __																		
19 __ TO 19 __																		
19 __ TO 19 __																		

TABLE 3

PROJECTED ENROLLMENT BY GRADE LEVEL ORGANIZATION

Grade	1990-91	1991-92	1992-93	1993-94	1994-95	Directions
Pre-K K 1 2 3 4						From the projected enrollments of Table 2, report by district grade level organization (GLO). For example, if the GLO is K-6, 7-8, 9-12, show sub-totals following grades 6, grade 8 and grade 12.
Sub-Total	224					
5	42					
Sub-Total	266					
6	26					
Sub-Total	292					
7 8	62					
Sub-Total	354					
9						
Sub-Total						
10 11 12						
Sub-Total	(Spec. Ed. counted twice)					
Sp.Ed.	44					
Total	354					

TABLE 1

PERCENTAGE OF POPULATION

ENROLLMENT PROJECTIONS WORKSHEET

PREVIOUS YEARS	ACTUAL ENROLLMENTS																														Actual Total Comm.-Wide Pop.
	K	%	1	%	2	%	3	%	4	%	5	%	6	%	7	%	8	%	9	%	10	%	11	%	12	%	Sp. Ed	%				
1984-85	47	1.63	43	1.49	39	1.35	44	1.53	50	1.74	39	1.35	45	1.56	51	1.77	55	1.91													2869
1985-86	43	1.55	51	1.84	46	1.66	36	1.30	50	1.80	51	1.84	37	1.33	45	1.62	41	1.48										23	.83		2769
1986-87	43	1.61	51	1.91	46	1.72	36	1.34	50	1.87	51	1.91	37	1.38	45	1.68	43	1.61										21	.73		2669
1987-88	36	1.37	41	1.56	51	1.95	40	1.53	33	1.26	39	1.49	43	1.64	38	1.45	32	1.22										34	1.30		2613
1988-89	44	1.68	37	1.41	48	1.83	44	1.68	37	1.41	29	1.10	40	1.52	39	1.49	38	1.45										38	1.45		2617
1989-90	42	1.60	47	1.79	36	1.37	49	1.86	47	1.79	29	1.10	26	.99	40	1.53	38	1.44										39	1.48		2621
Average Percentage Grade is of Total Population		1.57		1.66		1.64		1.54		1.62		1.46		1.40		1.58		1.51											1.15		2678

1. In each year, divide each grade level enrollment by the "Actual Total Community-Wide Population;" enter the resulting percentage in the "%" column; compute the percent to two decimal places and be sure the total is 100 percent (Step #3).
2. After completing the above for the six years, add all of the computed percentages and divide by six; enter in the "Average Percentage Grade is of Total Population" column (Step #4).

TABLE 2

PROJECTED ENROLLMENTS

PERCENTAGE	1.57	1.66	1.64	1.54	1.62	1.46	1.40	1.58	1.51					1.15	Total Projected Student Enrollment	Projected Total Community-Wide Population
SCHOOL YEARS	K	1	2	3	4	5	6	7	8	9	10	11	12	Sp.Ed.		
	E	E	E	E	E	E	E	E	E	E	E	E	E	E		
1990-91	42	44	44	41	43	39	37	42	40					31	372	2678
1991-92	43	45	45	42	44	40	38	43	41					31	381	2721
1992-93	43	46	45	43	45	40	39	44	42					32	387	2763
1993-94	44	46	46	43	45	41	39	44	42					32	390	2788
1994-95	44	47	46	43	46	41	39	44	42					32	392	2813

Directions

1. Transfer the "Average Percentage Grade is of Total Population" from Table 1 to "Percentage" on this table;
2. Multiply the projected total community-wide population by the percentage for each grade for each year; insert the results under E (projected enrollment) (Step #5).
3. Add the E (projected enrollments) for all grades for each year to obtain the Total Projected Student Enrollment; complete for all five years.

TABLE 3

PROJECTED ENROLLMENT BY GRADE LEVEL ORGANIZATION

Grade	1990-91	1991-92	1992-93	1993-94	1994-95	Directions
Pre-K K 1 2 3 4						From the projected enrollments of Table 2, report by district grade level organization (GLO). For example, if the GLO is K-6, 7-8, 9-12, show sub-totals following grades 6, grade 8 and grade 12.
Sub-Total	214	219	222	224	226	
5	39	40	40	41	41	
Sub-Total	253	259	262	265	267	
6	37	38	39	39	39	
Sub-Total	290	297	301	304	306	
7 8	82	84	86	86	86	
Sub-Total	372	381	387	390	392	
9						
Sub-Total						
10 11 12						
Sub-Total						
Sp.Ed.						
Total						

Table 4

SUMMARY OF SCHOOL BUILDING CAPACITY BY DISTRICT GRADE LEVEL ORGANIZATION

County Sussex Code 37 District Ogdensburg Code 3840 Date Completed July 6, 1990

Select one grade level organization and record capacity and number of schools.

Elementary	1990-91 Capacity	1990-91 No. Schools	1991-92 Capacity	1991-92 No. Schools	1992-93 Capacity	1992-93 No. Schools	1993-94 Capacity	1993-94 No. Schools	1994-95 Capacity	1994-95 No. Schools
Pre-K-4:										
Pre-K-5:										
Pre-K-6:										
Pre-K-8:										
K-Other: K-8	18,738	1	18,738	1	18,738	1	18,738	1	18,738	1
Sub-Total										
Middle/Junior High	**Capacity**	**No.**	**Capacity**	**No.**	**Capacity**	**No.**	**Capacity**	**No.**	**Capacity**	**No.**
5-8:										
6-8:										
7-8:										
7-9:										
Other-___:										
Sub-Total										
High School	**Capacity**	**No.**	**Capacity**	**No.**	**Capacity**	**No.**	**Capacity**	**No.**	**Capacity**	**No.**
7-12:										
9-12:										
10-12:										
Other-___:										
Sub-Total**										
Total										

Note: Read the directions in Section III, 3.A. before completing this form.

Directions

(1) Using the school building capacities computed new and/or for the 1985 Long-Range Facility Plan, transfer their sum by district grade level organization to this table.

(2) Enter them by the district grade level organization policy even though some buildings do not house the exact grades called for by policy. For example, if the grade level organization is K-6, 7-8, 9-12, enter required information at K-6, 7-8, 9-12.

(3) No. means number of school buildings.

Table 5

DETERMINATION OF SCHOOL BUILDING NEEDS THROUGH A COMPARISON OF SCHOOL CAPACITIES AND PROJECTED ENROLLMENT BY DISTRICT GRADE LEVEL ORGANIZATION

County Sussex Code 37 District Ogdensburg Code 3540 Date Completed July 6, 1990

Person Completing Patricia Cahill

Elementary School YEAR	1990-91	1991-92	1992-93	1993-94	1994-95
(1) Projected Enrollment	372	381	387	390	392
(2) Total School Capacity	646	646	646	646	646
(3) Excess or (Deficit)	- 274	- 265	- 259	- 256	- 254
Middle/Junior High School YEAR	1990-91	1991-92	1992-93	1993-94	1994-95
(1) Projected Enrollment					
(2) Total School Capacity					
(3) Excess or (Deficit)					
High School YEAR	1990-91	1991-92	1992-93	1993-94	1994-95
(1) Projected Enrollment					
(2) Total School Capacity					
(3) Excess or (Deficit)					
Special Education School YEAR	1990-91	1991-92	1992-93	1993-94	1994-95
(1) Projected Enrollment					
(2) Total School Capacity					
(3) Excess or (Deficit)					

Note: Read the directions in Section III; 3.A. before completing this table.

Directions: (1) Enter from your enrollment projections - Table 2.
(2) Enter from Table 4, Summary of School Building Capacity.
(3) Compute by subtracting (2) from (1).

School Ogdensburg Elementary Code 050 3540

District Ogdensburg Table 6 Code 37 3540

Core or Specialized Facility Needs in Next Five Years

A comparison of school building capacity and projected pupil enrollment does not reveal the need for core or specialized facilities in existing schools. Indicate below those facilities which are not provided or need expansion and, thus, are needed, by school. This analysis should be done even though current district facilities provide sufficient capacity. Do not complete this table for those schools which have no need for new or improved core or specialized facilities. Include here only projects which will be funded via capital outlay or debt service.

Core or Specialized Facility	Please check the appropriate column: Needed Immediately	Needed In Next Five Years
1. Art classroom		
2. Auditorium		
3. Cafeteria/kitchen		
4. Computer laboratory		
5. Guidance offices	✓	
6. Gymnasium/locker rooms		
7. Home economics laboratory		
8. Library/Instructional Materials Center		
9. Multi-purpose room		
10. Music classroom	✓	
11. Psychologist or Speech/Hearing Therapy rooms		
12. Science laboratory		
13. Shops - industrial arts		
14. Shops - vocational education		
15. Health Suite		
16. Child Study Offices	✓	
17. Administrative Offices		
18. Other(list):		
4 classrooms		✓

Include only items to be funded via capital outlay or debt service.

District Ogdensburg Code 3840

County Sussex Code 37

Table 7

District Summary of Core or Specialized Facility Needs in Next Five Years
(Do not complete if district has only one school)

From the data provided for each school in Table 6, summarize the district needs for core or specialized facilities.

Core or Specialized Facility	No. of Schools With Immediate Need	No. of Schools With Need In Next 5 Years
1. Art classroom		
2. Auditorium		
3. Cafeteria/kitchen		
4. Computer laboratory		
5. Guidance offices	1	
6. Gymnasium/locker rooms		
7. Home economics laboratory		
8. Library/Instructional Materials Center		
9. Multi-purpose room		
10. Music classroom	1	
11. Psychologist or Speech/Hearing Therapy rooms		
12. Science laboratory		
13. Shops - industrial arts		
14. Shops - vocational education		
15. Health Suite		
16. Child Study Offices	1	
17. Administrative Offices		
18. Other(list):		
4 classrooms		1

School Ogdensburg Code 050 0844

District Ogdensburg Code 38 48 0 3840

Table 8

OTHER NEEDED IMPROVEMENTS IN NEXT FIVE YEARS, BY SCHOOL

Please check the appropriate column

Improvements	Needed Immediately	Needed in Next Five Years
1. Repair of exterior walls, chimneys, parapets and decorative elements		✓
2. Repair of damaged and/or unsafe plaster and lath ceilings	✓	
3. Roof replacement		✓
4. Repair/renovation of bleachers, stadiums and other athletic facilities		
5. Repair or provision of mechanical ventilation and exhaust system		
6. Repair or provision for fire doors/exit doors	✓	
7. Repair or provision of automatic fire detection system		
8. Repair/replacement of door hardware		
9. Repair of other exterior elements such as ramps, stairs, fire escapes, walkways, railings		
10. Repair or provision of potable water holding and distribution system		
11. Repair/replacement of electrical system		
12. Repair/replacement of plumbing system		
13. Upgrade of substandard classrooms		
14. Energy retrofit		
15. Provision of handicapped access		
16. Repair or provision of sanitation and waste disposal		
17. Site expansion		✓
18. Site development		✓
19. Repair or provision of parking facilities	✓	
20. Window replacement		✓
21. Other:		
Storage Tank		✓
Boiler	✓	

Include only items tc be funded via capital outlay or debt service.

School Ogdensburg Code 8.050 -24-

County Suffolk Code 34

Table 9

DISTRICT SUMMARY OF
OTHER NEEDED IMPROVEMENTS IN NEXT FIVE YEARS,

Please check the appropriate column

Improvements	Needed Immediately	Needed in Next Five Years
1. Repair of exterior walls, chimneys, parapets and decorative elements		✓
2. Repair of damaged and/or unsafe plaster and lath ceilings	✓	
3. Roof replacement	✓	✓
4. Repair/renovation of bleachers, stadiums and other athletic facilities		
5. Repair or provision of mechanical ventilation and exhaust system		
6. Repair or provision for fire doors/exit doors	✓	
7. Repair or provision of automatic fire detection system		
8. Repair/replacement of door hardware		
9. Repair of other exterior elements such as ramps, stairs, fire escapes, walkways, railings		
10. Repair or provision of potable water holding and distribution system		
11. Repair/replacement of electrical system		
12. Repair/replacement of plumbing system		
13. Upgrade of substandard classrooms		
14. Energy retrofit		
15. Provision of handicapped access		
16. Repair or provision of sanitation and waste disposal		
17. Site expansion		✓
18. Site development		✓
19. Repair or provision of parking facilities	✓	
20. Window replacement		✓
21. Other:		
Storage Tank		✓
Boiler	✓	

Include only items to be funded via capital outlay or debt service.

MISD060030690

FIVE YEAR FACILITIES IMPROVEMENT PLAN
1990-91 THROUGH 1994-95
TABLE 10

County: Sussex Code 37

District: Ogdensburg Code 3840

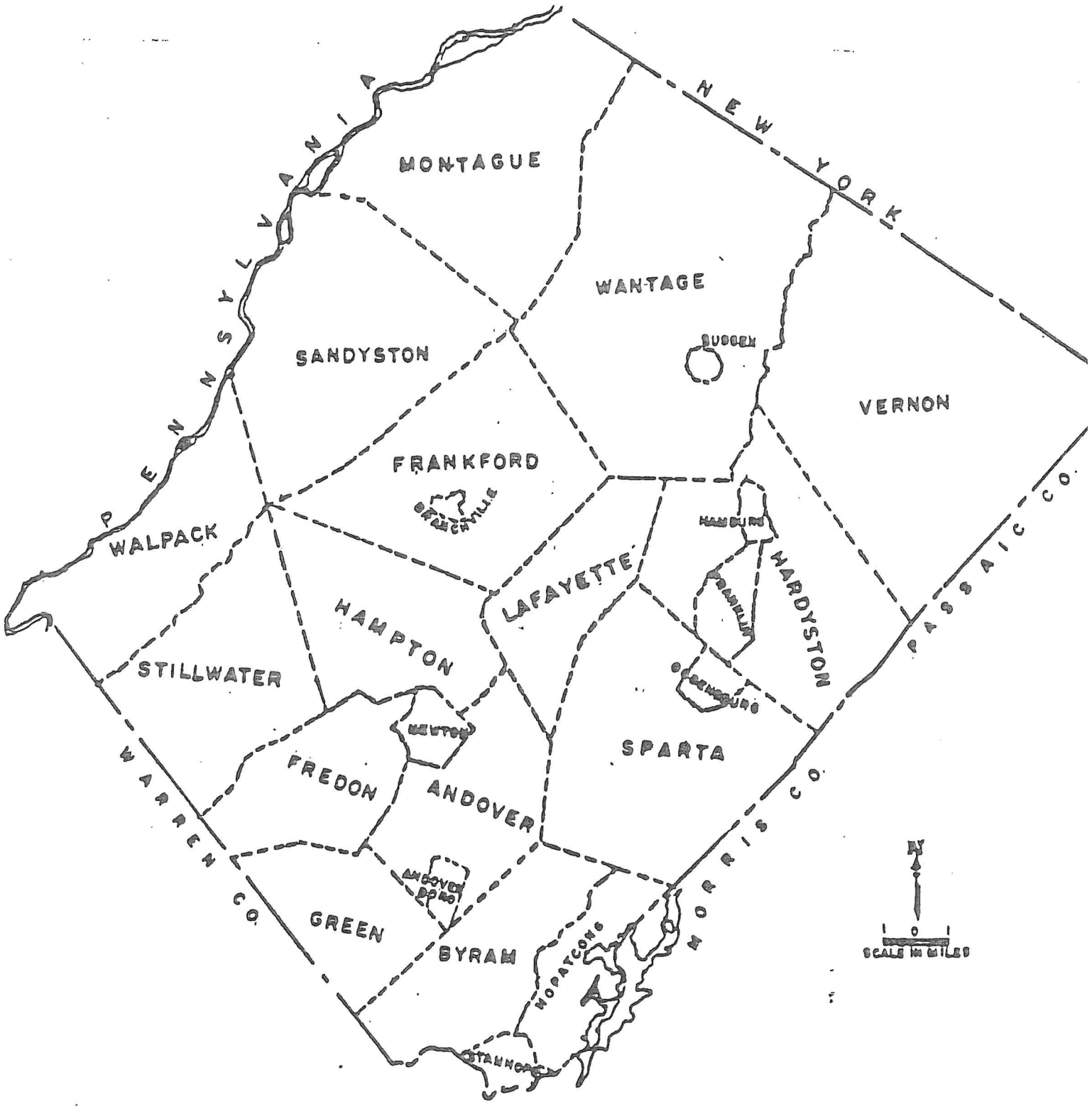
SCHOOL NAME(S)	SCHOOL CODE	PROJECT DESCRIPTION	PROJ. CODE	TOTAL ESTIMATED COSTS	SCHEDULE OF EXPENDITURE AMOUNTS BY FISCAL YEAR				
					1990-91	1991-92	1992-93	1993-94	1994-95
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Ogdensburg Elementary	050	Installation of a new boiler	61	$ 150,000 —	$ 150,000 Waiting for papers from State				
		Replacement of Windows	62				$ 3000 —		
		Site Improvement	20				$ 35,000		
		Roof and exterior walls of the Kdgn. Complex	60			$ 35,000			
		Storage Tank				$ 50,000			
			TOTAL						

APPENDIX C

Ogdensburg

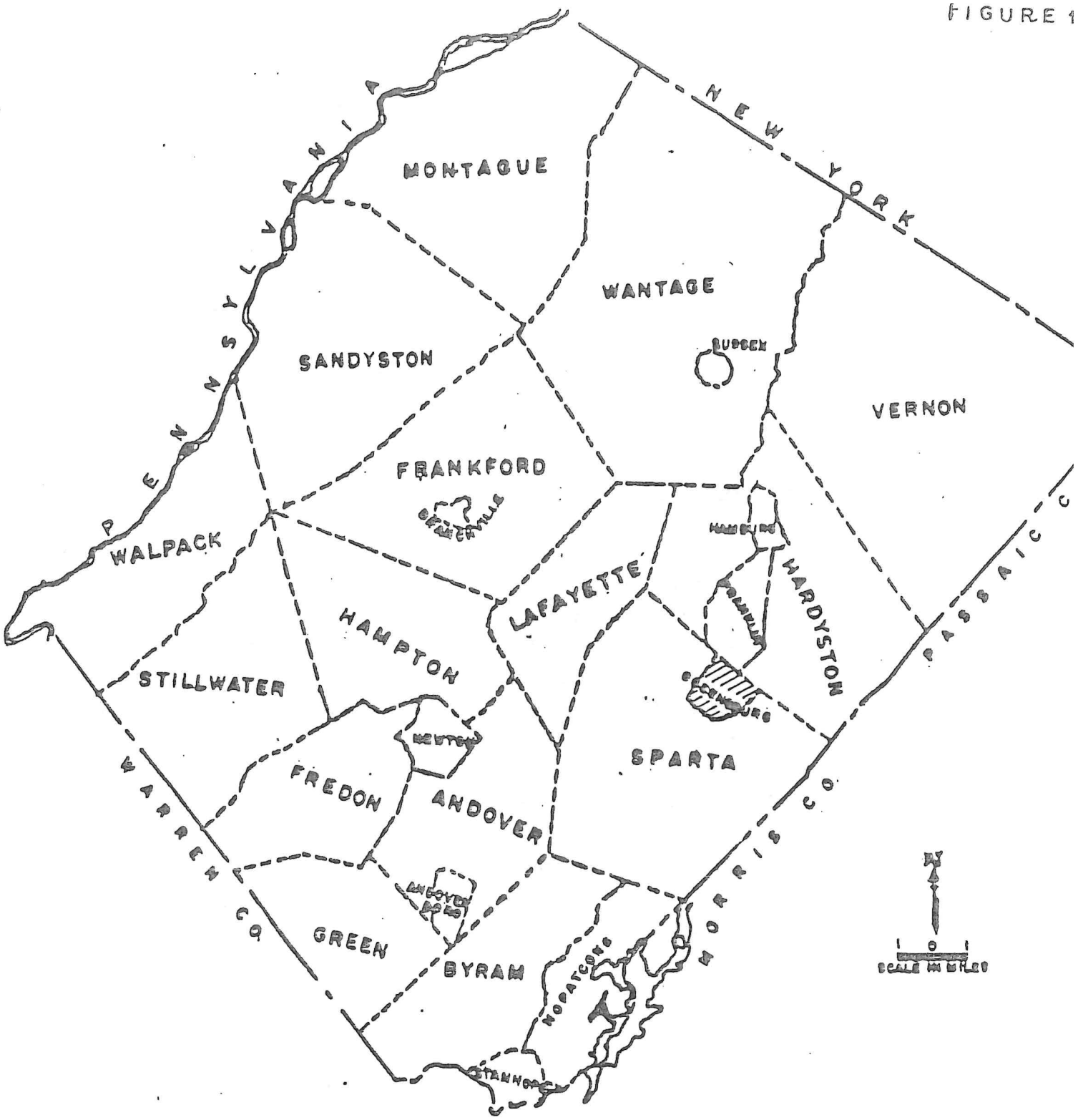
Cross Acceptance Report

SUSSEX COUNTY PLANNING DEPARTMENT
CROSS-ACCEPTANCE REPORT (COMPARISON PHASE)



OGDENSBURG BOROUGH

FIGURE 1



SUSSEX COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

LOCATION MAP OF OGDENSBURG BOROUGH

CROSS ACCEPTANCE REPORT

2.0 MUNICIPAL BACKGROUND

2.1 Location

The Borough of Ogdensburg is located in the eastern portion of Sussex County and is surrounded by Sparta Township on three sides to the south and Hardyston Township and the Borough of Franklin to the north. Ogdensburg is 2.2 square miles in area and is the third largest borough out of eight in Sussex County. It is within several miles of the major north-south Route State Highway 23.

2.2 Historic Perspective

In 1778, the first permanent settlement of the area now known as Ogdensburg was made by Robert Ogden. As more people came and settled, a village whose primary components were farming and mining, developed. In 1868, the Ogden Mine Railroad Company linked the mining community to Lake Hopatcong thereby increasing the market for its ore. More people and commercial establishments, including a hotel and taverns, came with the railroad by the 1870's. In 1889, a large tract of land, including the mine, was purchased by the New Jersey and Pennsylvania Concentrating Company of which Thomas Alva Edison was a motivating force. Development of the mine brought about the development of Ogdensburg. On March 31, 1914, Ogdensburg Borough separated from Sparta Township as an independent entity. Periods of success and development stemming from the mines have been offset by times of economic recession. In 1988, the zinc mine closed its' doors permanently and so ended an era.

2.3 Environmental Characteristics

The Borough of Ogdensburg lies within the Highlands Province of New Jersey and is part of the Reading Prong. The highlands are characterized by ridges surrounded by narrow, steep walled valleys; Ogdensburg is located within the Wallkill River Valley. Geologically, Ogdensburg is underlain by Kittatinny Limestone, Franklin Limestone, and Hardyston Quartzite. The east and west boundaries form an irregular hilly terrain due to the underlain gneisses and limestones. The Franklin Limestone formation has been an important attribute to Ogdensburg since it contains large deposits of zinc ore and other minerals.

The 1979 Ogdensburg Master Plan notes areas where development would encounter environmental constraints including: seasonal high water table and flooding (most prevalent along the Wallkill River), Flood Hazard areas, shallow depth to bedrock and rock outcroppings, and severe slopes in excess of 25%. The Master Plan also cites the importance of vegetative

DRAFT
Subject to Change

1.0 INTRODUCTION

On February 7, 1989 the Sussex County Planning Department was designated by the Board of Chosen Freeholders to perform the duties of "Negotiating Entity" for the Cross Acceptance Phase of the State Development and Redevelopment Plan (SDRP) and planning process. Since this designation the Planning Department has attempted to identify key issues of the Preliminary SDRP, initiate dialogue with interested parties, resolve discrepancies between State, County and municipal objectives and policies, and encapsulate the resulting information into a series of concise reports. With an extremely restricted time frame and staff, limitations were imposed upon the process from the onset.

For organizational purposes the Planning Department divided the County into four regions. These areas exhibit similar characteristics and therefore often have common needs. Over 120 meetings were held with municipalities and other interested parties to provide a maximum degree of public input as well as to seek correct and current information regarding development and future growth. Each municipality designated a representative to act as the "coordinator" and contact person between the municipality and the County. Meetings were held in all of the municipalities with the exception of Walpack.

Following the first few rounds of cross acceptance meetings with the municipalities, it became apparent that three issues were most commonly vocalized as being critical in nature; 1) the funding issue, whether Sussex County would be cut out of all state funding due to its designation in the lower growth Tiers (5, 6, and 7); 2) the equity issue, whether farmers would experience a drastic property value decline due to the Tier 6 designation; and 3) the need to protect the environment but still allow for rational growth. Many municipalities feel they have already been addressing the policies brought forward in the PSDRP through incorporation of environmental constraints ordinances (variable density constraints zoning) and are fearful that the SDRP once adopted would preempt existing municipal rights under the Municipal Land Use Law. The PSDRP has been construed by many to provide a method of halting growth in the County and precluding funding and/or permitting for both existing and future infrastructure.

In an attempt to resolve these fundamental issues and subsequently turn the process into a more productive opportunity, the County Planning Department staff devised a revision to the original definitions of Tiers 5, 6, and 7 outlined in the PSDRP. It was felt that a moderate adjustment to the State's tier structure had the chance of being positively received by the Office of State Planning and would provide, among other objectives, a better match between growth actually being experienced in the County and tier groupings. Also the preconception that funding would only be provided in Tiers 1 through 4 would dissolve by virtue of establishing a tier 5D which prioritized funding concerns county-wide.

Understanding the diversity of the State of New Jersey and the subsequent difficulty of fitting all scenarios into a structure that included only seven tiers, as well as realizing a nee for a common state-wide language, deviation from the PSDRP was kept at a minimum.

The tier change proposal (see appendix) included the elimination of Tier 6, which was divided into tiers 5 and 7. Tier 6A went into tier 5 and tier 6B went into tier 7 due to the rationale behind the 6A and 6B delineation (environmental sensitivity). Tier 5 was subdivided into four sub-tiers; 5A (or 5) as outlined in general in the PSDRP, 5B lakelets and hamlets - concentrated development areas that are unsewered and not in planned sewer service areas, 5C village centers that are unsewered and not in planned sewer service areas, and 5D areas that needed to be identified as priorities for future state funding e.g. for transportation improvements, farmland preservation programs, etc. Sewered areas were defined as those having existing discharge locations and adequate capacity or having an approved central sewerage discharge through the Municipal Wastewater Management Plan (WMP) process which includes an amendment to the Sussex County 208 Water Quality Management Plan (WQMP). Sewers do not include package plants that service only a few realty improvements, but are defined as publically owned sewage treatment and collection facilities (Domestic Treatment Works (DTW). Therefore, tier 3 or 4 designations county-wide are only appropriate if sewering is approved at the county level through the 208 WQM process. The proposed revisions received a very favorable response.

Later in the process it was agreed by the Planning Department staff to allow for tier 7 delineations, other than those for trout production or endangered species, to move to a tier 5 asterisk (5*) only if a suitable environmental constraints ordinance was in place.

Region two is comprised of Franklin, Hamburg, and Odgensburg Borough's and Hardyston and Vernon Townships. With the objective of looking beyond municipal boundaries and addressing regional issues as part of a larger picture, the County Planning Department staff discussed key issues with all region 2 municipalities. Staff could not support in their entirety all of the municipal recommendations brought out during the cross acceptance phase. The following narrative details the issues of compatibility and incompatibility and documents, from the County staff's perspective, the reasons for the positions taken. The following phase, Negotiation, will provide an additional forum for dialogue between the State, County and municipality to resolve these issues of discrepancy.

cover in developing areas to prevent soil erosion and excessive runoff.

2.4 Land Use Characteristics

The following land use information was extracted from the 1979 Master Plan for the Borough. A new Master Plan is currently being compiled but was not available for use during the comparison phase of the Cross-Acceptance process. It is known to the County that Ogdensburg is re-evaluating their zoning ordinance.

In 1979, there were a total of 789 residential dwelling units in Ogdensburg. This includes four major subdivision developments. Commercial districts are located along Main Street (County Route 517) at both the north and south end of the Borough and contain 12 acres. This includes both highway commercial and business establishments which service the Borough's residents. Quasi-public lands include the fire department, first aid squad, cemetery, churches and a VFW Post. Public lands encompass: Heaters Pond - 135.9 acres, Recreation fields - 6.2 acres. public school - 24.2 acres, and other municipal lands including the road system - 19.1 acres. Industrial lands contain 124 acres and include a number of different companies, soil removal operations and the former zinc mine site. This land use information is dated and would probably show some modifications today.

Previous low unit per acre density zoning was based on the use of individual on-site septic systems. The Borough continues to rely 100% on individual on-site septic systems. The Borough presently has a municipally-owned water system consisting of three artesian wells (one of which is shut down and a second in need of rehabilitation) and a storage facility. The water main lines are fifty years old and also in need of improvements.

2.5 Transportation

The 1979 Master Plan cited 12.9 miles of paved roads in Ogdensburg. Normal maintenance and routine improvements are suggested for the Borough's road network. Additionally, the Route 517 (Main Street in Ogdensburg) By-Pass, Phase III will impact the Borough when a connection is created from the Route 15 Interchange to County Route 517 near Station Road in Sparta Township.

2.6 Population

From 1950 to 1970, the Borough of Ogdensburg increased from 1,169 to 2,222 residents; this equals a 90% increase. The 1980 population for the Borough was 2,737. At 2.2 square miles in area, this equals 1,232.9 residents per square mile. This makes Ogdensburg the seventh most densely populated municipality in Sussex County as of 1984 data compiled by the Sussex

County Planning Department.

2.7 Recent Municipal Trends

The most relevant change to Ogdensburg in recent years has been the closing of the zinc mine. This unanticipated closing occurred in 1988 and represented a 20% loss in ratables for Ogdensburg. This, in turn, resulted in Ogdensburg's listing on the Municipal Cities Distress Index as #210 (this is just out of the top third increment utilized by the Office of State Planning for their tier criteria) resulting in major state aid as well as other budgetary exemptions to cushion the monetary loss and increase in taxes. The publicity resulting from this situation also depressed property values. After foreclosing on the zinc mine property in April 1988, Ogdensburg sold this tract in June 1989 and put the Borough back in the "black". However, a new strategy is now being employed in order to entice new ratables. Whereas Ogdensburg had previously been basically a "no growth" area, it is now pro-growth and changing its ordinances to reflect this attitude. There are several major subdivisions that presently have preliminary approval for development in the Borough; these could provide approximately 1,000 new units of housing.

3.0 COUNTY ANALYSIS AND RECOMMENDATIONS

3.1 Overview

It is important to understand the natural characteristics displayed by Sussex County in any planning exercise. Over 90% of Sussex County relies on groundwater for its water supply. This is expected to continue due to the lack of available options for importation as well as the obstacles of developing new surface water impoundments, e.g. land acquisition, bedrock geology requirements, costs, etc. The hydrogeologic scenario in the County does not lend itself to large production wells. The vast majority of wells are individual onsite.

In addition to the above, Sussex County serves as the headwaters for both the Delaware River Basin and the Hudson River Basin and exhibits surface water conditions that provide for limited discharge of treated wastewater effluent. Interbasin transfers of groundwater beyond the groundwater budget as identified in the Sussex County 208 Water Quality Management Plan would result in a groundwater "mining" effect and are discouraged.

Over 85% of Sussex County is served by individual onsite subsurface septic systems for wastewater treatment and disposal. Recharge of treated wastewater effluent is generally preferred over discharge to surface water bodies.

Due to three periods of glaciation, the topography of the County as well as the drainage patterns are unlike much of the State. Wetlands are interspersed throughout the county, as are small streams and tributaries. Soil properties are extremely varied throughout the county.

It is generally understood that much of Sussex County exhibits environmental limitations for large scale or high density growth. However, balanced growth in accordance with carrying capacity of the land, both from a water supply and wastewater discharge perspective, is desirable and has become the objective of the County Planning Department and many of the municipalities. Compatible mixed uses and proper phasing is encouraged to enhance the continued health of the economy. Neither rapid growth or growth of a high intensity is desired or occurs in most communities due largely to sewering constraints and limited water supply.

With regard to the State Development and Redevelopment Preliminary Plan,it is difficult to disagree with the intent of the SDRP at its inception and the discussions offered in Volume I. It is commonly understood, however, that there is more than one way to achieve the policies set forth which become the topic of Volumes II and III. Even though common values may exist, theoretical concepts can not always be equally applied statewide. In practicality, many factors and forces, too many to list here, dictate the patterns of future growth and

development. Due to time constraints, the County is unable to respond to each individua' policy and their potential ramifications and impact. Only the fundamental issues will be discussed in these reports with anticipation that further dialogue on policies such as those presented in the report entitled "Cross-Acceptance Issues: Preliminary Staff Analysis", November 14, 1989 will be forthcoming. It is critical that the OSP remain flexible in its collective thinking when reviewing the specifics of applying these policies.

Four meetings were held with the Ogdensburg Cross-Acceptance Committee on April 25, June 22, July 18 and August 14 (Council Meeting), 1989. Ogdensburg is a small borough with on-site septic, an antiquated central water system and a need to stabilize their tax base in order to maintain their village character. There was a strong concern by the Borough Cross-Acceptance Committee that someone in Trenton, with no personal knowledge of their situation, had drawn tier boundaries around their municipality with no thought to the real needs of the residents. There was great hesitation on behalf of Ogdensburg to delineate tiers. However, after meeting with the County Planning Department on cross-acceptance, they agreed to work within the proposed County tier structure. Ogdensburg's primary concern was that by accepting a tier 5 designation, this could prevent them from receiving state funding as a Distressed City or for infrastructure improvements.

3.2 Cross-Acceptance Tier Map Analysis

The Office of State Planning's tier delineation for the Borough of Ogdensburg was a 7 for the entire municipality. It should be noted that the southeastern municipal boundary on the aerial photograph, Franklin quadrant, for Ogdensburg is incorrect. The boundary should enclose the development already pictured. Examination of the factor maps showed the following information: Sewer Service Area - no sewer service areas in Borough; Potable Watershed - none; High Quality Watershed - entire Borough in Trout Maintenance. Due to existing development and the village character of the Borough, it was agreed by the County Planning Department and the Borough that the utilization of sub-tiers 5a and 5d and tier 7 would be more applicable. Tier 7 was delineated in the portions of the Wallkill Watershed that are classified trout maintenance and that have not already been developed beyond tier 7 criteria. This includes the area directly east of the N.Y.S. & W.R.R. and southwest of Passaic Avenue and County Route 517. The property between the N.Y.S. & W. R.R. and County Route 517, including the area north of Passaic Avenue west to Cork Hill Road, is designated a tier 5D due to the transportation corridor linking Ogdensburg to adjacent municipalities and roadway networks including State Highway 23. West of Predmore Road/Plant Street/Cork Hill Road is delineated as a 5a since it is directly removed from the transportation corridor but still falls under the tier 5 criteria.

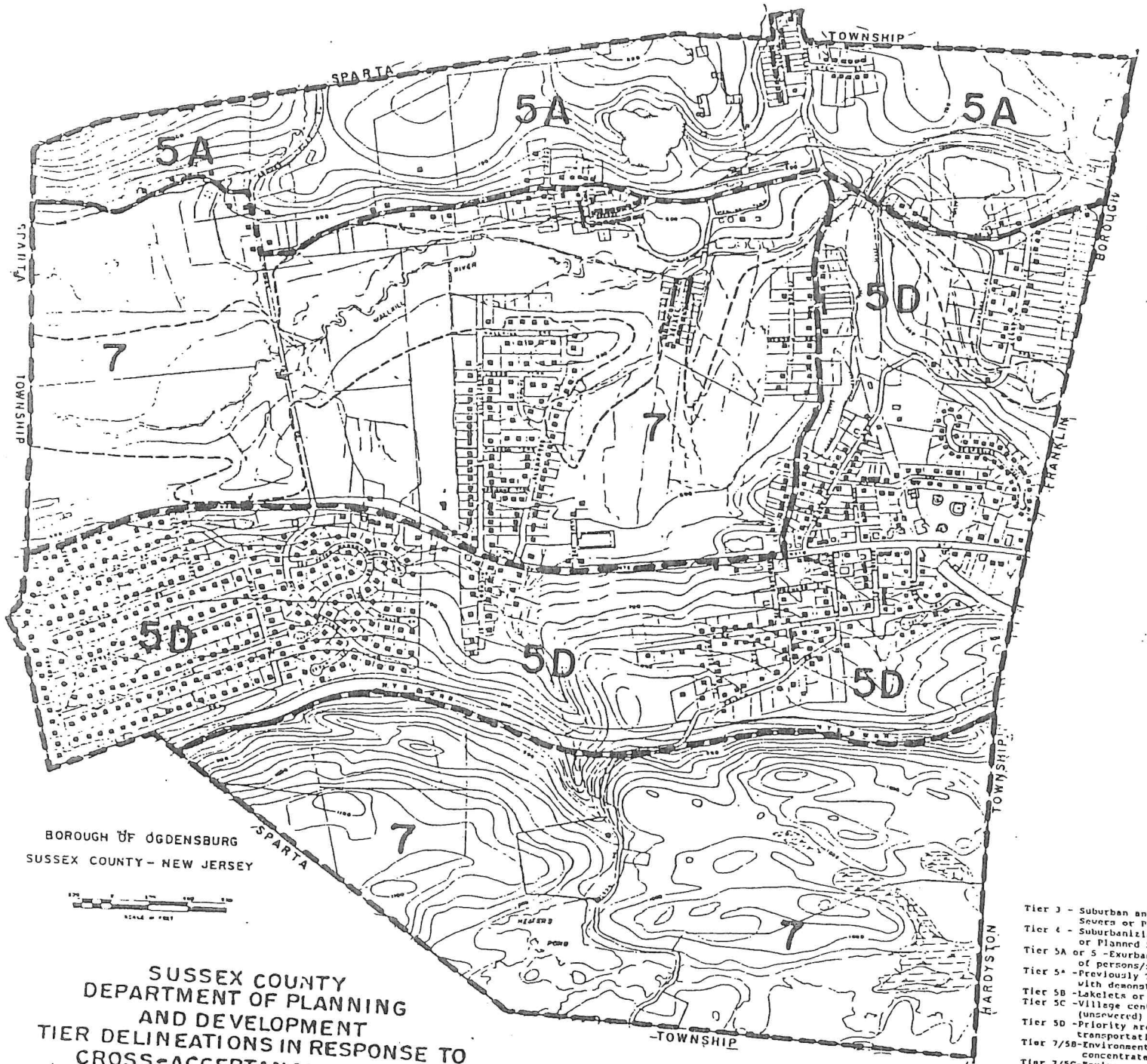


FIGURE 2
OGDENSBURG
BOROUGH

July 18, 1989

CROSS ACCEPTANCE CHECK LIST RATIONALE

In attempting to execute the check list provided by the county planning department, as a part of the Borough of Ogdensburg's participation in the Cross Acceptance portion of the generation and implementation of the Development and Redevelopment Plan, several things became evident.

1. The requested mode of full execution of the checklist was impossible because the Borough's Master Plan and Land Use Ordinance are presently undergoing extensive revision. The existing Master Plan does not address the volume and nature of the presently anticipated development in certain areas of the borough. In addition the language used in the checklist is relatively straightforward, but in many cases does not relate to the "intent" and policy" statements contained in Volume II.

2. While examining the explanations of the strategies and policies contained in Volume II, it became evident that in virtually all statements that involved decisions to be made by the county and/or municipalities a rider was inserted that stated or implied that these decisions would be subject to the review and recommendations of the State.

3. The whole tone of the Development and Redevelopment Plan conveys preferential treatment and primary concern with Tier One and Tier Two areas. The message I get from this , while couched in high sounding phrases, such as, "Historical Preservation, Preservation of Open Space, Encouraging Agriculture, etc." is that rural counties and municipalities will be bypassed when the time comes to distribute available funding for roads, water improvements and projects of like nature.

4. While the State Plan will not become de facto law, my feeling is that it will be cited as an authority by all state agencies when making decisions that affect development in all planning and funding decisions. It could, and probably will, be used as an instrument to limit or prohibit growth in tiers 4 through 7, by being cited as an authority to withhold funding for projects regardless of merit and the wishes of the counties and/or municipalities.

I have other reservations, but these, in sum, are the main ones.

A.J. Rutkowski
Borough of Ogdensburg
Municipal Cross Acceptance Representative

BOROUGH OF OGDENSBURG
STATE PLANNING COMMISSION
CROSS-ACCEPTANCE RESPONSE
NARRATIVE

by Paul Horuzy
Mayor of Ogdensburg

July 18, 1989

CONCLUSIONS AND COMMENTS ON THE MUNICIPAL CHECKLIST AND STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Borough of Ogdensburg adopted a Master Plan in 1979. It has not been amended since that time, although several zoning amendments have been adopted over the past three years.

Events over the past four years have radically changed the Borough's growth philosophy. Currently, a Subcommittee of the Planning Board is reviewing with a professional planner an amendment to the Master Plan so as to address these changes and to comply with the requirements of the Municipal Land Use Law. This Master Plan Amendment is expected to be reviewed, completed, and adopted before the end of this year.

At this time it is virtually impossible to determine if the amended Master Plan will be compatible with the so called strategies, policies and guidelines expressed in the Checklists provided.

It is our opinion that a number of statements and questions on the Checklists are nothing more than platitudes and "buzz words" designed to encourage acceptance of "policies" and "strategies" that one would otherwise reject in simpler and more direct words, given the suspicion that there is an ulterior motivation on the part of the State to entrap municipalities into "cross-accepting" their exclusion from future State aid.

Under the circumstances, the Borough of Ogdensburg objects quite strenuously to the designation of a Tier 7 and that no consideration has been given to the physical, developmental, philosophical, and economical realities that exist and are unique to our town.

We agree to the designation as a "village center" as is described by a Tier 5. However, consideration needs to be given to future infrastructure needs and funding, and it can only be accomplished with State support.

joint venture for all developers to construct a sewer package treatment plant in Ogdensburg.

For these developments to be a viable reality, infrastructure improvements are imperative.

At this point in time the State Development and Redevelopment Plan enters into the picture, with a blanket designation of a Tier 7 for the entire Borough of Ogdensburg. First; there is no consideration whatsoever for the fact that the natural features of the Borough are widely varied and that suitability for development depends on the precise location within the Borough. Second, the development patterns, the uniqueness of the Borough's situation and in particular its infrastructure needs, along with its own growth philosophy as it unfolds during a Master Plan amendment period; all these are not taken into account by the State's Tier 7 designation.

Somebody in Trenton looked at a map of New Jersey and arbitrarily drew boundary lines around Ogdensburg. Somebody in Trenton developed a series of "tiers" based upon 1:80,000 scale maps; determining that Ogdensburg is "environmentally sensitive" from boundary to boundary; from wetlands to mountain top; from developed housing tract to pond and stream and river.

This generalizing of the Borough's development and future development is unrealistic and unfair. It forecloses on Ogdensburg's eligibility for future State aid to support and rehabilitate an infrastructure that, at present, cannot accomodate existing development, much less future development that is so desperately needed.

Early in 1988 the Borough of Ogdensburg entered into preliminary negotiations with the neighboring Borough of Franklin for the possible purchase of 80,000 gallons per day of excess sewer allocation owned by Franklin. This precipitated developer interest in the Borough and two major cluster residential developments were proposed conceptually. The Borough Planning Board and the Mayor and Council worked together to adopt certain zoning amendments that would allow for these developments, both of which are on previously owned zinc company property.

Additionally, the sale of the 70 acre parcel of the site of the zinc mine by the Borough, has produced development interest. Combined, the proposed developments would need far in excess of the 80,000 gallons per day of sewer allocation.

Therefore, the Borough opted to redirect its efforts to provide wastewater management for new development and withdrew from the Franklin sewer negotiations, and in concert with the three developers has intentions of providing a small sewer package treatment plant in Ogdensburg that would accomodate over 1,000 new units being proposed.

In June, 1989, the Ogdensburg Planning Board granted preliminary approval to a 216 unit Condominium development known as "Cross Creek." At present, this Board is reviewing a 266 Townhouse development known as "Sterling Hill." And one of the owners of the original zinc mine tract is proposing a 600 unit senior citizens residential complex, indicating a desire to join in the

The population in Ogdensburg in 1950 was approximately 1,100 residents. Residential areas centered around the commercial center of town and lined the arterial roads to the zinc company.

During the twenty year period from 1950 to 1970 the Borough grew to 2,200 residents. Three major subdivisions comprising of approximately 300 homes are responsible for this rapid upsurge in growth. Since 1972 there has been no significant growth in the Borough. And the 1979 Master Plan anticipated no future development because: a) there are certain land constraints that prohibit use of individual on-site septic disposal systems; b) there were no plans for the development of a central regionalized sewer system; and c) there was no developer interest in building, primarily for economic reasons (the inflation and stagflation of the national economy during the Seventies).

The closing of the zinc company was a financial catastrophe for Ogdensburg in 1986, 1987, and 1988. The mining company represented 20% of the Borough's ratables, and the decision by the corporation to cease paying their real estate taxes resulted in the Borough being on the State's list of "Distressed Cities," eligible for massive State aid. This tiny village, in a rural county, was put on the same list as large urban centers and designated financially distressed; a unique situation indeed.

The State aid, however, did not prevent a spiraling local tax increase and the resulting media attention depressed property values significantly.

In June of 1989, the Borough sold the 70 acre zinc mine property after foreclosing on the property in April, 1988. The proceeds from the sale of the property were sufficient to put the town finances "back in the black." However, new ratables and new revenues are needed to replace the ratable lost from the once-thriving zinc mine and there is a need for a "catch-up" for the long period of non-growth since 1972.

Meanwhile, the Borough's infrastructure has deteriorated. The Borough's water supply is provided by a municpally-owned system consisting of three artesian wells and a storage facility. Approximately 900 water users are served by this system in which main water lines, constructed over 50 years ago, are in need of replacement. The third well, constructed in 1978, is in need of rehabilitation. One of the three wells, built in the Fifties, is shut down. The storage facility has been recently renovated, but only to make it comply with safety requirements of the DEP. The 100,000+ gallons capacity is inadequate, especially for fire flow demand.

At present the Borough's wastewater is served by individual on-site septic disposal systems. Originally the Borough had intentions of hooking into the Sussex County Municipal Utilities Authority Upper Wallkill Sewer Treatment Plant, but pulled out at the last minute because (1) the State and Federal grants would not provide funding for 100% of the existing dwellings in the Borough; (2) consultant's calculations of monthly user fees were considered grossly underestimated; and (3) Board of Health records indicated sporadic and minimal septic failures which were being corrected, and the results of a comprehensive Borough-wide survey demonstrated no desire on the part of homeowners to hook up to the sewer system being proposed regionally.

The Borough of Ogdensburg, Sussex County, is located in the northwest section of New Jersey, noted primarily for a combination of lakes, mountains, slopes, valleys, streams, rivers, and wetlands.

Ogdensburg, located at the southeasterly portion of the County, is a microcosm of the northwest section of the State. A two-square mile village center in a predominantly rural county, Ogdensburg's central portion is a valley of lowlands, meadows, and wetlands with the western border of moderate to severe slopes running from the northern border at Franklin Borough to the southern border at Sparta Township. Along the eastern border, from Hardyston to Sparta, there exists the highest elevations of the Borough (east of the New York Susquehanna & Western Railroad line) and ranging from 800 to 1000 ft. above sea level; of severe slopes and outcroppings, wetlands, and a 40 acre pond (municipally owned) surrounded by several hundred acres of woodland.

The Borough of Ogdensburg is located in the New Jersey Highland Province east of the Kittatinny Valley. The highlands form a part of the Reading Prong of the New England Upland Section and the Highlands Province is characterized by several ridges separated by narrow steep walled valleys. The Borough lies within the Wallkill River Valley which is underlain by Kittatinny Limestone, Franklin Limestone, and Hardystone Quartzite. The east and west boundaries of the Borough extend into the Precambrian Gneisses and Franklin Limestone which form an irregular hilly

terrain.*

The entire westerly border of the Borough has an elevation of a low of 600 ft. to a high of 825 ft with moderate to severe slopes. The area is virtually free of any N.W.I. wetlands. There are significant geological and mineralogical formations and specimens; many of extreme rarity. A 70 acre tract within this area has been a 100 year old zinc mine, with underground workings reaching as far as 2,650 ft. below the surface. A rare and rich zinc ore deposit has been mined extensively over the years and operations ceased in 1986.

Over 150 acres of separate lots and parcels were owned by the zinc company and as a result these lands were never developed. In the past four years many of these lands were sold and the present owners are interested in development. In addition, the 70 acre tract owned by the zinc company, which was primarily their base of operations for the mining, crushing, and milling of the ore,is now in the hands of private developers.

The growth of the Borough of Ogdensburg centered around the growth of the zinc mine. At the turn of the Century, there existed along the main road from Sparta to Franklin (now County Route 517) small shops and two hotels in the center of the Borough and several small clusters of houses built by the zinc company for their employees. These small cottage-type homes were built within the western corridor in close and convenient proximity to the zinc mine site.

* Borough of Ogdensburg Master Plan, 1979

Furthermore, the volumes of paperwork generated by the State, Counties, and municipalities must be enormous. We don't believe the State has sufficient staff to absorb the Checklist responses to any extent where adequate adjustments will be made to the tier structuring or to address the unique needs of each municipality. We fear that what the state planners have already committed to their maps and their "policies and guideline" will not change significantly. Therefore, it is our recommendation that the State abandon what may originally have been a good project but has turned into a nightmare for everyone.

Ogdensburg does not have the resources to engage a host of planners and engineers to respond comprehensively to the three-volume Development "Master Plan" of the State nor is it in a position to provide the required paperwork to justify its rejection of the Tier 7 designation.

Perhaps the State will view this, our modest presentation and response, as simply another voice crying in the wilderness, and therefore of little consequence. Hopefully other municipalities, especially in the northwest section of the State, will raise their voices in protest with us.

APPENDIX D

Levels of Protection

Source:
Sussex County
Groundwater Management
& Protection Manual
1983

APPENDIX E

Ogdensburg Home Improvement Program

OGDENSBURG HOME IMPROVEMENT PROGRAM

ATTENTION BOROUGH HOMEOWNERS

YOU MAY BE ELIGIBLE FOR A $10,000 *INTEREST FREE* HOME IMPROVEMENT LOAN WITH *NO MONTHLY PAYMENTS*

LOANS MAY BE USED FOR NECESSARY REPAIR OR REPLACEMENT OF:

- + ROOFS
- + WINDOWS
- + PORCHES
- + INSULATION
- + PLUMBING
- + HEATING SYSTEMS
- + ELECTRICAL SYSTEMS
- + PAINTING
- + STORM DOORS AND WINDOWS
- + OTHER BASIC HOME SYSTEMS

FAMILIES MUST OWN THEIR HOMES.
FAMILY INCOME MUST BE WITHIN THESE LIMITS:

Persons per Household	1	2	3	4	5	6	7	8+
Maximum Household Income	$24,472	27,968	31,464	34,960	37,144	39,328	41,512	43,700

If you are interested in this program,
just fill out the Application
enclosed with this flyer
and mail it before April 20 to:

Council President August Rutkowski, Chairman
Ogdensburg Home Improvement Program Committee
Municipal Building, 14 Highland Avenue
Ogdensburg, NJ 07439

Please note: The Borough families that have already expressed an interest in this program will all be sent a copy of this information personally. In order to become eligible for the Program, however, they must return a completed application form. The Borough will be selecting participants based on need as well as on the timeliness of an applicant's response. Thus, all Borough homeowners interested in the program need to submit their applications by the deadline of April 20.

OGDENSBURG HOME IMPROVEMENT PROGRAM APPLICATION

(The sole purpose of gathering this information is to determine your eligibility for housing rehabilitation assistance. All information furnished below is held strictly confidential)

Name: _____ Date: _____

Address: _____ Home phone #_____

Type of home: Single☐ Duplex☐ 3+ ☐ Bus. phone # _____

Name(s) on Deed (1)_____ (2)_____

(3)_____ (4)_____

How many years have you owned this property? _____ yrs.

Total # of persons in your household _____ # of persons 17 or younger _____

Please check all income sources received by members of your household:

☐ Wages	☐ Social Security	☐ Black Lung
☐ Alimony	☐ Pension	☐ Public Assistance
☐ Disability	☐ Rental Income	☐ Interest Income (Savings, CD's)
☐ Unemployment	☐ Child Support	☐ Other (specify)_____

Please complete this table for all household members over 18 years old: (see worksheet on back)

Name	Age	Social Security #	Gross annual income
_____	____	_____-_____-_____	$_____
_____	____	_____-_____-_____	$_____
_____	____	_____-_____-_____	$_____
_____	____	_____-_____-_____	$_____
ANNUAL TOTAL GROSS HOUSEHOLD INCOME:			$_____

CERTIFICATION OF APPLICANT:

The applicant certifies that all information in this application and all information furnished in support of this application are true and correct, to the best of his and/or her knowledge. Any false statements made knowingly and willfully may subject the undersigned to penalties under Section 1001 of Title 18 of the United States Code.

Signed_____ Signed_____

Date _____ Date _____

Please return to: Mayor August Rutkowski, Chairman
Ogdensburg Home Improvement Program Committee
Municipal Building
14 Highland Avenue
Ogdensburg, NJ 07439

Official use only: CAS Pre-App #_____ Date Received _____

Borough of Ogdensburg Home Improvement Program Housing Rehabilitation Report		Month Thru	1/31/91
	This Period	Total Previous Periods	Total to Date
Preapplications Received	0	65	65
Applicants Interviewed	1	25	26
Applicants Ineligible Based on Housing Condition	0	0	0
Applicants Dropped out	0	3	3
Applicants Ineligible Based on Interview	0	1	1
Applicants Pending	2		
Eligible Applicants	1	24	25
Very Low Income Applicants	1	14	15
Eligible Moderate Income Applicants	0	10	10
Inspections/Deficiency Notices Completed	2	22	26
Satisfactory Proposals Received	3	11	14
Supplementary Family Contribution Available	0	1	1
Contracts Signed	3	9	12
Proceed Orders Issued	5	4	9
Construction Completed	2	2	4
Cases Closed Out	4	0	4

APPENDIX F

Map Exhibits