
REEXAMINATION OF THE
MASTER PLAN
AND
LAND DEVELOPMENT ORDINANCE

BOROUGH OF OGDENSBURG
SUSSEX COUNTY, NEW JERSEY

DRAFT

OCTOBER 23, 2018

FINAL

presented for public hearing and

adopted on

NOVEMBER 27, 2018

PREPARED BY:

VAN CLEEF ENGINEERING ASSOCIATES



A handwritten signature in dark ink, appearing to read 'Angela Knowles', is written over a horizontal line.

ANGELA KNOWLES, PP, AICP, LEED-AP

PP #6125 AICP #22550

THE ORIGINAL OF THIS REPORT WAS SIGNED IN ACCORDANCE WITH
N.J.S.A. 45-14-12.

2018 OGDENSBURG LAND USE BOARD

ROBERT ARMSTRONG, CHAIRMAN

PATRICK FITZGIBBONS, VICE CHAIRMAN

ANTHONY NASISI, COUNCILMAN

RACHEL SLATER, MAYOR

BILL ANDREWS

JOHN FIERRO

ELLIOTT HONIG

JOHN KIBILDIS

VITO TELISCHAK

ROBERT MCGUIRE, ALTERNATE #1

BRIAN HART, ALTERNATE #2

ROGER THOMAS, ESQ., BOARD ATTORNEY

EUGENE BUCZYNSKI, P.E., P.P., C.M.E., BOARD ENGINEER

CONSULTANT

VAN CLEEF ENGINEERING ASSOCIATES

755 MEMORIAL PARKWAY

SUITE 110

PHILLIPSBURG, NJ 08865

Contents

I.	INTRODUCTION	2
A.	OVERVIEW	2
B.	THE LEGAL REQUIREMENTS OF PLANNING	2
C.	PREVIOUS MASTER PLAN EFFORTS UNDERTAKEN BY THE BOROUGH	3
D.	CHANGES AT THE LOCAL LEVEL	4
E.	CHANGES AT THE COUNTY LEVEL	4
F.	CHANGES AT THE REGIONAL LEVEL	4
G.	CHANGES AT THE STATE LEVEL	4
H.	CHANGES AMONG ADJACENT MUNICIPALITIES	5
II.	MAJOR PROBLEMS AND OBJECTIVES RELATED TO DEVELOPMENT AT THE TIME OF ADOPTION OF THE LAST MASTER PLAN REEXAMINATION REPORT	5
A.	Major Problems Identified in the Prior Reexamination Report	5
B.	Major Objectives Identified in the Prior Reexamination Report	5
1.	Protect the environmentally sensitive portions of the Borough	6
2.	Meet the housing needs of the community	6
3.	Ensure that the infrastructure needs of the community are met	6
4.	Maintain the small-town character of the Borough	7
5.	Strengthen the ratable base of the community.	7
III.	EXTENT TO WHICH SUCH PROBLEMS HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST REEXAMINATION REPORT	7
IV.	THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENTAL POLICIES	8
V.	THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES, STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED	9
A.	Master Plan	9
1.	<i>Circulation Plan Element</i>	9
2.	<i>Land Use Plan Element</i>	9
3.	<i>Economic Development Plan</i>	10
4.	<i>Capital Improvements Plan</i>	10
5.	<i>Historic Sites and Structures Inventory</i>	10
B.	Land Development Ordinance	10
1.	<i>Update and Codification</i>	10
2.	<i>Town Center District</i>	10
3.	<i>Performance Standards</i>	10
C.	Proposed Amendments to Development Regulations and Zone Map	11

VI. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN
ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO
EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY. 11

I. INTRODUCTION

A. OVERVIEW

The Municipal Land Use Law (MLUL) requires every municipality in New Jersey that has adopted a master plan and land development regulations to periodically review and revise, if necessary, those documents every ten years (N.J.S.A. 40:55D-89). The last Ogdensburg Borough Master Plan Update was adopted October 2008 in the form of a Reexamination Report.

The purpose of this report is to present a comprehensive overview of the Borough's changes in land use policy since the 2008 and 1998 Master Plan Reexamination Reports and the 1991 Master Plan were adopted. In addition to these documents, the findings and recommendations contained in this report are based on the review of the following:

- Borough of Ogdensburg Land Use Ordinance
- Land Use and Zoning Map dated October 27, 1998, prepared by Schoor DePalma
- Conceptual Redevelopment Plan – Highland Avenue & Main Street Areas, dated January 2011, prepared by Robert Tessier, PP/AICP

This 2018 Reexamination Report represents the Borough's continuing effort to ensure that the planning policies and land use goals and objectives remain current and represent the issues affecting the Borough of Ogdensburg. This Reexamination Report reaffirms the existing goals and policy statements in the 2008 reexamination report, and recommends modifications to the Borough Land Use Ordinance and Zoning regulations and Master Plan. The Borough continues to recognize that the established character of the community requires a planning response that focuses on supporting the character of the community and identifying those areas warranting an upgraded planning and zoning approach to development.

The Land Use Board must adopt, by resolution, a report on the findings of this reexamination, and submit a copy of the adopted report and resolution to the Sussex County Planning Board, and the municipal clerks of the Townships of Sparta and Hardyston and the Borough of Franklin.

B. THE LEGAL REQUIREMENTS OF PLANNING

The MLUL requires a reexamination report to address five issues relating to the growth and development of the Borough, including (N.J.S.A. 40:55D-89):

- 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; and,*
- e. *The recommendations of the Land Use Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (N.J.S.A. 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.

The MLUL establishes the legal requirement and criteria for the preparation of a Master Plan and Reexamination Report. This Land Use Board is responsible for the preparation of the master plan and its reexamination. These documents may be adopted or amended by the Board only after a public hearing. The Board is required to prepare a review of the plan at least once every ten years.

The MLUL identifies the required contents of a Master Plan and Reexamination Report, which have been outlined in this section. Master Plans must include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The Plan must include a land use element which takes into account physical features, identifies the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance. Municipalities are also required to prepare a housing plan and recycling plan. Other optional elements that may be incorporated into a comprehensive Master Plan include, but are not limited to, circulation, recreation, community facilities, historic preservation and similar elements.

The Master Plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances designed to implement the Master Plan recommendations.

C. PREVIOUS MASTER PLAN EFFORTS UNDERTAKEN BY THE BOROUGH

The Borough adopted its most recent comprehensive master plan in 1991 with an update in 1999 that included a Reexamination Report (June 21, 1999) and a Housing Element Plan (June 15 1998). It included a Land Use Plan, Housing Plan, Circulation Plan, Utility Service & Recycling Plan, Recreation & Conservation Plan, and the Main Street Revitalization Plan. There have been two subsequent Reexamination Reports adopted in 1999 and 2008, and while a master plan document is only required to be re-examined every 10 years by current statute, it is recommended that if possible, the Borough review the full master plan in five year intervals so the document represents contemporary needs such as utilities, circulation, and tourism. The basic goals and policies necessary to guide the future development as well as community improvement, revitalization and rehabilitation contained in the 1991 Master Plan, the 1998 Housing Update, and the subsequent Reexamination Reports, are still relevant today with some revisions.

Ogdensburg remains limited in its ability to support growth due in part to its reliance on individual on-site septic systems. However, the Borough is interested in revitalizing the Main Street corridor and intends to explore the possibility of extending sewer service from the Wallkill Treatment Facility south along Main Street, only. There is no intent to promote growth elsewhere in the Borough. Extending sewer service along the Main Street corridor would greatly enhance the Borough's businesses, revitalize an aging business district, and encourage mixed-use two-story structures with sufficient on-street and off-street parking. There is opportunity for the Borough to capitalize on the increased thru-traffic since the opening of the Route 517 Bypass. A defined strategy should be part of a larger economic development plan for the district.

The 2008 Reexamination Report recommended exploring a Town Center designation based upon the State standards as a key development strategy. The State has long disbanded the "Town Center Designation" program and criteria; however there are strategies the Borough can take to support "Town Center" revitalization by adjusting permitted uses, bulk standards, and design standards and by implementing parking management and heritage tourism marketing strategies throughout the Borough's business district. This reexamination report will make recommendations for these changes.

D. CHANGES AT THE LOCAL LEVEL

In 2010, the Census recorded a total population of 2,410 persons in the Borough, reflecting a decrease of 228 persons since the 2000 Census. NJTPA projects a population of 2,488 persons by 2045, and this could come to fruition sooner with a revitalization of Main Street in the Borough's vision. Other than these minimal changes, the Borough has not seen a drastic growth in employment or housing since the 2008 Reexamination Report. It would appear that the Borough's services are complementary to its needs at this point.

E. CHANGES AT THE COUNTY LEVEL

The Sussex County Strategic Growth Plan was recently updated in 2014 and identified six High, Medium and Low Priority Focus Areas. The Borough of Ogdensburg's own goals and objectives are in line with three of the six focus areas: Tourism (High Priority); Transportation (High Priority); and Economic Development (Medium Priority). Each of these was targeted with effectiveness and fiscal constraint in mind; essentially, where will the County get the biggest bang for their buck. This reexamination report analyzes the County's focus areas in relation to the Borough's goals and objectives and makes policy recommendations that are in line with those of the County Strategic Growth Plan Update.

F. CHANGES AT THE REGIONAL LEVEL

Previous plans and reports had discussed Ogdensburg's relationship to the State Development and Redevelopment Plan and the Highlands Regional Master Plan. Since the drafting of the last Reexamination Report in 2008, the State Plan has still not been adopted and the Borough's participation in the Highlands Regional Master Plan conformance process was limited to the Preservation Areas only. Given these circumstances, the Borough can (and should) continue to promote its goals for revitalization in relation to these plans and any revised plans that are adopted.

G. CHANGES AT THE STATE LEVEL

Time of Decision

On May 5, 2010, Governor Christie signed S-82 into law, effectively nullifying the "time of decision" rule which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. S-82 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. S-82 took effect on May 5, 2011.

Solar and wind facilities as permitted uses in industrial zones

The MLUL was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts.

Green Element

The NJ Legislature amended the Municipal Land Use Law (MLUL) in 2008 to add an additional element to the components that comprise a municipal master plan. The scope of the new element is described as follows: "A green buildings and environmental sustainability plan element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design."

H. CHANGES AMONG ADJACENT MUNICIPALITIES

The demographic profile changes over the decennial period are not significant enough to warrant any substantial change to the overall goals, objectives and policies of the Borough's Master Plan of 2008. However, updated demographic data can be used as a reference for planning for the Borough's future recreational, educational and other community needs.

II. MAJOR PROBLEMS AND OBJECTIVES RELATED TO DEVELOPMENT AT THE TIME OF ADOPTION OF THE LAST MASTER PLAN REEXAMINATION REPORT

A. Major Problems Identified in the Prior Reexamination Report

A Reexamination Report shall address 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.

Sewer Service on Main Street

As stated in the 2008 Reexamination Report, Ogdensburg has not experienced significant growth due in part to its reliance on individual on-site septic systems. This continues to be true in 2018. Although it has a central water system, its capability is limited due to groundwater production. One area that would benefit greatly from the extension of sewer service is Ogdensburg's business district on Main Street. It is uniquely small and sewer allocation to this area in particular would greatly enhance the Borough's aging business district and would support mixed-use, two and three-story structures.

Economic Development

The Borough has an existing rural center, Main Street, which developed around a diversity of natural and built systems in similar small rural towns. As part of a wider Economic Development Strategy the Borough should look to capitalize on traffic generated by Route 517 bypass; adjust uses, bulk and design standards for Main Street to reflect a more vibrant hamlet; capitalize on tourism generated by Sterling Mine Museum, lake communities, historical landmarks, and its rural nature in general.

Tourism

Another issue in the Borough is to expand the tourism industry. It is well known that the Borough has a historic tradition as a zinc mining town that was capitalized on through the creation of the Sterling Mine Museum by a private owner. However, the Borough has other hidden treasures that should be brought to the public for use in a responsible manner that respects its history and the natural beauty of the region. Expanding tourism in Ogdensburg will support the Borough's desire for economic growth and should be a part of the larger economic development strategy.

Parking Management

Also part of the economic development strategy, the Borough could address zoning, public vs. private parking and increasing parking efficiency on and around Main Street. Potential rezoning from commercial to residential uses and potential rezoning in the downtown to allow for mixed-use development will affect the amount of parking required. However, the Borough may modify bulk and design standards to reduce the ultimate demand for parking. The Borough also needs to address how future parking is to be provided; whether it is on-site or off-site and in public or private lots, and how shared parking can be a solution for Main Street businesses and future residents.

B. Major Objectives Identified in the Prior Reexamination Report

The 1991 Master Plan listed a set of Goals and Objectives to guide the Borough in its land use decisions. The Land Use Board reviewed the 1991 goals and objectives and in the 2008 Reexamination Report

identified which were recommended to be continued and expanded to address the Borough's intent to seek Town Center designation. Since the State no longer administers the Town Center Designation program this goal is not a priority for the Borough in this Reexamination Report. However, there are other ways the Borough can revitalize the business district without the Town Center designation.

This Reexamination Report sets out to revise the previous set of goals and objectives to reflect the Borough's current vision for the future. The Goals and Objectives, as stated in the 2008 Reexamination Report, are as follows:

1. Protect the environmentally sensitive portions of the Borough;
2. Meet the housing needs of the Community;
3. Ensure the infrastructure needs of the community are met;
4. Maintain the small town character of the Borough; and
5. Strengthen the ratable base of the community.

The Borough will move forward with this vision in mind and will continue to track the success of its planning and implementation of programs. Each of the following goals and their objectives have been reviewed from the 2008 Reexamination Report and revised accordingly to reflect the vision of the Borough in 2018. Many of the objectives are unchanged as the problems have not been reduced and should therefore remain as objectives. A number of objectives have been added and some were removed or revised to reflect the status of those problems.

- 1. Protect the environmentally sensitive portions of the Borough**
 - a. Delineate those environmentally sensitive areas that should be protected.
 - b. Maintain zoning densities based on environmental constraints.
 - c. Enact controls which will minimize the disturbance of steep slopes, wetland areas, and flood hazard areas; selected wildlife habitats and aquifer recharge areas. Updated mapping on environmental constraints is included in the adopted Sussex County Growth Management Plan (2007) and environmental criteria identified by the New Jersey Highlands Council (2008) are incorporated.
- 2. Meet the housing needs of the community**
 - a. Provide a range of housing to meet the needs of residents in diverse income groups.
 - b. Support the code enforcement capabilities of the Borough to encourage the preservation, maintenance, and restoration of all residential properties.
 - c. Create and maintain buffers where residential development abuts more intense uses.
- 3. Ensure that the infrastructure needs of the community are met**
 - a. Maintain and upgrade the road network as budgetary constraints permit.
 - b. Maintain the potable water supply system.
 - c. Monitor use of subsurface wastewater disposal systems to ensure that the health and safety of the community is protected.
 - d. 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.
 - e. Explore the feasibility of extending sewer along Main Street in the Business Commercial (BC), Light Industrial-Commercial (LIC), and Commercial Retail (CR) District and natural gas infrastructure throughout the town.

4. **Maintain the small-town character of the Borough**
 - a. Revitalize the Main Street corridor (Rte. 517) by encouraging a mixed-use, pedestrian-oriented environment in a newly created Town Center zoning district.
 - b. Concentrate higher density residential uses to the Main Street districts and require adequate parking as a prerequisite to all new development.
 - c. Require all in-fill development to be done in a manner that is consistent and compatible with the surrounding neighborhood and environment.
 - d. In existing residential zones, encourage the preservation of existing housing structure and limit new development that increases density.
 - e. Limit development in residential zones that would generate a high volume of vehicle traffic on local and collector streets.
 - f. Complement the sign ordinance with design standards that use a historic theme.
 - g. Develop a parking plan for the Town Center and utilizing a redesign of the parallel parking along Main Street and off-street parking lots to encourage and strengthen existing and future commercial uses.
5. **Strengthen the ratable base of the community.**
 - a. Continue to encourage the development of new residential land uses in appropriate locations.
 - b. Encourage commercial recreation uses in the Borough, especially any such opportunities that might be associated with the Zinc Company property.
 - c. Develop a strategy to capitalize on the increased traffic on Route 517, a by-product of the Sparta bypass.
 - d. Develop a historic theme (branding) which highlights the historic mining heritage and links revitalization efforts along Main Street.
 - e. Encourage redevelopment and the use of tax abatement mechanisms for existing deteriorating structures to be rehabilitated and new businesses to locate in the Borough.
 - f. Promote and support annual events which represent the Borough's mining heritage and develop an appropriate entertainment activity, which attracts public participation.
 - g. Encourage the redevelopment of the municipally-owned property along Main Street (Route 517) as a catalyst for revitalization of the central business district.

III. EXTENT TO WHICH SUCH PROBLEMS HAVE BEEN REDUCED OR HAVE INCREASED
SUBSEQUENT TO THE LAST REEXAMINATION REPORT

The Problems and Objectives below are expanded upon in the following sections. For quick reference, the Problems / Objectives which continue to need addressing include:

- Enact regulations which protect steep slopes.
- Provide opportunities for senior and multi-family housing.
- Upgrade the road network.
- Maintain the water supply system and provide for opportunity to secure sewer allocation and natural gas infrastructure for Main Street.
- Revitalize Main Street with zoning standards that promote desirable land uses.
- Respond to increased traffic along Route 517 (Main Street) due to Sparta bypass completion.
- Establish a parking plan which supports Main Street businesses and where a mixed-use concept is fundamental to a pedestrian-oriented environment.
- Upgrade signage controls and design standards for Main Street.
- Finalize and adopt a driveway ordinance.
- Adopt the Conceptual Redevelopment Plan for Block 6 Lots 1, 2, 6, & 7 and Block 14 Lots 8 & 9 or Develop a new Redevelopment plan for this area identified as an "Area in Need of Redevelopment".

Objectives which have been addressed:

- Implemented streetscape improvements on Main Street.
- Adopted the property maintenance ordinance.
- Prepared and submitted the Borough's COAH Round II Housing Plan to the New Jersey Department of Community Affairs (NJDCA).
- Established residential zoning densities consistent with protection of environmental resources.
- Continued to provide for a variety of housing types and for preservation of the Borough's older housing stock through rehabilitation.
- Identified Block 6 Lots 1, 2, 6, & 7 and Block 24 Lots 8 & 9 as an Area in Need of Redevelopment; Prepared a Conceptual Redevelopment Plan.

IV. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENTAL POLICIES

A Reexamination Report shall describe the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master 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.

Since the 2008 Reexamination Report, the Borough has accomplished a number of activities that were priorities at the time. Ten years later, the Borough continues to work on a few of those activities (like revitalizing Main Street) and some goals have shifted due to their relevance (for instance, the 2001 State Plan was not adopted and therefore many of the goals in the draft are no longer relevant to the Borough).

This report aims to address the Borough's current priorities based on these, and other, changes in State and County Municipal policies and objectives:

1. The Borough's top priority is to promote the Main Street business district as a "Town Center". This area would be promoted as a business center where retail, office, and medical services can exist on ground level and above-ground level floors, and residential uses can exist on above-ground level floors. By promoting a mix of uses that includes residential, there will be more opportunities to engage residents in Main Street activities. This would require the Borough to delineate a Town Center zoning district that addresses bulk and design standards for residential uses on the above-ground-floor levels.
 - a. Under this top priority, the Borough seeks to maintain the Main Street as a pedestrian-friendly space. Work has been completed on a Streetscape Improvement Plan, but more could be done to ensure the safety of pedestrians and bicyclists, especially if the Borough intends to bring more people to Main Street. The Borough should consider a Complete Streets Policy that ensures Main Street and the surrounding side streets accommodate all users.
 - b. A second subset to the top priority is a Capital Improvements Plan that would assess the infrastructure needs of the Main Street in order to develop the Town Center the Borough desires. Components of the Capital Improvements Plan should include public-private partnerships with developers to improve infrastructure and an assessment of obtaining sewer service, for the Main Street only, from a nearby utility. These

implementation strategies are what will help the Borough realize its vision for a revitalized Town Center.

2. A second priority is to promote the Borough as a tourist destination for visitors engaging in outdoor recreation like mountain biking and hiking; sightseeing at historic sites and landmarks like the Sterling Mine Museum, the Edison Mine, the Old Schoolhouse/Fire Museum, and the Backwards Tunnel; and visiting nearby water activities associated with the many lakes in the region. This would require the Borough to create an Economic Development Plan that includes an historic-themed wayfinding plan for tourists and a calendar of events for promoting the Town Center and nearby attractions. The Borough should also develop a Circulation Plan that incorporates a trail network plan for mountain biking, hiking, and wayfinding to local historic sites and landmarks.

V. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES, STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED

The Reexamination Report shall describe 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.

A. Master Plan

1. Circulation Plan Element

Update the Circulation Plan Element of the 1991 Master Plan to include the results of a Parking Study and a Complete Streets Policy.

Parking Study – A Parking Study is recommended to assess the current status of parking within the BC, LIC, and CR zones along Main Street. This area is proposed as the Town Center District and it would be beneficial to have an understanding of the current parking standards and where changes may need to be made to support a more active town center. The parking study should also assess the use of existing parking, if some areas are underused or if there is a need for additional parking in other areas. The parking study could also identify parcels where a shared parking strategy could work. Lastly, the study should address any proposed zoning changes to the Main Street / Town Center District, especially where residential may be proposed for above-ground-floor spaces and recommend an appropriate number of spaces based on the potential build-out of the district.

Complete Streets Policy & Trail Network – The Borough should consider the creation of a Complete Streets Policy that takes into account the desire to be a tourist destination. The Borough is keen to market itself as a recreational hotspot for mountain bikers, hikers, and lake-goers. A Complete Streets Policy would assess roadways in the Borough to understand current road and sidewalk conditions; to make recommendations for connections via sidewalks, bike lanes, and pedestrian paths; and to make recommendations for designs appropriate for each of those connections, including a trail network.

The policy should also include Green Infrastructure strategies wherever possible and should be adopted into the Circulation Plan Element of the Master Plan.

2. Land Use Plan Element

It is recommended the Land Use Plan be updated to include a newly created Town Center District in support of revitalizing Main Street. The Land Use Plan should identify the designated parcels for mixed-use development that also support other commercial districts

through selective redevelopment, compatible infill development, infrastructure improvements, updated zoning, public-private partnerships and increased regional cooperation.

3. *Economic Development Plan*

The Master Plan should be updated to include an Economic Development Plan for increased tourism and town center revitalization. The plan should be guided by public input and based on a business inventory, a market analysis, recommendations for changes to land use, zoning and parking, and recommendations for placemaking that includes signage, wayfinding, and branding.

4. *Capital Improvements Plan*

The Master Plan should be updated to also include a Capital Improvements Plan that identifies and prioritizes capital improvement projects for funding. Capital improvement projects include street and park construction and rehabilitation projects, construction and/or repairs to Borough facilities. In conjunction with the Circulation Plan and Economic Development Plan, the Capital Improvements Plan will help to facilitate the implementation of a trail network through and around the Borough and providing linkages to existing parks / playgrounds.

5. *Historic Sites and Structures Inventory*

The Borough should also consider an inventory of historic sites, structures, and landmarks, possibly as part of the Land Use Plan element. A full Historic Preservation Plan may be warranted if the Borough finds that designating a historic district would be worthwhile, but for the purposes of documenting existing historic resources an inventory would be a good start to developing a larger plan to be used for funding requests.

B. Land Development Ordinance

1. *Update and Codification*

The Borough of Ogdensburg has stated a priority for delineating a Town Center District for future planning and revitalization of the Main Street, as well as enacting ordinances that continue to preserve the natural resources of the Borough. Due to the extent of changes anticipated to the current Land Development Ordinance, this report recommends the Borough pursue an overview and update of the Land Development Ordinance and Codification of the same.

2. *Town Center District*

Specific changes to the Land Development Ordinance should be based on a review and analysis of the current zone designations and their permitted uses, bulk and design standards, particularly those parcels in the existing BC, LIC, and CR zoning districts. A Town Center District should be delineated and then parcels within that district rezoned to implement the vision. A more in-depth study of permitted uses, bulk standards including height restrictions and densities, and design standards including façade, signage, and sidewalk cross-sections is paramount to implementing the Town Center vision and should be conducted prior to any zone changes. This effort should start with a public visioning workshop to understand the community's desires for a more vibrant Main Street.

3. *Performance Standards*

Going forward, it is recommended the Borough also review and revise the Performance Standards to include green practices that are becoming more prevalent in development. Specifically, standards for LED lighting on signage and in street lights, native plantings, impervious cover, streetscape and façade improvements should be enforced where possible.

C. Proposed Amendments to Development Regulations and Zone Map

It is recommended that the Borough development regulations and Land Use Plan and Zone Map are reviewed and updated so they remain current and reflect the Borough's overall land use policies and vision.

VI. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Reexamination Report shall include the recommendations of the Land Use Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (N.J.S.A.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.

Pursuant to the Local Redevelopment and Housing Law in the Borough, it should be recognized that redevelopment can be used as a tool to stimulate economic development, and should be considered by the Borough where applicable.

On January 10, 2011 a Conceptual Redevelopment Plan for two parcels was presented to the Borough. This plan was a result of a resolution identifying an Area In Need of Redevelopment (adopted Nov. 8, 2010). This first area incorporates the Borough Hall building and a large vacant area behind it and includes Block 6 Lots 1, 2, 6, and 7. The second area consists of two contiguous properties known as Block 14 Lots 8 and 9. The Conceptual Redevelopment Plan proposed a number of options for the redevelopment of the two areas and made recommendations for the Borough to implement. The first was to authorize the Land Use Board to develop a zoning ordinance to permit the proposed uses; the second was to authorize the Borough Engineer to layout a parking lot, to pursue resolving septic issues on these lots, and to pursue a possible subdivision of the larger parcel; and the third recommendation was to solicit developer to partner with the Borough to develop all three lots.

In February of 2011, the Borough Planner prepared a memo summarizing the recommendations for implementation of the redevelopment plan. To date, it doesn't appear that this plan has moved forward to implementation and therefore remains on the table as a potential catalyst to spur the revitalization of Main Street.

This Reexamination Report is recommended by the Ogdensburg Land Use Board as the basis for changes in the form of amendments to the Borough's Master Plan and subsequent revisions to the Borough Land Development Ordinance.