



# COMPREHENSIVE MASTER PLAN OF THE TOWNSHIP OF MAHWAH

ADOPTED MARCH 11, 2013

PREPARED BY BURGIS ASSOCIATES, INC.

# 2012 COMPREHENSIVE MASTER PLAN

## Township of Mahwah Bergen County, New Jersey

PREPARED FOR TOWNSHIP OF MAHWAH PLANNING BOARD  
BA # 1801.13

ADOPTED: March 11, 2013

The original document was appropriately signed and sealed on March 11, 2013 in accordance with N.J.A.C. 13:41-1.2.



Joseph H. Burgis PP, AICP  
Professional Planner # 2450

**RESOLUTION OF THE TOWNSHIP OF MAHWAH PLANNING BOARD  
ADOPTION OF THE 2013 MASTER PLAN**

**WHEREAS**, the Planning Board of the Township of Mahwah has the statutory power, after public hearing, to adopt or amend a Master Plan to guide the use of the lands within the township in a manner that protects public health and safety and promotes the general welfare pursuant to N.J.S.A. 40:55D-28; and

**WHEREAS**, the Planning Board of the Township of Mahwah last adopted a Master Plan on August 28, 1989; and

**WHEREAS**, the Planning Board has conducted such periodic reexaminations of the Master Plan since the initial date of its adoption and has adopted reports setting forth its findings of each such reexamination, in accordance with the provisions of N.J.S.A. 40:55D-89; and

**WHEREAS**, the Planning Board determined that it was in the best interest of the Township of Mahwah and its residents to adopt a new Master Plan; and

**WHEREAS**, the Planning Board is in receipt of a draft Master Plan dated August 20, 2012, entitled "Comprehensive Master Plan of the Township of Mahwah", prepared by its Special Planner, Burgis Associates, Inc.; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held public hearings on the Master Plan on September 10, 2012, October 15, 2012, November 19, 2012, January 14, 2013, January 28, 2013 and March 11, 2013; and

**WHEREAS**, the Planning Board has considered the testimony of its Special Planner, Burgis Associates, Inc. and the comments and evidence presented by participants at the public hearings; and

**WHEREAS**, the Planning Board is in receipt of a report from its Special Planner dated January 25, 2013, setting forth certain amendments to the draft Master Plan requested by the Planning Board based on the comments and evidence presented at the public hearings; and

**WHEREAS**, at the conclusion of the public hearing on March 11, 2013, the Planning Board voted to adopt the Master Plan, with the amendments set forth in the January 25, 2013 report of the Special Planner and with the comments read into the record by the Planning Board Chairman relating to the Mahwah train station area; and

**WHEREAS**, the Planning Board has determined that the Master Plan dated August 20, 2012, together with the amendments contained in the January 25, 2013 report of the Special Planner and the comments relating to the Mahwah train station area, is consistent with the requirements of the Municipal Land Use Law and that adoption and implementation of the Master Plan are in the public interest and will protect public health and safety and promote the general welfare; and

**WHEREAS**, the Master Plan has now been finalized, and a true copy of the Master Plan will be attached to this resolution;

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Township of Mahwah, Bergen County, New Jersey, that the Master Plan attached hereto, entitled "Comprehensive Master Plan of the Township of Mahwah", prepared by Burgis Associates, Inc., be and is hereby adopted as the Master Plan for the Township of Mahwah; and

**BE IT FURTHER RESOLVED**, that the Planning Board Secretary be and is hereby directed to publish notice of adoption of the Master Plan and file a copy of the Master Plan with the Bergen County Planning Board, along with notice of adoption, in accordance with N.J.S.A. 40:55D-13.

A motion to adopt the Master Plan was made on March 11, 2013 by the following vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Mr. Bagatelle			X			
Mr. Crean		X	X			
Mr. Donigian						X
Councilman Jandris						X
Mayor Laforet	X		X			
Mr. Rudolph			X			
Mr. Sherer, Chairman			X			
Mr. Van Duren			X			
Mr. Weixeldorfer						X
Mr. Marcus, Alternate I			X			
Mr. Mordaga, Alternate II			X			
Total			8	0		3

The Board memorialized its findings on April 8, 2013 by the following vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Mr. Bagatelle			X			
Mr. Crean						X
Mr. Donigian						X
Councilman Jandris						X
Mayor Laforet	X		X			
Mr. Rudolph			X			
Mr. Sherer, Chairman			X			
Mr. Van Duren						X
Mr. Weixeldorfer			X			
Mr. Marcus, Alternate I		X	X			
Mr. Mordaga, Alternate II			X			
Total			7	0		4

MAHWAH PLANNING & ZONING

Dated: 4/12/13

By: Gary L. Montroy  
 Gary L. Montroy,  
 Administrative Officer

MAHWAH PLANNING BOARD

Dated: 4/12/13

By: Todd Sherer  
 Todd Sherer, Chairman

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**INTRODUCTION**

This plan represents the most current document in the ongoing comprehensive planning process by the Township of the last three decades. Since 1975, the Township has been engaged in the planning process completing Master Plans and Reexamination reports in accordance with the Municipal Land Use Law Requirements. The last Master plan Reexamination report was adopted in 2007. In addition to a significant amount of background information, this document contains, a Land Use Plan Element, a Sustainability Element, a Community Facilities Element, and a Historic Preservation Element, and a Circulation Element.

**LAND USE PLAN ELEMENT**

**EXISTING LAND USE**

The 1989 Master Plan noted the Township was experiencing a high rate of population growth and residential development. These elevated growth rates continued through the 1990’s, when there was significant development of multifamily, single-family attached and residential subdivisions. The Township’s growth rate slowed significantly over the past decade as the remaining vacant land is characterized by environmental constraints and/or is under the ownership of state, county or local agencies.

The Township is developed with a variety of land uses, including single-family detached dwellings, various forms of multi-family and townhouse attached housing, retail and service commercial uses, offices, light industrial uses, and semi-public and public uses. The accompanying table provides the distribution of all uses as shown on Township tax records and as supplemented by field observations by this office.

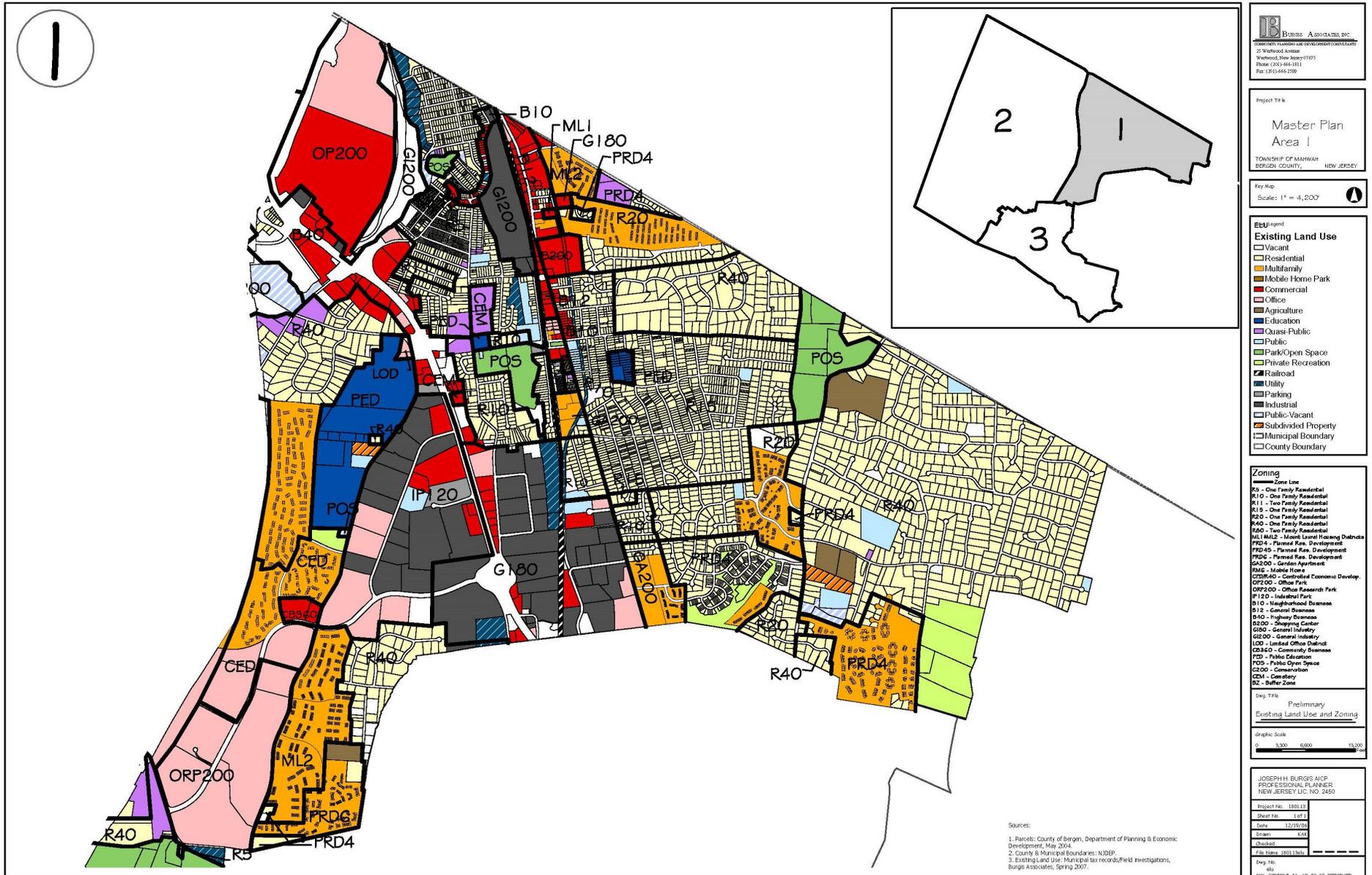
The accompanying Existing Land Use Map depicts the distribution of uses throughout the Township. It reveals the extent to which the established communities in the Township, including Masonicus, Cragmere and Fardale, have maintained a fairly uniform residential character and development pattern, with few intrusions of incompatible land uses occurring in these areas. Similarly, the Township’s office/light industrial areas have, for the most part, developed in a complementary and compatible manner.

**Table 1  
Existing Land Use  
Mahwah, New Jersey**

Land Use	Acres	Percent
Vacant	1,245	8
Residential, detached single family	3,599	23
Multifamily (apartment/townhouse)	581	4
Commercial	297	2
Office	338	2
Industrial	377	2
Agriculture	444	3
Education	383	2
Quasi-Public	323	2
Public	152	1
Public-Vacant	2,538	16
Park/Open Space	5,682	35
<b>Total</b>	<b>15,959</b>	<b>100</b>

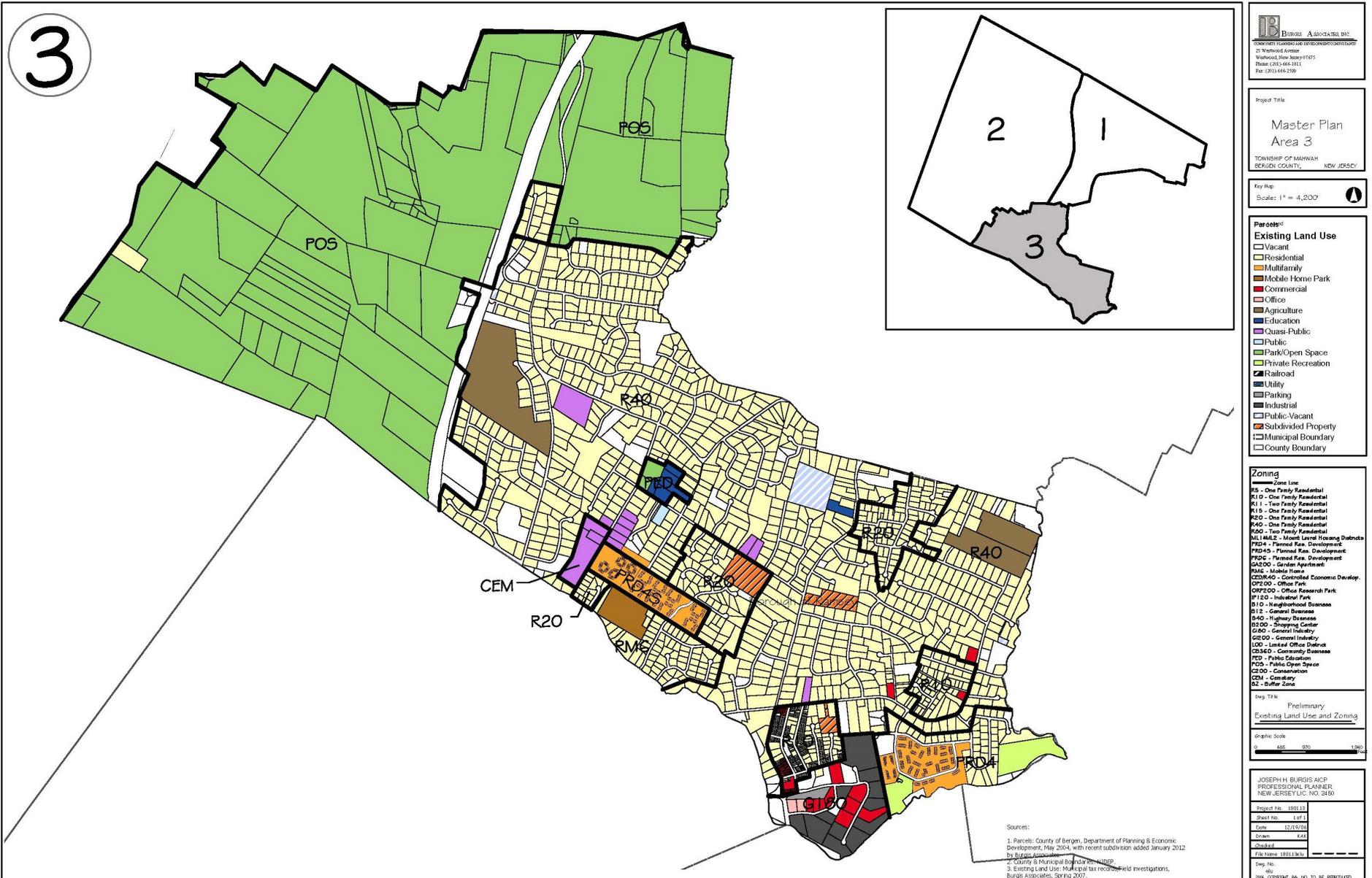
*Source: Mahwah Township Tax Records, Bergen County Dept of Economic Development, and Field Observation, 2007.*

However, there are a number of areas where a more diverse land use arrangement exists, including a distribution of incompatible of uses. These areas are focused on in the Land Use plan Section of this document.



A larger version of this map is located at the end of the document.





A larger version of this map is located at the end of the document.



## GENERAL GOALS AND OBJECTIVES OF THE TOWNSHIP

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of the Township of Mahwah Master Plan sets forth the general objectives which are consistent with the “purposes of zoning” as defined in the Municipal Land use Law. The Master Plan is predicated on the following general objectives:

1. To encourage municipal action to guide the appropriate use or development of all lands in Mahwah, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure that the development within Mahwah does not conflict with the development and general welfare of neighboring municipalities, Bergen County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
8. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion or blight.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.
11. To encourage planned unit developments that incorporate the best features of design and relate the type, design, and layout of residential, commercial, industrial and recreational development of the particular site.
12. To encourage senior citizen community housing construction.
13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.
14. To promote utilization of renewable energy sources.
15. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

**Township of Mahwah’s Land Use Goals and Policies:**

**Goal 1:** *To encourage a proper distribution of land uses.*

Objective: The Township seeks to restrict incompatible land uses from established areas, and limit the type and intensities of use to the levels, and locations, prescribed herein. Further, the Township seeks to permit transitional uses within clearly defined and specified areas where warranted, which will serve to act as a buffer between two adjoining zone districts of distinctly different uses and intensities of use.

**Goal 2:** *To maintain and enhance the existing areas of stability in the community, particularly in such areas as the Cragmere section of the Township and in the area off of Forest Avenue, and reinforce the minimum 0.34 acre and 0.23 acre lot area requirement for these portions of the municipality. A principal goal of this plan is to preserve and protect the residential character and existing density of these areas by restricting incompatible land uses from established residential areas, and limiting intensities of use to the levels, and locations, prescribed herein.*

Objective: The Cragmere area, as well as the area off of Forest Avenue in the vicinity of Jefferson and Franklin Streets, are typified by varied terrain and/or a modest lot size arrangement, which includes some narrow streets with poor road alignment. These characteristics necessitate a planning response that will ensure that infill development does not adversely impact the environmental character, physical features, or circulation of the area, and does not add to the physical congestion of this neighborhood.

In an effort to implement this goal, the Planning Board formally rejects the notion that the mere consistency of a proposed lot’s size with the surrounding area in and of itself represents a suitable basis for variance relief, concluding that such consistency does not represent a “public benefit”, nor does it address issues relating to the negative criteria that mandate a showing that there is no substantial detriment to the public good. In particular, that issue must revolve around, amongst other things, the problems associated with any additional traffic generating potential that impacts traffic movement on narrow, winding, and poorly aligned roadways.

**Goal 3:** *To concentrate development in the easterly portions of the Township.*

Objective: The Township seeks to direct development to the easterly side of the community where it is most economical to serve existing and future populations with full utilities and services. This also serves to complement the Highlands Act, which discourages development in the westerly portion of the Township identified within the Highlands Preservation Area.

**Goal 4:** *To include all of Mahwah Township that is not within the Highlands Preservation Area in a sewer service area, while ensuring that public sewers and water supply be initially provided in those areas serving the greatest number of residences at a minimum cost to taxpayers.*

Objective: It is Mahwah’s policy to coordinate the location of public sewers and water supply with the activities shaping land development to ensure service to the greatest number of existing and future residents of the Township, and to lessen the cost of such development on the citizenry.

**Goal 5:** *To ensure that any prospective development is responsive to the Township’s environmental features, and can be accommodated while preserving these physical characteristics.*

Objective: The Township seeks to limit development to that which is sensitive to the community’s particular physical characteristics, and preserves the Township’s sensitive environmental elements.

The Township seeks to limit development to that which preserves steeply sloped areas (defined to include any slope of minimally fifteen percent grade), wetlands, and floodplains, and retains existing vegetation (particularly trees of a caliper of eight inches or more and clusters of trees which may be of lesser caliper if determined appropriate) and water features including rivers, brooks and aquifer recharge areas. Furthermore, the Township seeks to discourage development in the Highlands Preservation Area. It is specifically noted with respect to steep slopes that the slope zoning regulations recommended herein are to be applied to each individual building lot in a development application. Additionally, the Township takes cognizance of the fact that there are numerous sites in the municipality that are typified by extensive environmentally sensitive features and therefore may not be able to accommodate its fully zoned development potential.

**Goal 6:** *To encourage the design of open space features such that they provide linkages with other open space amenities and create greenbelts.*

**Objective:** The Township seeks to place open space features so that they abut open space features on adjoining properties, thereby establishing a series of greenbelts throughout the community. Specifically the Township encourages a pedestrian trail to extend along the River that may be connected to mass transit facilities and other Township amenities as delineated in the conceptual trail system plan in the Sustainability Element of this document.

**Goal 7:** *To encourage and provide buffer zones to separate incompatible land uses.*

**Objective:** Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements with supplemental fencing when appropriate.

**Goal 8:** *The Township seeks to discourage the creation of flag lots, which create an undesirable development pattern and a threat to the public health, safety, morals and general welfare.*

**Objective:** The Township maintains that flag lots represents an improper land use arrangement that results in over utilization of property, and represents a development pattern that hinders emergency service access to such lots. Modifications to the lot width requirements of the Township should be reviewed for all residential districts to ensure that the zoning regulations for each zoning district require the appropriate lot width for their applicable neighborhoods and further discourage the creation of flag lots.

**Goal 9:** *To encourage new development, and redevelopment, to take into account the aesthetic character of the community, in an effort to enhance the aesthetic appearance of the municipality.*

**Objective:** The Township's site plan review process should actively encourage development to incorporate the highest quality aesthetic elements to enhance the visual character of the community, including the arrangement of site features and specifically addressing such factors as architecture, lighting, landscaping, parking and signage.

**Goal 10:** *To preserve and enhance the Township's commercial areas.*

**Objective:** The community's local neighborhood commercial areas should accommodate limited commercial uses and intensities of development, while protecting adjoining residences. Along Route 17 development should be consolidated to encourage a unified and integrated development which serves to limit the number of curb cuts and conflicting turning movements. In addition, large-scale commercial uses, commonly known as "big-box" retail, should generally be discouraged, except where specifically determined as part of this plan to be appropriate.

**Goal 11:** *To ensure that traffic and pedestrian circulation issues are affirmatively addressed on a local and regional scale.*

**Objective:** The Township policy shall be to encourage an assessment of each development application's impact on the community's road system, and determine the need for necessary roadway improvements in an effort to affirmatively address the issue of traffic congestion and pedestrian safety in the community.

To further address this issue, the Township should prepare a Bicycle and Pedestrian Element. This element should specifically address the need to provide sidewalks in certain heavily traveled areas of the municipality. The Township should identify those corridors that are appropriate for sidewalk construction. In addition, the Township's sidewalk fund should be used in to construct sidewalks where they are most needed.

**Goal 12:** *To promote the conservation of energy and the use of renewable energy sources whenever possible as the Township develops.*

**Objectives:** The Township recognizes that much of our energy is consumed in or by the use of buildings and therefore seeks to achieve this goal as opportunities arise with new construction, or significant alterations to existing buildings. The Township particularly supports the design, construction and operation of buildings meeting the Leadership in Energy and Environmental Design (LEED) Green Building criteria.

The Township also recognizes the need to encourage the use of alternative energy sources as a means to conserve non-renewable resources. As such, the Township policy shall be to establish an ordinance to encourage the potential use of solar energy for residential and business properties in Mahwah. This will be accomplished by encouraging solar energy collectors as an accessory use in all of the Township's zone districts. It is recommended that the Mayor and Council examine building height regulations to encourage solar panel infrastructure on rooftops.

**Goal 13:** *To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.*

**Objective:** The Township maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific planning area designations for Mahwah Township (except where inconsistent with the Township plan), represents a reasonable approach to growth management.

**Goal 14:** *To support the overall philosophy of the Highlands Water Protection and Planning Act.*

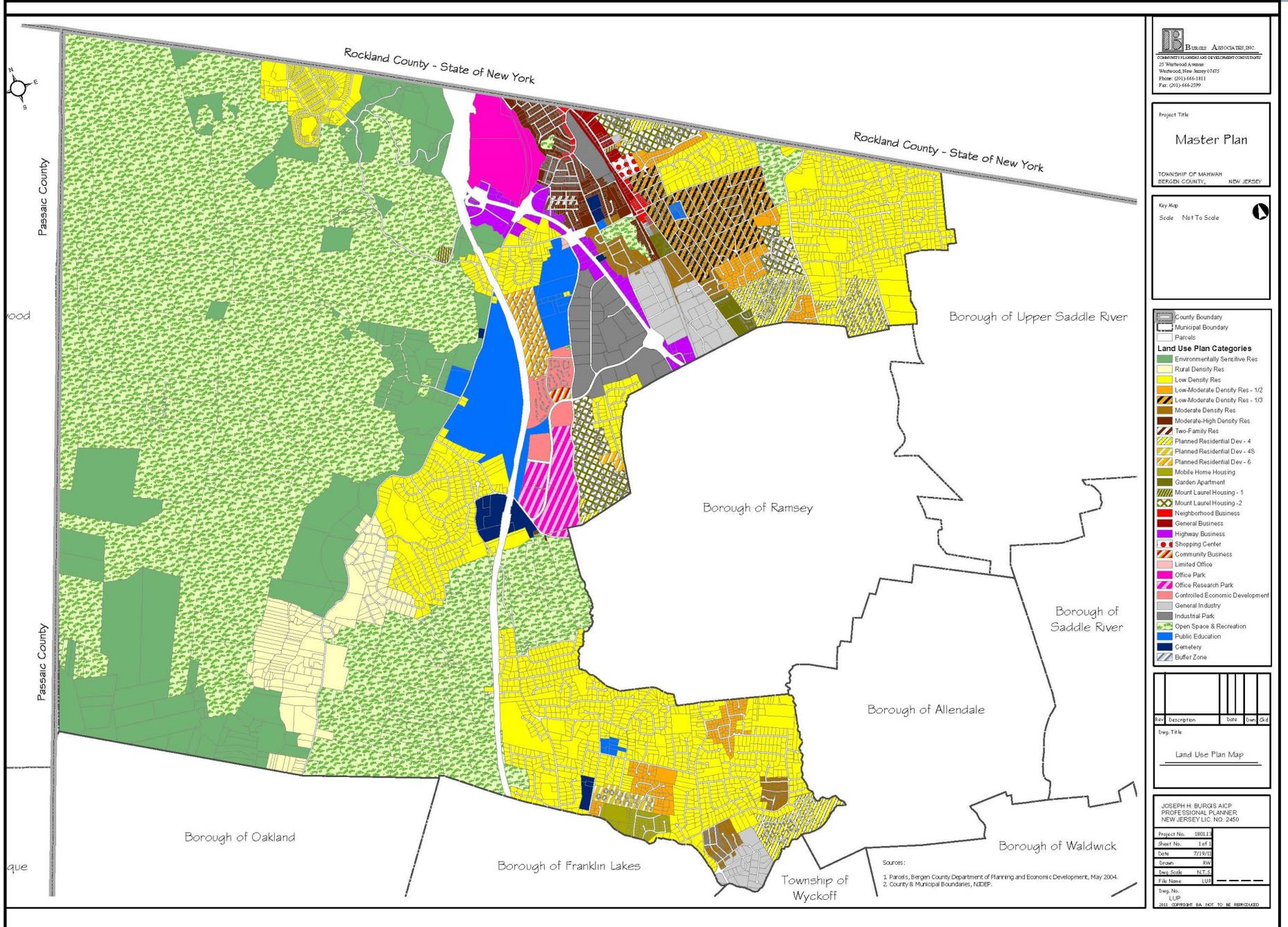
**Objective:** The Township supports the designation of the municipality as a planning area wherein future growth is encouraged in proximity to existing infrastructure and facilities. Future growth in the community is encouraged to be sensitive to environmental constraints, and existing uses that adversely affect the environment are encouraged for elimination

**Goal 15:** *To protect Mahwah's cultural, social and historic heritage in order to provide a link to the past as well as enhance the character and visual image of the municipality.*

**Objective:** The Township seeks to ensure that future development is sensitive to the historic elements of the municipality and enhances the historic character of the area through proper site planning and architectural design.

**Goal 16:** *The Townships seeks to ensure future development is sensitive to the lands adjacent to and designated as flood plains. This is to minimize damage to life and property from flooding caused by development within fluvial and tidal flood hazard areas, to preserve the quality of surface waters, and to protect the wildlife and vegetation that exist within and depend upon such areas for sustenance and habitat.*

**Objective:** The Township recognizes that stream and riparian area quality are influence by intensity and type of land uses. In order to ensure future growth and construction in these areas is sensitive to these elements, the Township encourages the implementation of appropriate regulations. As such, the Township policy shall be to establish an ordinance to encourage the protection of these lands and to provide for means for appropriately scaled and constructed development.



A larger version of this map is located at the end of the document.

## OVERVIEW OF THE LAND USE PLAN

The Township's land use plan is based on the goals and objectives that are identified in the prior section of this document. The overall intent of this Master Plan is to respect much of the existing development pattern. It calls for the preservation of the rural character and larger tracts of land on the west side of the Township while at the same time enhancing the more developed eastern side of the Township. A majority of the plan focuses on enhancing the commercial areas through specific changes to the Township code and improving connectivity throughout the municipality.

In order to accomplish the preservation goals as detailed above, the land use plan is organized into 15 residential land use categories and 15 non-residential land use categories. The planning goals for each of these categories are detailed below, and the accompanying Land Use Plan Map designates one of these categories to each parcel in the municipality.

### LAND USE PLAN CATEGORIES

#### Residential Land Uses

The Township's residential land use categories are designed to provide a broad array of housing types, including single- and two-family residential dwellings, mobile homes, and multi-family dwellings intended for a range of families, senior citizens and low- and moderate-income households. Each of these land use designations are identified as follows:

#### *Environmentally Sensitive Residential*

The Environmentally Sensitive Residential land use category applies primarily to non-preserved public and agricultural lands within the western portion of the Township, generally west of Interstate 287 and within the Highlands Preservation Area. Additionally, a 22-acre area, bounded by Interstate 287 to the east and Ramapo Valley Road to the west, is included in this land use category. All of these areas correspond to the C-200 Conservation Zone, which permits detached single-family residential uses at a minimum lot size of 200,000 square feet.

Properties in the Environmentally Sensitive Residential category are generally characterized by extensive amounts of steeply sloped lands, wetlands areas, lakes and stream corridors, and existing established trailways along scenic vista sites. As such, much of the land located within this category is either undeveloped or is sparsely developed with single-family residential uses that are rural in character. Private wells and septic systems serve most of these properties.

Due to the sensitive nature of the areas designated for the Environmentally Sensitive category, as well as the adverse impacts that intensive development is likely to produce, it is recommended that current zoned densities be continued. In addition, as the majority of the lands in this category are within the Highlands Preservation Area, such lands shall also be subject to the Highlands Master Plan Element, which will be adopted by the Township upon completion of Mahwah's Highlands Plan Conformance review process.

#### *Rural Density Residential*

The Rural Density Residential land use category encompasses lands on either side of Route 202 in the southern portion of the Township, including Deerhaven, which stretches along the westerly side of Route 202 between Bear Swamp Road and the Oakland municipal border, as well as properties along the easterly side of Route 202 between Fike Road and the Marion Drive area.

The Rural Density Residential category corresponds to the R-80 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 80,000 square feet. Environmental constraints in these areas, though less severe than those lands designated for Environmentally Sensitive, are extensive. As such, it is recommended that the current zoned densities be maintained. In addition, because the entire category is located within the Highlands Preservation Area, all lands shall be subject to the Highlands Master Plan Element upon adoption.

*Low Density Residential*

The extent of the Low Density Residential land use category remains relatively unchanged from the earlier 1989 Land Use Plan. Areas included in this category include most portions of Fardale in the southeast corner of the Township, the area generally south of Darlington Avenue between Route 202 and Interstate 287, the Myrtle Avenue portion of the Township, the West Ramapo Avenue – Riverview Terrace areas, the Stag Hill area, the area north of Miller Road, and the area east of Airmont Avenue. In addition, two parcels along the east side of Route 202, directly opposite Halifax Road, are included in this category.

The Low Density Residential category corresponds to the R-40 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 40,000 square feet. It is recommended that the established character of these areas be preserved and the current zoned densities be maintained. It is also noted that although the majority of lands in the Low Density Residential category are located in the Highlands Planning Area, a few areas – namely Stag Hill and Riverview Terrace – are located in the Highlands Preservation Area and thus are automatically subject to the Highlands Master Plan Element upon adoption.

*Low-Moderate Density Residential (1/2 Acre)*

The Low-Moderate Density Residential (1/2 Acre) land use category corresponds to the R-20 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 20,000 square feet. The category encompasses a number of areas in the Fardale portion of the Township, as well as a number of areas to the east of Franklin Turnpike. The areas of Fardale include the Birch Road Area, the area generally southeast of Fardale and Morris Avenues to the north of Herlihy Drive, and the Chapel Road – Hetzel Drive area. The areas to the east of Franklin Turnpike include the Airmont Avenue – Hilltop Road area, the Rutherford Road area, the Airmont Road – Woodcrest Court area, the Stephens Lane subdivision, and two small lots along Cedar Hill Avenue. The established development patterns in these areas suggest that the current zoned densities be maintained.

*Low-Moderate Density Residential (1/3 Acre)*

The Low-Moderate Density Residential (1/3 Acre) land use category was established in the 1989 Land Use Plan and its boundaries remain mostly unchanged from the pattern established at that time. The category consists of the Cragmere section of the Township, generally located to the east of Franklin Turnpike, south of Miller Road, west of East Mahwah Road, and north of Airmont Road. Certain lands to the north of Miller Road and to the south of Airmont Road are also included. The Low-Moderate Density Residential (1/3 Acre) land use category corresponds to the R-15 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 15,000 square feet. The established development patterns in these areas suggest that the current zoned densities be maintained.

*Moderate Density Residential*

The Moderate Density Residential land use category corresponds to the R-10 Residential Zone, which permits detached single-family units on a minimum lot size of 10,000 square feet. Areas so designated include two areas in the Fardale section of the Township, including the Walnut – Strong Street area and the area to the southeast of Wyckoff Avenue and Forest Road. Several areas in the vicinity of Franklin Turnpike are also designated for this category, including the Oweno Road area, the Wanamaker Avenue – Gardiner Street area, the Island Road – Karen Drive area, and the north side of East Ramapo Avenue in the vicinity of Railroad Avenue. The established development patterns in these areas suggest that present zoning regulations be continued.

*Moderate-High Density Residential*

The Moderate-High Density Residential land use category corresponds to the R-5 Residential Zone, which permits detached single-family units on a minimum lot size of 5,000 square feet. This category previously included areas zoned for two-family housing as well, however such areas are now proposed to be designated as a separate Two-Family Residential land use category (see below). The area designated for Moderate-High Density Residential is generally located to the south of the New York State border, to the east of the International Crossroads development, to the west of the railroad, and to the north of Ramapo Avenue. Certain lands to the south of Ramapo Avenue, north of Airmount Road, are also included in this designation. The established development patterns in these areas suggest that present zoning regulations be continued.

*Two-Family Residential*

A new Two-Family Residential land use category is proposed, which corresponds to the R-11 Residential Zone. This zone district permits detached single-family units on a minimum lot size of 5,000 square feet, as well as two-family dwellings on a minimum lot size of 11,000 square feet. The area to be designated for Two-Family Residential is located in the vicinity of Second Street and A and B Avenues. No changes to the existing zoning are proposed.

*Planned Residential Development (4 Units/Acre)*

The Planned Residential Development (4 Units/Acre) land use category encompasses the Storms Drive – Van Bolen Way development and the Ackerman Drive subdivision in the Fardale section, the Indianfield and Apple Ridge developments in the vicinity of Airmount Avenue, as well as several other smaller areas throughout the Township. These smaller areas include two parcels along the west side of Airmount Avenue, immediately south of Masonic Road, the Sargent and Lancaster Court subdivisions east of Franklin Turnpike, and three parcels along the east side of Ridge Road near the Ramsey municipal border. This category also previously included the Fardale development bound by Northerly and Southerly Drives, directly east of Chapel Road, however this development is now proposed to be designated as a separate Special Planned Residential Development (4 Units/Acre) land use category (see below).

The Planned Residential Development (4 Units/Acre) category corresponds to the PRD-4 Zone, which permits a mixture of residential uses, including single-family detached dwellings, townhouses and patio houses, triplexes, quadruplexes, and garden apartments, as well as open space and recreational facilities. The overall maximum residential density permitted in the PRD-4 Zone is four units per acre of total land area. No changes to the existing zoning are proposed.

*Special Planned Residential Development (4 Units/Acre)*

A new Special Planned Residential Development (4 Units/Acre) land use category is proposed, which corresponds to the PRD-4S Zone. This zone district permits adult and patio-type housing at a maximum density of four units per acre. The area to be designated for Special Planned Residential Development (4 Units/Acre) is located in the Fardale portion of the Township, between Northerly and Southerly Drives and directly east of Chapel Road. No changes to the existing zoning are proposed.

*Planned Residential Development (6 Units/Acre)*

The Planned Residential Development (6 Units/Acre) land use category consists of the Ramapo Ridge development located along the east side of Interstate 287, as well as two smaller parcels located at the end of Peterson Place. The Planned Residential Development (6 Units/Acre) category corresponds to the PRD-6 Zone, which permits a mixture of residential uses, including single-family detached dwellings, townhouses and patio houses, townhouse-duplex combination units, triplexes, quadruplexes, and garden apartments, as well as open space and recreational facilities. The overall maximum residential density permitted in the PRD-6 Zone is six units per acre of total land area. No changes to the existing zoning are proposed.

*Mobile Home Housing*

The Mobile Home Housing land use category encompasses the Bogert's Ranch Estates mobile home park along Pulis Avenue, as well as adjacent areas of detached single-family residential development. The Mobile Home Housing category corresponds to the RM-6 Zone, which permits mobile home units at a maximum density of six units per acre, as well as detached single-family dwelling units on a minimum lot size of 20,000 square feet. No changes to the existing zoning are proposed.

*Garden Apartment*

The Garden Apartment land use category encompasses two areas along Franklin Turnpike. One of these areas is located along the east side of Franklin Turnpike, immediately north of the Ramsey municipal border, and includes the Rolling Gardens, Ramapo Gardens and Lindvale Gardens apartment complexes as well as the Boulder Terrace subdivision. The second of these areas is located along the west side of Franklin Turnpike, opposite its intersection with South Mahwah Road, and includes the Mall and Starview Gardens apartment complexes.

The Garden Apartment category corresponds to the GA-200 Zone, which permits both garden apartments and detached single-family residential units. Garden apartments are permitted on a minimum tract size of 200,000 square feet at maximum densities ranging from eight to 22 units per acre, depending on the number of rooms per dwelling unit. Single-family residential units are permitted on a minimum lot size of 10,000 square feet, consistent with the R-10 Zone. No changes to the existing zoning are proposed.

*Mount Laurel Housing – 1*

The Mount Laurel Housing -1 land use category, along with the Mount Laurel Housing -2 category (see below), are designed to meet the mandate of South Burlington County N.A.A.C.P. vs. Mount Laurel Township, 92 NJ 158 (1983) also referred to as Mount Laurel II. The Mount Laurel Housing -1 category corresponds to the ML-1 Zone, which permits the development of 100 percent affordable housing to low- and moderate-income households at a maximum gross density of 14 dwelling units per acre. Areas included in the Mount Laurel Housing -1 category include the Ramapo Brae (formerly Bergen County Housing Authority – Stag Hill) affordable development along Stag Hill Road. This category also includes a small area along Cedar Hill Avenue, just east of Franklin Turnpike, which is currently developed with commercial uses; however, it is intended that this area will be redeveloped with affordable housing in the future. No additional low- and moderate-income housing is planned as part of this master plan.

*Mount Laurel Housing – 2*

The Mount Laurel Housing – 2 land use category corresponds to the ML-2 Zone, which permits inclusionary housing at a minimum gross density of 14 dwelling units per acre. The minimum set-aside for units affordable to low- and moderate-income housing is 22 percent, with the exception of the Paddington Square development on Airmont Avenue, which is permitted to consist entirely of market rate units as a result of a Settlement Agreement in the Urban League lawsuit which provided for a monetary payment in lieu of on-site construction of affordable units. In addition to Paddington Square, the Mount Laurel Housing – 2 category encompasses four developments, including Society Hill I, II, and III (formerly Kilmer Woods) and Ridge Gardens along Ridge Road, as well as Franklin Crossing (formerly Franklin Commons West) and Franklin Heights to the east of Franklin Turnpike. No additional low- and moderate-income housing is planned as part of this master plan.

Non-residential Land Uses

The Township's non-residential land use categories permit a wide variety of uses, including retail and service commercial, business, office, industrial, recreation and open space, and other public and quasi-public uses. Each of these land use designations are identified as follows:

*Neighborhood Business*

The Neighborhood Business land use category corresponds to the B-10 Zone, which permits limited commercial development on minimum lot sizes of 10,000 square feet. Areas designated for Neighborhood Business include the west side of Franklin Turnpike between Stephens Lane and Miller Road, the east side of Franklin Turnpike between Lawrence Road and King Street, and along Ramapo Valley Road approximately between Stryko Avenue and Brakeshoe Place. Additionally, there is an 11,000 square foot area along the north side of King Street, identified as Block 82 Lots 20-25, 27 and 28, that is to be included in this Neighborhood Business designation a change from its General Industry designation. This small area abuts a Neighborhood Business designation to the east that extends eastward to Franklin Turnpike. Its physical characteristics and size warrant this modification. This category also previously included an eight-acre area at Ridge Road and Macarthur Boulevard, however this area is now proposed to be designated as a separate Community Business land use category (see below).

Land uses permitted within the Neighborhood Business category include limited types of retail stores and shops, banks, personal service establishments, professional offices, restaurants, child-care centers, funeral parlors, and similar uses. The Neighborhood Business areas along Franklin Turnpike are part of the Franklin Turnpike Study Area discussed separately in this Plan document. Additional recommendations pertaining to design controls and physical improvements to the area are discussed therein.

During the public hearings on the Draft Master Plan, the Board heard significant concerns from residents in the Miller Road area of Franklin Turnpike about traffic congestion and circulation issues due to the restricted access points between areas of the Township east and west of Route 17 and the awkward intersections at Miller Road and East Ramapo Avenue. The Planning Board determined that until circulation improvements are made to alleviate current problems, development in the area of Franklin Turnpike

near the Mahwah Train Station should not include any higher density residential or residential/commercial mixed-use development and that commercial development should be limited to two story buildings consistent with small business operations. Large chain or box stores and supermarkets/large drug stores are also not appropriate in the Train Station area and will be considered inconsistent with the Master Plan objectives.

*General Business*

The General Business land use category encompasses the northern portion of Franklin Turnpike, generally extending between Stephens Lane and the New York State border. It also includes the northern portion of Ramapo Valley Road on its western side, from Brakeshoe Place, to its intersection with Franklin Turnpike. The General Business category corresponds to the B-12 Zone, which permits more intensive commercial uses to be developed than what is permitted in the B-10 Zone, however on larger minimum lot sizes of 12,000 square feet.

Land uses permitted in the General Business category include all of the uses permitted in the Neighborhood Business category, as well as automobile sales and service shops, gas stations, car washes, bus terminals, and other automobile-oriented uses. It is recommended that existing land use requirements for the B-12 Zone be analyzed and possibly amended to encourage a more pedestrian-friendly development pattern and streetscape for the Franklin Turnpike corridor. This issue is discussed in more detail in the Franklin Turnpike Study Area section of this document.

*Highway Business*

The Highway Business land use category encompasses the majority of properties fronting on Route 17, with the exception of the properties located along the west side of Route 17 to the south of Corporate Drive. The Highway Business category corresponds to the B-40 Zone, which permits a substantial variety of commercial and industrial uses on minimum lot sizes of 40,000 square feet. Land uses permitted in the Highway Business category include all of the uses permitted in the General Business category, as well as hotels and motels, research laboratories, manufacturing and assembly plants, warehouses, planned industrial developments and the like.

As discussed in more detail in the following section of this Plan, it appears that while some areas along the Route 17 corridor have been developing in an attractive manner, many sites still appear to be typified by a negative aesthetic image, poor circulation, and lack of landscape amenity. As such, it is recommended that the landscape requirements, curb cut standards, and circulation design criteria for the B-40 Zone be reviewed. In addition, it is recommended that the permitted uses, along with the signage and area and bulk regulations, for portions of the Route 17 corridor be reviewed and possibly amended per recent rezonings.

#### *Shopping Center*

The Shopping Center category encompasses the long-established Franklin Turnpike shopping center along the east side of Franklin Turnpike, just north of Stephens Lane. This category corresponds to the B-200 Zone, which permits a wide variety of retail uses and personal service establishments, as well as offices and planned commercial developments, on minimum lot sizes of 200,000 square feet. Although no changes to the existing zoning are proposed, there is an opportunity to revitalize the retail building and parking area on this site through various façade and landscaping improvements, as discussed in more detail in the Franklin Turnpike Study Area section of this Plan document.

#### *Community Business*

A new Community Business land use category is proposed, which is designed to correspond to the CB Zone. This zone district permits limited commercial uses that are nearly identical to those permitted in the B-10 Zone, however the minimum lot size in the CB Zone is 90,000 square feet. The area to be designated for Community Business consists of an eight-acre area at Ridge Road and Macarthur Boulevard, in close proximity to the Society Hill, Ridge Gardens and Ramapo Ridge multi-family developments. No changes to the existing zoning are proposed.

#### *Limited Office Development*

A new Limited Office Development land use category is proposed, which is designed to correspond to the LOD Zone. The area to be designated for Limited Office Development consists of a two-acre area at the intersection of Ridge Road and West Ramapo Avenue, which was previously designated for Highway Business use. Although the current zoning ordinance sets forth various area and bulk requirements for the LOD Zone, including a

minimum lot size of 80,000 square feet, it does not provide an enumeration of the types of uses that are permitted in this zone. This should be addressed in future amendments to the ordinance.

#### *Office Park*

The Office Park land use category encompasses the International Crossroads site at the junction of Interstate 287, Route 17, the Ramapo River, and the New York State border. This land use category corresponds to the OP-200 Zone, which permits office buildings, laboratories, medical and dental clinics, banks, restaurants, hotels, and warehouses on a minimum lot size of 200,000 square feet. It is currently partially developed with office space and a hotel. This plan calls for the continuation of the current zoning for this district.

#### *Office Research Park*

The Office Research Park land use category encompasses a 140-acre area located along the west side of Ridge Road and bounded by Darlington Avenue to the south and Interstate 287 to the west. Macarthur Boulevard bisects the area. The Office Research Park category corresponds to the ORP-200 Zone and is designed to permit planned office parks and related uses. However, the current zoning ordinance does not provide an enumeration of the types of uses that are permitted in the ORP-200 zone, nor does it contain standards for area and bulk requirements in this zone. This should be addressed in future amendments to the ordinance.

#### *Controlled Economic Development*

A new Controlled Economic Development land use category is proposed, which is designed to correspond to the CED Zone. The area to be designated for Controlled Economic Development is generally bounded by Ridge Road to the east, Interstate 287 to the west, and Lydia Lane to the north. Glasmere Road and Macarthur Boulevard bisect the area. This area consists of a mix of residential and non-residential uses, including the first two phases of the Ramapo Ridge multi-family development and three office buildings commonly known as the IBM, Meldisco and Paulist Press buildings.

The CED Zone permits residential, office and research, and open space uses in a planned unit development format. Because the CED Ordinance currently exists as a separate ordinance outside of the Township's zoning code, adopted only by reference therein, it is recommended that the CED regulations be incorporated into the zoning ordinance and modified in certain sections to conform with current zoning regulations.

#### *General Industry*

The General Industry land use category encompasses four areas of varying sizes within Mahwah. The two larger areas are located adjacent to Wyckoff Avenue in the Fardale section of the Township (also known as the Leighton Place industrial area), as well as along the west side of Franklin Turnpike, extending west to Island Road. In addition, there are two smaller areas of General Industry, including an area with access from King Street, west of Franklin Turnpike, as well as a singular parcel of land with access from Cedar Hill Avenue, east of Franklin Turnpike.

The General Industry category corresponds to the GI-80 Zone, which permits a variety of light industrial uses, as well as health and wellness centers and fitness and health clubs, on minimum lot sizes of 80,000 square feet. Because the ordinance permitting health and wellness centers and fitness and health clubs in the GI-80 Zone was invalidated, and because the Planning Board maintains its position that these uses are appropriate for this zone, the Zoning Ordinance should be amended to include these as permitted uses. Similar to many other industrial and manufacturing areas in the country, the Leighton Place area is undergoing a transformation from a light industrial character to an area containing some light industrial uses interspersed with sports clubs, child activity centers, and office space. It is recommended that the Township modify the permitted uses in this area to reflect existing conditions and evolving character of the area by identifying light industrial uses, sports clubs, child activity centers, officer space, banks, and assisted living facilities as permitted uses. It is also recommended that the properties in the area bound by Edison Road, Jefferson Street, Fairmount Avenue and Wyckoff Avenue, which are developed with a real estate office, bank, and detached dwelling be included in the GI-80 zone.

#### *Industrial Park*

The Industrial Park land use category encompasses two major areas in the Township. The first area is located along Corporate Drive, Macarthur Boulevard and Route 17, to the east of Ridge Road. The second area is commonly referred to as the Abex property and is located along Ramapo Valley Road, Railroad Avenue and Eastview Avenue, to the west of Franklin Turnpike.

The Industrial Park category corresponds to the IP-120 Zone, which permits research laboratories, manufacturing and assembly plants, warehouses, health and wellness centers, fitness clubs, planned industrial developments and the like. The minimum lot size in the IP-120 Zone is 120,000 square feet. Because the ordinance permitting health and wellness centers and fitness clubs in the IP-120 Zone was invalidated, and because the Planning Board maintains its position that these uses are appropriate for this zone, the Zoning Ordinance should be amended to include these as permitted uses. No other changes to the existing zoning are proposed.

#### *Open Space and Recreation*

The Open Space and Recreation land use category encompasses open space, parkland and recreation sites and is the predominant land use category in the Township. In total, the Open Space and Recreation category represents an area of 7,400 acres, which is approximately 46 percent of Mahwah's total land area. As shown on the accompanying Land Use Plan Map, the majority of these lands are located in the westerly portion of the Township, within the Highlands Preservation Area.

The Open Space and Recreation category corresponds to the POS Public Open Space Zone, which permits a variety of passive and active public open space and recreation uses, farms and agricultural uses, and State, County or Municipal recreational facilities.

In recognition of the environmental sensitivity of these resources, the Township calls for continued preservation of its open space and recreation lands. This may be accomplished through acquisition donations, and other similar procedures, as well as through the current zoning requirements. In addition, as the majority of the lands in this

category are within the Highlands Preservation Area, such lands shall also be subject to the Highlands Master Plan Element upon adoption.

Additionally, in response to comments at the master plan hearing, the board determined it to be appropriate to amend the plan to identify the unused railroad right-of-way that extends through the municipality as a potential bike path and walking/running trail. This proposed community facility is depicted on the Trail System Map on Page 77.

Further, this plan supports the placement of a bicycle path along Route 202, in particular in the area between Ramapo College and Ramapo Reservation, and along other segments of the roadway, where it can be provided in a safe and efficient manner. A study of other roads in the township would also be appropriate as a first step to preparing a comprehensive integrated set of marked bike paths throughout the municipality.

#### *Public Education*

A new Public Education land use category is proposed, which is designed to correspond to the PED Public Education District Zone. This zone district permits public buildings and uses, including municipal buildings, public schools and educational facilities, parks, playgrounds and recreational facilities on minimum lot sizes of two acres.

The areas to be designated for Public Education include George Washington Elementary School on Fardale Avenue and Chapel Road; Ramapo College of New Jersey on the east side of Ramapo Valley Road, south of Interstate 287; Joyce Kilmer Elementary School, Ramapo Ridge Middle School and Mahwah High School and Lenape Meadows Elementary School on the west side of Ridge Road, between West Ramapo Avenue and Lydia Lane; Betsy Ross Elementary School on Mahwah Road, between Oweno and Malcolm Roads; and the Apple Montessori School on East Ramapo Avenue and Island Road. No changes to the existing zoning are proposed.

#### *Cemetery*

A new Cemetery land use category is proposed, which is designed to correspond to the CEM Cemetery Zone. This zone district permits

cemeteries, mausoleums, vaults, chapels, crypts and other structures intended to hold or contain the dead. The minimum lot size in the

CEM Zone is 200,000 square feet. The areas to be designated for the Cemetery category include existing cemeteries on the west side of Chapel Road, in the Fardale section of the Township; on Campgaw Road and Seminary Drive; on the west side of Ramapo Valley Road, south of Interstate 287; on the south side of Moffatt Road, east of Route 17; and on the east side of Island Road, north of West Ramapo Avenue. No changes to the existing zoning are proposed.

#### *Buffer Zone*

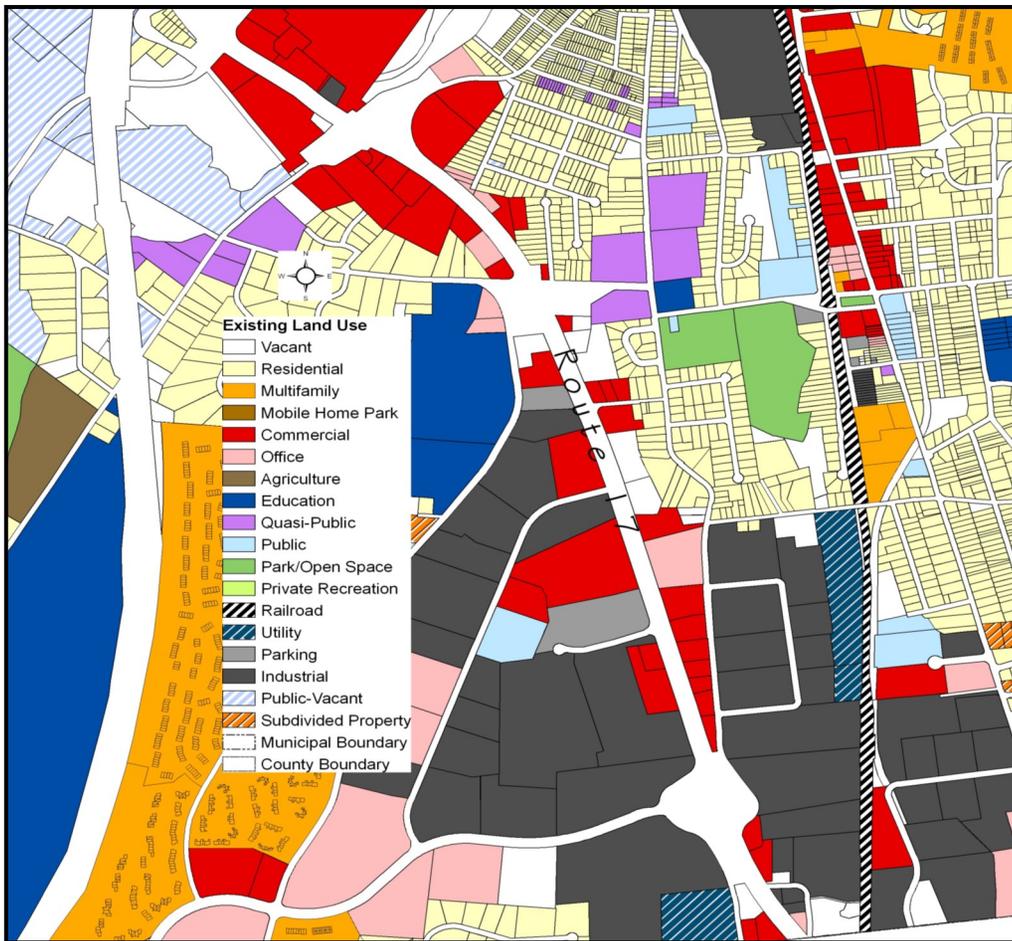
A new Buffer Zone land use category is proposed, which is designed to correspond to the BZ Buffer Zone district. The areas to be designated as Buffer Zone are located adjacent to the IP-120 Zone along Corporate Drive, MacArthur Boulevard and Route 17. Specifically, the Buffer Zone occupies a strip of land along the east side of Ridge Road, north of MacArthur Boulevard, as well as a strip south of MacArthur Boulevard, which follows the R-40 Zone boundary and the Ramsey municipal border.

The BZ district regulations prohibit principal or accessory structures, as well as off-street parking or loading areas. The BZ district regulations further require that buffer areas be kept in their natural state where wooded, or that a combination of landscaping and fencing be used to screen adjacent properties where natural vegetation is sparse. Because the BZ district regulations appear to pertain to properties included in the Buffer Zone district, as well as other zones wherein non-residential uses abut residential uses, it is recommended that the current zoning requirements be reviewed and possibly amended to clarify the scope of the Buffer Zone and/or to include additional areas within the BZ district where appropriate.

### **SPECIFIC AREAS OF LAND USE ANALYSIS**

The following pages focus on three specific areas of the Township where a detailed land use analysis was deemed necessary. The three areas include the Route 17 corridor, Ramapo Valley Road / Island Road Area, and Franklin Turnpike.

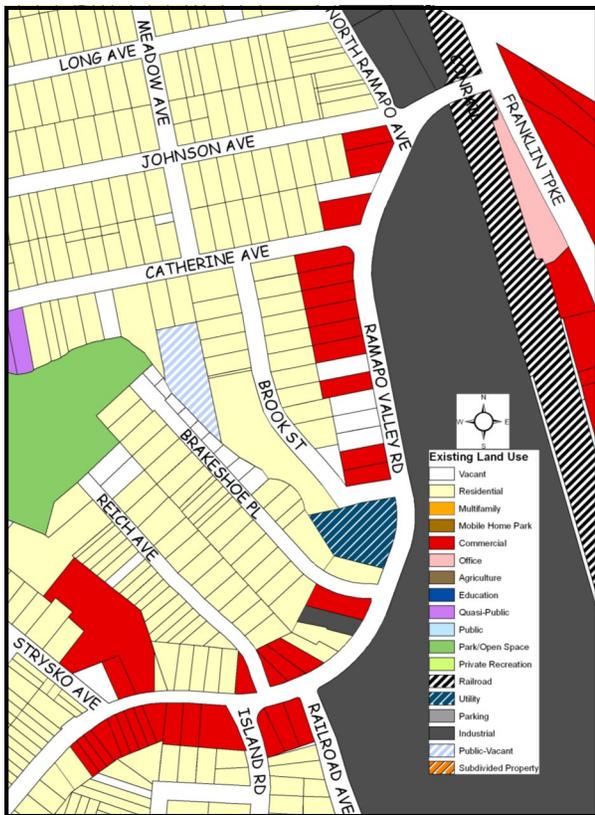
## ROUTE 17 CORRIDOR



The Route 17 corridor is characterized by a variety of uses and zone districts. While some areas along this corridor have been developing in an attractive manner, many sites still appear to be typified by a negative aesthetic image, poor circulation, and lack of landscape amenity. The corridor is essentially divided into three separate areas based upon its existing development pattern, however the northern and southern eastern sections are zoned the same, for highway business. The following sets forth goals and objectives specific to the future development of the Route 17 corridor for each of those three areas:

1. **Northern Most Section.** Generally, the area between 287 and Corporate Drive is typified by larger commercial lots developed with a combination of motels, auto-related services and drive throughs, typical of highway commercial development. While these uses are appropriate for this area, the manner in which the sites have been designed could be improved. It lacks landscape amenities and generally the lots have a substantially amount of paved area. The landscape requirements, curb cut standards, and circulation design criteria should be reviewed. It is recommended that the improvements to this area be encouraged through the increase of landscaping along the highway frontage.
2. **Southern Section (west side).** The western side of Route 17, south of Corporate Drive, includes larger office buildings such as the Stryker facility. These larger campus environments have a significant amount of green space surrounding them. Generally speaking, the development on this side have a positive aesthetic impact to the corridor and, given the lack of retail uses, allow for a free flow of vehicles travelling south bound. From this perspective, it appears the existing regulations for this area are appropriate.
3. **Southern Section (east side).** The east side of Route 17 is characterized by smaller lots with a mix of uses, including three new car dealerships, several office buildings and then a mixture of retail further south. The area lacks cohesiveness and/or a unified design theme. The mixture of the architecture, signage, circulation and landscaping have created a haphazard appearance. The signage, site design and zoning regulations for this area should be reviewed and updated.

## RAMAPO VALLEY ROAD / ISLAND ROAD AREA

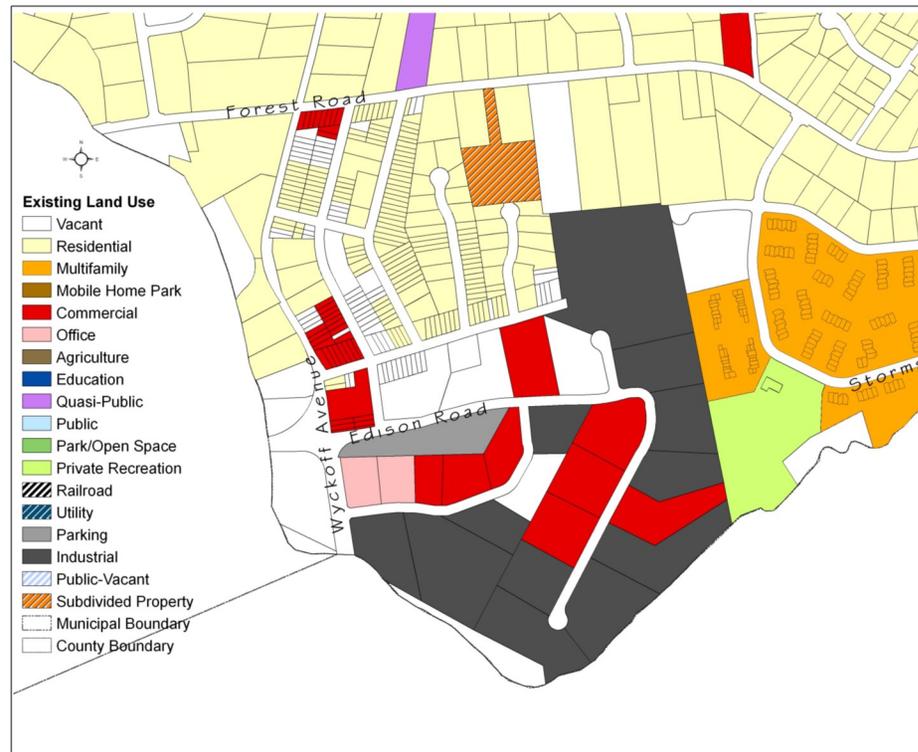


Ramapo Valley Road in the Island Road area is typified by a unique development pattern, with small lots and a diverse land use arrangement. The area is currently zoned for neighborhood business, which permits a variety of low intensity service uses and commercial development on lots that are minimally 10,000 square feet in area.

Despite the unified zoning, the area is divided in to two distinct sections, separated by the Mahwah Brook and utility right-of-way.

The southern section is consistent with the neighborhood business zoning, while the northern section is typified by general business and auto business type uses. The southern section also is characterized by development on smaller lots, which do not meet the minimum required by code. The lots in the northern section are small as well, though most development includes multiple parcels that when combined, meet the minimum lot area of the code. The Land Use Plan contained herein reflects this pattern. It is recommended that the zoning map be amended to reflect this as well. Consideration should also be given to changing the area and bulk requirements for both areas to reflect the development pattern.

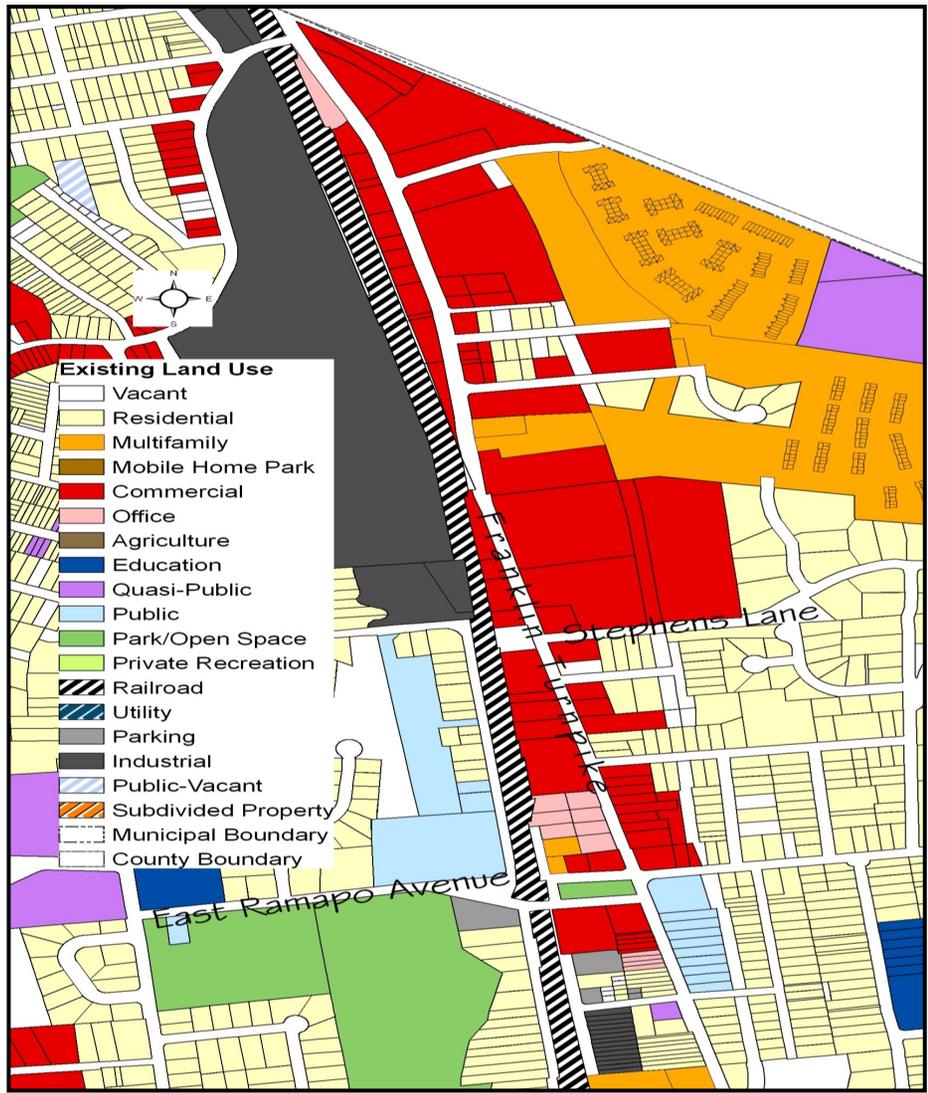
## LEIGHTON PLACE INDUSTRIAL AREA



Typical of light industrial complexes throughout northern New Jersey, the Leighton Place area is undergoing a transformation from a light industrial character to an area containing light industrial uses and recreational uses. Currently the area is zoned as an industrial Park, but in between some of the industrial uses the area is developed with sports clubs, kids activity centers, office space, child care facilities.

The current zoning permits research laboratories, assembly or packaging, manufacturing, printing plants, health and wellness centers and fitness clubs. It is recommended that the Township at a minimum modify the permitted uses in this area to reflect existing conditions. The Township should consider modifying the regulations for this area to reflect current trends in northern New Jersey light industrial areas to encourage the appropriate distribution of uses. Further this area lends itself to the creation of a small retail area, for neighborhood businesses. This concept should be considered if the current regulations are reviewed.

## FRANKLIN TURNPIKE



The Franklin Turnpike area is the subject of a detailed planning study as part of this comprehensive master plan. The purpose of the study is to determine the propriety of establishing a pedestrian-oriented neighborhood commercial center with a neo-traditional character with associated design controls. The data collected reveals the extent of the ‘diverse’ architectural treatments along this corridor, the excessive number of curb cuts on the streets that potentially result in numerous conflicting turning movements, and pedestrian/vehicle conflicts, and lack of landscape amenity. Additionally there are a number of opportunities for aesthetic improvements which could result in the creation of a true ‘central business district’ to serve the Township.

The following planning evaluation includes an assessment of the area’s land use pattern, amount of floor space devoted to various uses, lot arrangements and building design, orientation and configuration of the area. The evaluation also studies provisions for existing parking and determined parking needs. It anticipates the provision of wider sidewalks, adding street furniture including benches, lighting and trash cans in a decorative manner, and by orienting buildings towards the street.

*Description of Study Area:*

The 80-acre study area (excluding roadways) consists of the commercially zoned properties along Franklin Turnpike from King Street in the south, to the New York State border in the north. Ramapo Valley Road intersects with Franklin Turnpike near the New York state line. The Mahwah Station for the New Jersey Transit’s commuter rail line is located at the perimeter of the study area on East Ramapo Avenue. The corridor extends for approximately one mile along the street. The railroad tracks define the western boundary of the study area.

The southern portion of the study area is comprised of smaller lots with a mix of land uses, while the northern segment, extending from Stephens Lane to the northern boundary of the study area, is characterized by larger, predominantly commercial lots with an automobile oriented character. The development pattern can be seen in the accompanying aerial photo.

According to the New Jersey Department of Environmental Protection, the study area contains eight known contaminated sites. Several of these sites are located in the northern section of the study area. Additionally, the Mahwah Brook crosses the northern portion of the study area as it heads toward the Ramapo River. A small area of land is within the 100-year floodplain in association with this brook.

*Land Use:*

Land use data was collected from tax assessment records and field-verified to confirm accuracy. The existing land use pattern is shown on the accompanying map, and the area of each use is depicted in the following table. Over 60% of the area is comprised of commercial development. However, this development is largely characterized by auto related uses, including car dealerships, which require large parcels and therefore skews the data.

**Table 2  
Land Use Distribution  
Franklin Turnpike Study Area**

Land Use	Acreage	Percent
Residential	3.03	4
Multifamily	4.25	5
Commercial	50.50	63
Office	2.98	4
Park/Open Space	0.56	1
Railroad	15.54	20
Parking	0.58	1
Vacant	1.49	2
<b>Total</b>	<b>79</b>	<b>100</b>

*Source: Mahwah Township Tax Records/Field Observations.*

We have obtained data from the Building Department regarding the amount of square footage of development in the corridor. This data reveals that the study area includes a large amount of floor space (over half a million square feet). A substantial amount of automobile related uses account for over a quarter of all of the floor area, and the fact that retail, service commercial and restaurant development accounts for only a third of the existing floor area tells that a majority of the study area is vehicular oriented. However, it is notable that the automobile related uses, such as car dealerships and gas stations, are concentrated in the northerly portion of the study area. In the southern section of the study area, there is an ample amount of restaurant/food related businesses that are typical of a pedestrian oriented business district. However, this category includes delis, a bagel shop and other types of food establishments, while the area is lacking any significant number of sit-down restaurants typically associated with a pedestrian friendly business district. And, while there appears to be a significant amount of retail space, over half of this space is in the A&P shopping plaza, again an area not consistent with pedestrian oriented central business district development

The accompanying table depicts the amount of floor area, by use category, in the study area.

**Table 3  
Square Footage of Development by Use  
Franklin Turnpike Study Area**

Building Use	Square Feet	Percent
Office	51,358	10
Medical Office	14,540	3
Auto Related	137,230	27
Restaurant/Food Related	39,472	8
Service	43,270	9
Retail	56,194	11
Wholesale	68,509	14
Residential	42,513	8
Construction/Contractor	4,335	1
Bank	14,944	3
Post Office	7,500	1
Supermarket	21,915	4
<b>Total</b>	<b>501,780</b>	<b>100</b>

*Source: Mahwah Building Department.*

### ***Important Opportunities and Constraints***

The study of existing conditions as detailed above, allows for the identification of opportunities and constraints. The following are some observations concerning opportunities and constraints in the study area:

#### ***Northern Section of Study Area (identified in blue)***

This area is typified by large parcels with auto related uses. The large parking lots lack landscaping and buffering. This area provides for several significant opportunities which range in scale. At a minimum, there is an opportunity to improve this area with additional greenery. Alternatively, modifying the area and bulk regulations in this area to permit a greater density may spur some redevelopment of these parcels. The larger parcels lend themselves to multi-story, mixed use development. Additionally, as delineated in the circulation plan, this area lends itself to the creation of a trolley station or tram service station.

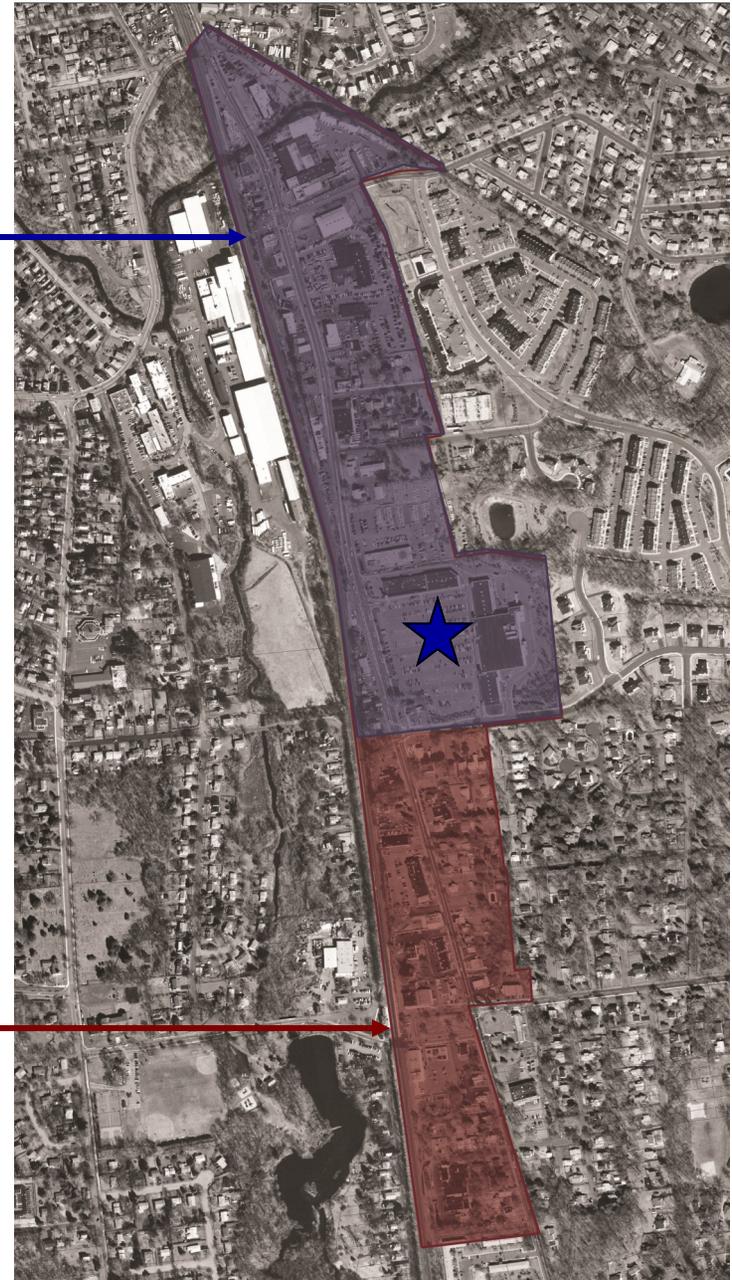
#### ***Central Portion of the Corridor (denoted by the star)***

Separating the northern and southern is the large shopping center with the A&P. This parcel is located in a different zone district, the B-200. This large retail center has a substantial parking area which occupies a majority of the front yard. This parking area has an impact on the streetscape which creates a visual void, separating the corridor into the northern and southern sections.

This shopping center is an active area and does not appear to be in need of redevelopment. Therefore it will function as a separator of the two distinct areas into the foreseeable future. There is an opportunity to revitalize the building and parking area through façade renovations and additional greenery in the parking area and along the roadway.

#### ***Southern Section of the Corridor (identified in red)***

This area is typified by smaller lots developed with service retail uses. This area is mixed with older residential structures and newer commercial buildings. Unlike most traditional downtown areas with buildings built to the built-to line, this area allows for a 10-foot setback. With a lack of on-street parking, some sites have squeezed parking in between buildings and the street. This development pattern deters from pedestrian friendly atmosphere. A modification to the area and bulk regulations may assist in creating a more appropriate design. Additionally, a larger study of parking and circulation along the corridor could greatly benefit the Township.



**Visual Analysis of Southern Section of the Study Area:**

As detailed with the existing land use, a visual inspection of the study area reveals that the southern portion presents a more pedestrian oriented character than the northern section. The district has developed in accordance with the current area and bulk standards with minimum front yard setbacks, substantial impervious coverage, and larger rear yard setbacks. Given the nature of the Franklin Turnpike roadway, larger front yard setbacks with greater planted area and wider sidewalks would be more conducive to permitting a pedestrian oriented environment. These modifications with a increase in the lot coverage by buildings and permitted shared parking may produce the types of pedestrian oriented developments wanted in this location. The following photographs identify current conditions.



The photograph above depicts a mixed use structure located on Miller Road, just east of the train station. The building presents a scale and mix of uses appropriate for this portion of Mahwah. However, the sidewalk is fairly narrow and somewhat uninviting to pedestrians, with vehicles turning in towards them, without the benefit of any physical separation, to park. Additionally, the signage is cluttered, which degrades the building's facade. Consideration may be given to parking at a greater angle, a widened sidewalk, and better signage.



The commercial development shown above is located on East Ramapo Avenue to the east of the railroad tracks. The structure provides a mix of commercial uses, which is appropriate here. However, the lack of on-street parking, narrow sidewalks, and low building height create an undesirable pedestrian environment. This site typifies the area's lack of street parking, need for wider sidewalks, and need for enhanced aesthetics and building character .



Just east of Franklin Turnpike on Miller Road is the mixed use development shown above. While having an appropriate scale and mix of uses, this site is unwelcoming to pedestrians as it lacks sidewalks or any other type of pedestrian oriented features.

**Continued Visual Analysis of Southern Section of the Study Area:**

In the southern section of the study area is Veteran’s Park. It is an ideally sized open space amenity given its location in a business area. However, the park is completely surrounded by roads with no buffer between the grass and moving traffic. It lacks appropriate connections inviting pedestrians to the park from its surroundings. A slight redesign of the park, extending the park across the parking lot to the west to create additional pedestrian connections would give it a more inviting feel and allow for a safer means to access. The addition of the improved pedestrian access and additional street furniture would create a more inviting feel and would promote better use of this facility. Below is a concept plan for potential park improvements. The plan illustrates in blue two way moving vehicular traffic wherein parallel parking could be accommodated. The green arrows represent wider and safer walkways. The concept calls for the redesign of four pedestrian safe intersections to encompass the park, and for the park to extend towards the west and north slightly allowing for greater pedestrian connectivity.





The main intersection in the study area is the Franklin Turnpike/Miller Road intersection, which is the 4-way intersection shown in the aerial photograph above, and the street level photograph below. While this intersection represents the entrance to the business district, it lacks the character to reinforce that fact.

Sidewalk conditions are poor at this intersection. In fact, there essentially is no sidewalk along Franklin Turnpike adjacent to the gas stations. The parking/circulation networks of these uses fan out to the street with no curb separating traffic from these sites. This presents a visually undesirable environment which diminishes the safe and efficient movement of pedestrians through the areas.

A number of issues need to be assessed. These include the manner in which gas station sites can be redesigned to fit in a central business district in a complementary manner. As noted on the previous page, a redesign of veterans park and improvements to the intersection will assist with circulation in this area.





There are portions of Franklin Turnpike that exhibit pedestrian oriented characteristics as shown in the photographs on this page. In these pictures we see sidewalks, and green space in between the buildings and the street. In addition the building heights providing an appropriate street wall, creating a sense of place while maintaining a suburban character. There is also street furniture, including lighting and benches, and the use of brick pavers that not only enhance the pedestrian experience, but also aesthetically enhance the corridor.

However, the sidewalks are slightly narrow for moderate levels of pedestrian traffic. Additionally, while the street furniture and pavers are a benefit, they also present a lack of cohesion in the street design. A more definitive design theme should be established for the district. It is recommended that a design packet of lighting fixtures, benches, trash receptacles and bicycle racks be prepared to provide to business owners looking to upgrade their properties.



**Visual Analysis of Northern Section of the Study Area:**



North of Stephens Lane, the land use pattern changes, providing development on much larger parcels than seen in the southern portion. These larger parcels are located on the eastern side of Franklin Turnpike. The pattern of development is spread out and oriented towards automobile use. The large, free-standing signs also contribute to an auto-oriented environment. These characteristics can be seen in the photographs above. Despite having sidewalks through much of the area, the pattern of development is not conducive to pedestrian traffic. This existing development pattern provides for a number of opportunities ranging from the implementation of new buffer and streetscape regulations to wholesale redevelopment. There is an opportunity to modify the existing regulations to encourage future development that provides a development pattern and design elements more in keeping with the southern portion of the study area. It is recommended that the new zoning regulations discourage automobile oriented uses and encourage more pedestrian friendly development with more streetscape amenities in the northern section of Franklin turnpike. These recommendations are detailed in the final section of this study.

**Analysis of Zoning Regulations:**

The study area is currently regulated by three business zones including the Neighborhood Business (B-10) which is in the Southern section of the corridor, General Business (B-12) which is in the northern section of the corridor, and the Shopping Center (B-200) zones which is the A&P retail strip center in the middle of the corridor. The permitted uses, area and bulk, and additional regulations applicable to these zones are shown in the following tables.

**Table 4  
Permitted Uses: Franklin Turnpike Study Area Zones**

Use	B-10	B-12	B-200
Antique Shop	X	X	X
Appliance stores		X	X
Art galleries, antique shop		X	X
Automobile product sales and services including tires and glass		X	
Automobile service and repairs other than auto body repairs		X	
Auto supply sales		X	X
Bakery shops	X	X	X
Banks, other financial institutions		X	X
Barbershops	X	X	X
Beauty parlors	X	X	X
Books and stationary stores	X	X	X
Branch banks	X	X	X
Building, plumbing and roofing supplies		X	
Bus terminal, offices and garage and facilities for servicing, repairing, maintaining and parking buses and other related equipment and vehicles		X	
Butchers	X	X	X
Candy and confectionery stores	X	X	X
Churches, other places of worship, including Sunday school buildings.*	X	X	X
Clubs, social recreation buildings*	X	X	X
Computer telephone equipment sales and rentals	X	X	X
Delicatessen stores	X	X	X
Department stores		X	X
Distribution terminals		X	
Drugstores	X	X	X
Dry goods and variety stores		X	X
Dry-cleaning and laundry establishments	X	X	X
Electrical repairs and sales stores		X	X
Florist shop	X	X	X
Florist and/or garden supply shops		X	X
Food and grocery stores	X	X	X
Furniture stores		X	X

Use	B-10	B-12	B-200
Hardware and or/building supply stores		X	X
Hobby and craft stores		X	X
Laundry establishments	X		
Mechanical automobile washing establishments*		X	
Movie theaters, bowling alleys, other indoor amusement facilities		X	X
Municipal buildings		X	X
Nursery and landscaping sales and services		X	
Nursery school and child daycare center	X		
Offices, business and professional	X	X	X
Office equipment establishments		X	X
Package liquor stores	X	X	X
Painting plumbing and wallpaper stores	X	X	X
Pet shops		X	X
Photographic equipment and supply stores	X	X	X
Planned commercial development groups		X	X
Post offices	X	X	X
Public schools, parks, playgrounds, firehouses, libraries	X	X	X
Radio and television repair stores	X		
Real estate offices	X	X	X
Restaurants	X	X	X
Service stations*		X	
Shoe repair shops	X	X	X
Supermarkets		X	X
Tailors, dressmakers		X	X
Taxi stands and service	X	X	X
Thrift shop	X		
Travel agencies or offices	X	X	X
Undertakers and funeral parlors	X	X	X
Videotape and equipment sales, rentals and repairs	X	X	X
Wearing apparel shops		X	X

**Table 5  
Area, Bulk & Related Regulations**

Regulations	B-10	B-12	B-200
Min. Lot Area (sf)	10,000	12,000	200,000
Min. Lot Width (ft)	50	80	300
Min. Lot Depth (ft)	100	100	400
Max. Impervious Cov. (%)	80	80	80
Max. Lot Cov. (%)	50	40	40
Min. Front Yard (ft)	10	40	75
Min. Side Yard (ft)			
One	10	15	40
Both	20	30	75
Min. Rear Yard (ft)	40	40	75
Max. Bld. Height (sty/ft)	3/40	3/40	3/40

As can be seen, these zones permit a variety of nonresidential uses, and do not permit residential uses. Therefore, the residentially developed lots in the study area are nonconforming. It is also important to point out that the minimum lot area in the B-200 zone is 200,000 square feet, which does not impose a standard complementary to a pedestrian oriented character.

The area and bulk regulations for the B-10 and B-12 zones are nearly identical. Additionally, the permitted uses are similar as well. However, the B-12 zone permits more uses than the B-10 zone, including several auto-related uses. All of the zones permit an extensive amount of uses. By their nature, some of these uses do not contribute to a pedestrian friendly environment. It is recommended that the permitted uses in these districts be modified to promote the pedestrian friendly environment that is sought for this area.

A general analysis of the existing parking shows that the study area contains adequate parking for the existing uses. A detailed study of the area found it contains approximately 2,450 parking spaces, where approximately 2,460 parking spaces would be required based upon the Mahwah Township code. There is an opportunity to implement shared parking and reduce the impervious coverage along the corridor.

*Final Recommendations for Franklin Turnpike corridor*

The study area is clearly divided into two distinct sections which are generally defined by the current B-10 and B-12 districts. As seen, these regulations are extremely similar and do not promote pedestrian oriented development. A modification to these regulations to reflect more appropriate standards as detailed below is recommended.

*Recommendations for the Northern Area*

At a minimum, the area and bulk regulations for this area (B-12) should be modified to require an increased buffer along Franklin Turnpike, reduce the required parking, and decrease the impervious coverage permitted.

The large parcels lend themselves to the potential for redevelopment for larger multi-story and mixed use buildings. There is an opportunity to create a transit oriented development in this area with the rail/bus service, and regional road networks providing essential linkages to the metropolitan area. A local shuttle type of service would enhance this opportunity and create a more accessible commercial area for residents. This type of development would require additional modifications to the area and bulk regulations for this district.

*Recommendations for the Southern Area*

The area and bulk regulations should be modified for this area of the corridor as well. The modifications should consider an increase in the front yard setback, a decreased rear yard setback, a decrease impervious coverage and an increase in building coverage permitted. Further, a shared parking concept should be considered. The area from East Ramapo to King should be considered for mixed use development.

In addition to the zoning regulations, modifications to the streetscape design, Veterans park and numerous intersection improvements should be considered as detailed throughout this study. It would be appropriate to incorporate design standards into the regulations to improve the aesthetics of the corridor, and to encourage multi-level mixed use buildings that promote “lifestyle” development versus typical retail strip centers.

## **SUSTAINABILITY PLAN ELEMENT**

### **INTRODUCTION**

A sustainable community is one that:

- Acknowledges that economic, environmental and social issues are interrelated and that these issues should be addressed “holistically”.
- Recognizes the sensitive interface between the natural and built environments.
- Understands and begins to shift away from polluting and wasteful practices.
- Considers the full environmental, economic and social impacts/cost of development and community operations.
- Understands its natural, cultural, historical and human assets and resources and acts to protect and enhance them.
- Fosters multi-stakeholder collaboration and citizen participation.
- Promotes resource conservation and pollution prevention.
- Focuses on improving community health and quality of life.
- Acts to create value-added products and services in the local economy.

*-How to become an Environmentally Sustainable Community (NJDEP, January 2006)*

Sustainable Plan is like a planning guide for the municipality in achieving its sustainability goal. The Plan sets goals and objectives for the municipality to realize its vision. It provides indicators to track progress towards achieving those goals. It offers action plans for governments, citizens, businesses, schools and other organizations in achieving these goals.

### **LEGAL REQUIREMENTS**

On August 5, 2008, Governor Jon S. Corzine signed into law Assembly bill A1559, which amends the Municipal Land Use Law to authorize a local planning board to include in its master plan a green buildings and environmental sustainability plan element. The purpose of this element is to “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”. The intent of this plan is to establish guidelines for future improvements and policy decisions to establish a balance between the needs of the community and the desire to achieve sustainability

In addition, to preparing a sustainability element in compliance with the MLUL, the Township of Mahwah is seeking to be a municipality to receive certification from the states Sustainable Jersey certification program. Sustainable Jersey is a certification and incentive program for municipalities in New Jersey. It provides municipalities that enter the program with a comprehensive package of tools, guidance materials, training and financial incentives to help them achieve their goals of sustainability. Mahwah is currently in the process of preparing for this certification and this sustainability plan is prepared as a key element in this program.

## MAHWAH'S ENVIRONMENTAL COMMISSION'S VISION

Mahwah Township is known as Bergen County's Parkland for very good reason: more than one-third of the town is parkland and open space. The town's geographic location, commercial population, and residential living give it a distinctive character and special value to Northern New Jersey and downstate. Out of these notions comes a vision for Mahwah.

Geographically, Mahwah sits at the entrance The Ramapo Pass, an old Indian trail and meeting place that stood as the best passage to the northern colonies during the Revolutionary War. Today interstates 87 & 287 meet in Mahwah delineating the northern and eastern boundaries of the New York Metropolitan area. Mahwah is the last outpost of the metropolis and it will remain so because of its surrounding topography: its northern and western boundaries are bordered with the New Jersey Highlands that stretch from Eastern Pennsylvania into Connecticut.

It is this geography that makes Mahwah fit to its title as Bergen County's Parkland. More than half of the town qualifies for inclusion in the special reservation area of the New Jersey Highlands Act. Its five major passive and active recreation parks are county and state resources (Ramapo Valley Mountain Reservation, Darlington County Park, Campgaw Mountain County Reservation, Ringwood State Park, Ramapo Mountain State Forest). The town has streams recognized by NJAC for their aesthetic and public value and wetlands listed in the National Wetlands Inventory. And it has the closest skiing area to NYC.

Three railroad lines access Mahwah's train station creating an access points for downstate residents to Mahwah's parks. The Mahwah Train Station is situated in a developing central business district--over 60% of it is land use is now commercial and railroad. Winter's Park, Veteran's Memorial Park, and the Commodore Perry Recreation Area are within walking distance and all play a part in official town celebrations. In the future, retail development that includes sidewalks and pedestrian movement will beautify the district and increase economic activity if they are concentrated within a few blocks of the train station. The principal arterial roadway, Route 17, has several

retail locations and can provide opportunities for large ("big box" stores excluded) and small retail stores perhaps as an alternative to retail development at Crossroads.

The town is largely composed of single family residents however many multi-use townhouse residences were built since the 1990's. One might find that many of the residents have lived in the town for several decades and have cherished the openness of the town along with its proximity to the urban areas. While other nearby New York State town centers have deteriorated, Mahwah's town center has seen moderate sized and visually modest retail development. New residents may find Mahwah to be the front door to upstate New York and New England or close proximity to outdoor recreation.

The coming years should find further development in the Fardale and Masonicus districts with the building of active parks and recreation areas. Senior citizen housing construction should be encouraged in harmonious locations. Bicycling and pedestrian walking areas should be constructed including access to a potential river walk. Mahwah can also present itself as a growing model for community sustainability. Its topography presents unique opportunities for solar panel systems and wind turbine power generation systems (we may need to support this assumption with facts). The USA corporate headquarters of Sharp is a commercial resident and one of the world's largest producers of solar panels. They are also an active participant in community sustainability and a sponsor of the Ramapo College Sustainability Center, which presents studies and research in sustainability, renewable energy, and the efficient use of natural resources.

Mahwah is Bergen's Parkland and the vision to keep it as such is good not only for Mahwah, but also for northern and downstate New Jersey.

*Submitted on behalf of the Environmental Commission*

*Written by Gregg Sgambati (with comments from the Environmental Commission).*

## OVERALL SUSTAINABILITY GOALS AND POLICIES

Based on the overall purpose of the sustainability plan as defined in the MLUL, the following goals and policies have been established:

1. To promote land use policies that will encourage the Township to reduce water use and be self sustaining with water consumption.
2. To adopt and enforce land use policies that reduce sprawl, preserve open space, improve transportation options and create compact walkable, developments wherever possible.
3. To encourage sustainable development policies, which seek to protect and preserve the Township's environmentally sensitive features by utilizing energy efficient heating and cooling methods, minimizing waste and incorporating resource-efficient and recycled materials.
4. To ensure that prospective development is responsive to the Township's environmental features and can be accommodated while preserving these physical characteristics. In particular, the Township seeks to limit development to that which preserves vegetated steeply sloped topography, wetlands and floodplains, and retains such natural features as existing vegetation and habitat for endangered, threatened or rare species.
5. To make energy efficiency a high priority for the Township through building improvements and retrofitting Township facilities with energy efficient lighting and water conservation technologies.
6. To encourage new development and redevelopment projects to be compatible with the principles of the U.S. Green Building Council (USGBC). The USGBC, founded in 1993, is a non-profit trade organization that promotes green buildings. The USGBC designed the LEED ND (Leadership in Energy and Environmental Design for Neighborhood Development) program for sustainable development. Since the LEED certification program is a voluntary non-profit organization, compliance, while encouraged, is not mandatory.
7. To promote environmental quality through site design, landscaping and irrigation and maintenance methods sensitive to the ecosystems of the region.
8. To engage in community education and outreach programs to consistently promote an understanding of sustainable programs in the Township and in the home or businesses.
9. To become a certified community under the Sustainable Jersey certification program including maintaining a "Green Team" committee to promote municipal sustainability programs.

## SUSTAINABILITY INDICATORS

The following section has been divided into various indicators or elements that help in improving a sustainable living in the Township. Each section describes the indicators, its current status and then offers targets regarding where the municipality would like to be in the future. Each of these defines a certain sector of community that can be improved upon to achieve greater sustainability.

### Protection of Water Resource

Water is vital to survival of everything on the planet and is limited in supply. The Earth might seem like it has abundant water, but in fact less than 1 percent is available for human use. The rest is either salt water found in oceans, fresh water frozen in the polar ice caps, or too inaccessible for use. While the population and the demand on freshwater resources are increasing, supply remains constant.

Communities across the country are starting to face challenges regarding water supply and water infrastructure. Protection of this important natural resource is one the most important goals for the Township. In order to set targets for the protection of this resource, it is important to understand its current status.

The following is noted regarding existing water bodies in Mahwah:

### **Surface Waters**

Township of Mahwah includes 74.29 miles of streams, 1,618.07 acres of wetlands, lakes, and ponds, 8,172.72 acres of open water protection areas, and 6,353.28 acres of riparian areas. These natural resources provide recreational areas, wildlife habitat and aesthetic benefits to the Township. The Township is located primarily in Watershed Management Area 3 (WMA-3) Pompton, Pequannock, Wanaque, Ramapo. The southwest part of Mahwah is located in WMA-4, Lower Passaic, Saddle. The Township contains three (3) C1 waterways, Stag Brook, Havemeyer Brook and Bear Swamp Brook. The major surface water bodies located in the Township are:

*Ramapo River* generally bisects the Township flowing from northeast to southwest. The river is assigned a State Water Quality Standard (SWQS) of FW2-NT indicating a general surface water (FW2) that is incapable of supporting trout maintenance or production.

*Mahwah Brook* is located in the Northeast part of the Township and is a tributary to the Ramapo River. This brook is also assigned a FW2-NT classification

*Masonicus Brook* flows through the eastern portion of the Township into the Ramapo River. The brook is also assigned a FW2-NT classification.

*Stag Brook* flows west to east into the Ramapo River through northwest portion of the Township. This brook is assigned a FW2-TP(C1) classification indicating a general freshwater that supports trout production.

*Havemeyer Brook* The Havemeyer Brook flows west to east into the Ramapo River through the northwest portion of the Township. The brook also has FW2-TP(C1) classification.

*McMillan Brook* McMillan Brook also flows west to east into the Ramapo River through the center portion of the Township. McMillian Reservoir is on-stream with McMillian Brook. Both the brook and reservoir are classified as FW2-NT indicating a general surface water (FW2) that is incapable of supporting trout maintenance or production (NT).

*Bear Swamp Brook* flows west to east through the southwestern portion of the Township. The brook has a FW2-TP (C1) classification.

*Fox Brook* flows west to east through the southwestern portion of the Township and has a FW2-NT classification.

*Fyke Brook* flows east to west through the south central portion of the Township and has a FW2-NT classification.

*Darlington Brook* also flows through the south central portion of the Township into Ramapo River. The brook has a FW2-NT classification.

*Ramsey Brook* flows south in the eastern portion of the Township and crosses into the Borough of Ramsey. The brook is designated FW2-NT/SE2 indicating a general surface water (FW2) and saline estuary (SE2) that is incapable of supporting trout maintenance or production (NT).

*Sparrow Bush Creek*, a tributary of the Saddle River is also located in the Western part of the Township and flows east into Upper Saddle River. The brook has a FW2-TP(C1) classification.

*Ho-Ho-Kus Brook* flows south in the southern Mahwah and in crosses into the Borough of Franklin Lakes. The brook is designated FW2-NT/SE2.

*Bear Swamp Lake*, on stream with the Bear Swamp in the western portion of the Township has a FW2-TP(C1) classification.

*Cannon Ball Lake*, on stream with the Bear Swamp Brook also has a FW2-TP(C1) classification.

*Silver Lake* outlets to Stag Brook and is considered FW-2 TP(C1).

*Valentine Brook* located on the eastern border the brook is considered FW2-NT.

## Groundwater

Residents of the Township of Mahwah rely on ground water supplies as a primary source of drinking water. The three primary goals of Mahwah are:

- To protect the health, safety and welfare of Mahwah residents
- To ensure a supply of safe and healthful drinking water
- To protect the ground water resources that provide water to potable water supply wells.

The Township includes Public Community Water Supply wells and Public Non-community Water Supply wells for which Wellhead Protection Areas have been delineated. There are 17 Public Community Water Supply wells located in the Township.

The availability of water for human use is a critical factor in determining the capacity for growth and continued economic vitality for both existing development and agriculture within and outside the Highlands Region. The availability of water for ecological purposes is critical to sustaining the aquatic ecosystems of streams, ponds and lakes.

Mahwah's Water Department and United Water supplies nearly 97% of the Township potable water. Therefore it is very important for the Township to preserve and conserve this water and to make sure of water availability for future generations to come. It is Township's goal to be self sustaining with water consumption without purchasing 3rd party water i.e. United Water.

Per the Highlands Regional Master Plan, The Township of Mahwah is located within 10 different subwatersheds. Of those 10 subwatersheds, nine are calculated to be in deficit for volume of net water availability. Further 10 of the subwatersheds do not attain the Designated Use for Primary Contact Recreation, Aquatic Life Support, Trout Support Use, Secondary Contact Recreation, Drinking Water Supply, and Agricultural Use. Additionally five of the subwatersheds are listed on the impaired water list. These factors are indicative of the steps Township has to take to preserve and conserve its waters.

**Objective:** To develop and implement land use policies that will improve the quality of community water resources and encourage the Township to reduce water use and be self sustaining with water consumption.

### Targets:

1. *To maintain water quality at high standards set by appropriate agency.*

### Actions:

- (a) Prepare and adopt stream corridor protection ordinance.
- (b) Prevent pollutants from reaching the waterways by regulating source of local water pollutants.
  - Continue to implement Stormwater Management Plan.
  - Promote use of stormwater best management practices such as rain gardens, vegetated swales, and rainwater recycling by providing guidelines and incentives for developers and residents.
  - reduce the amount of impervious coverage by developing reduced surface parking requirements through shared parking for sites near business districts and public transportation.
  - Encourage landscaped areas in large surface parking lots.
  - Review alternatives to salt for snow clearance to prevent run-off into sewers.
  - Encourage use of grid pavers and/or porous pavement in retail and private driveways and parking lots.

2. *Decrease the annual rate of municipal, residential, commercial and industrial water use by 2020.*

### Action:

- (a) Prepare and adopt a water conservation ordinance.
- (b) Provide information and guidance to residents and local business owners on rain water collection and landscaping for water conservation.
- (c) Provide information and guidance to residents and local business owners on reusing stormwater volumes generated for non-potable uses such as landscape irrigation, toilets and urinal flushing and custodial uses.

- (d) Decrease water use in homes, business and the municipality. Educate residents and business owners of various practices they can use to reduce the water usage per home/ business. Some examples are :
  - fixing drip faucets and running toilets
  - installing a rain barrel for watering lawn and garden
  - install moisture control sprinkler system.
  - install low flow showerheads or faucets.
  - install low water usage toilets (dual flush, waterless, etc.).
- (e) Use green landscaping practices, that is, use native species, reduce lawn area, and use practices that require less watering and less pesticide and herbicide use.

### Energy Efficiency

The average New Jersey home contributes about 12, 900 lbs. of carbon dioxide each year based on 900 kWh usage per month. A typical household contributes twice the amount of greenhouse gases to the environment as an average car. With the threat of global climate change, it is fast becoming a necessity for communities to take steps in improving energy efficiency and find renewable sources of energy such as solar, wind hydro and geothermal. It has been calculated that if every American home replaced just one light bulb with a Compact Fluorescent Light bulb, enough energy would be saved to light more than 3 million homes for a year, save more than \$600 million in annual energy costs, and prevent greenhouse gases equivalent to the emissions of more than 800,000 cars.

**Objective:** To develop and implement land use policies that will increase energy efficiency, reduce greenhouse gas emissions and energy loss in new and existing buildings and increase percentage of energy derived from renewable energy sources such as solar, wind, hydro and geothermal technologies.

#### *Targets:*

1. *Reduce greenhouse gas emissions from all Township buildings by 2020.*

#### Action:

- (a) Perform municipal building audits to identify where and how energy is being used.

- (b) Mahwah should continue participating in New Jersey's Clean Energy Program.
- (c) Promote purchase by homeowners, businesses/landlords, and municipality of ENERGY STAR appliances and electrical equipment, if available, when purchasing new items or replacing old ones.
- (d) To educate home and local business owners to use Compact Fluorescent (CFL) bulbs, turn out lights when not in use, and if possible, increase LED (light emitting diode) lighting.
- (e) To educate home and local business owners to take steps now to reduce building related energy consumption--set thermostats 2° lower in winter and 2° higher in summer, with larger modifications at night; repair or replace old windows; and unplug appliances and chargers that draw energy when not in use.

2. *Increase percentage of renewable energy used by Mahwah by 2020, with yearly increases to be determined on a year-to-year basis.*

#### Action:

- (a) Promote installation of solar panels on each municipal building.
- (b) Promote use and conversion to solar power generation on private buildings – offices, apartment complexes, retail establishments, multi and single-family homes.
- (c) Construct shade canopies with solar panels at parking lots where applicable.
- (d) Offer incentives to local residents and business owners to install solar panels on their sites.
- (e) Add promotion and participation in municipal financing programs to support energy efficiency efforts (i.e. PACE or other similar programs)
- (f) Identify various public and private funded loans programs such as Google loan program for community driven installations.

## Green Building and Neighborhood Development

The concept of “Green Buildings” also known as green construction or sustainable building, is the practice of creating structures and using processes that are environmentally sensitive and resource-efficient throughout a building’s life cycle. Aspects such as building siting, design, construction, operation, maintenance, renovation, and deconstruction are critical features considered in green building. This practice expands and complements the traditional building design concerns of economy, utility, durability and comfort. The components of a green building include the following:

- Energy efficiency and renewable energy.
- Water efficiency.
- Environmentally sustainable building materials and specifications.
- Waste reduction.
- Toxics reduction.
- Indoor air quality
- Smart growth and sustainable development.

As previously noted, to achieve greater sustainability in building design, the U.S. Green Building Council, has designed a LEED (Leadership in Energy and Environmental Design) rating system which awards different rating to a building based on its sustainable benefits. The Township encourages efforts to meet these ratings to incorporate greater sustainability in building construction and site design.

**Objective:** Encourage and promote green building practices, defined as high performance and energy efficient design and construction methods relating to site conditions, water quality, energy use, material selection and indoor environment, which promote the health and well-being of residents and occupants.

*Targets:*

1. Reduce greenhouse gas emissions in new buildings including new homes so as to reduce carbon footprint for all buildings constructed after 2020.

Action:

- (a) Provide incentives and guidelines for green building through compliance with LEED (Leadership in Energy and Environmental Design) standards for new construction and renovation.

- (b) Incentives for builders to adopt ENERGY STAR and WaterSense building practices such as priority review, streamlined permitting, reduced permit fees for those who adopt practices and increasing fees for those who do not.
- (c) Promote use of green and recycled building materials in new construction, renovation, and maintenance by developers, residents, business owners, the City, and public school.

## Transportation

It has been identified that automobiles account for 30% of all toxic air pollution in the US and are responsible for 60-80 % of urban air pollution. At the time of 2000 census Township of Mahwah had a total of 12,565 workers, about 65% (of township workers) worked within the County while the rest of the population worked outside Mahwah. Furthermore, as shown above, about 80% of total workers in Mahwah drove alone to work. The bulk of the remaining workforce population, 20 percent, either carpooled or used public transportation.

The table below compares the commuter ridership for public transit among the municipalities with station stops along New Jersey Transit’s Main Bergen Line as of the 2000 census. Compared to surrounding municipalities along the Main Line, Mahwah has one of the lowest percentages of railroad and bus utilization among commuters than other towns. The ridership on the Main Bergen Line led all lines in ridership growth, with an overall increase of 8.7 percent and a 23.5 percent increase on weekends as noted in a report published by NJ Transit in 2007. It is highly probable that Mahwah’s ridership has increased since 2007 and will continue to represent an essential feature in the sustainability of the Township and the region.

**Objective:** Reduce dependency on automobile transport.

*Targets:*

1. Reduce dependency on automobile transport

Action:

- (a) Prepare a circulation plan to improve sidewalks and bicycling paths throughout the Township to key points such as schools and the commercial business districts (CBD).
- (b) Propose bicycle racks and/or lockers at the train station, along bus routes commercial centers and public facilities.
- (c) The Township has adopted the Anti-Idling ordinance. Additional efforts could include the study of implementing informational signing at target areas such as schools, banks, drive thrus, convenience stores among others to educate residents regarding engine idling and its harmful effects, redesign traffic flow around schools to allow no idling staging areas.
- (d) Continue to develop means to facilitate and encourage walking, bicycling, and carpooling.
- (e) Increase use of public transportation—trains and buses—to travel to and from Mahwah.
- (f) Develop easy access low carbon public transportation routes to reduce dependence on autos to reach CBD’s and other key areas in Mahwah.
- (g) The Township should consider incorporating vehicles into the municipal fleet with greater fuel efficiency where possible. (These may be CNG, AFV (alternate fueled vehicles) or if practical, electric cars.
- (h) Options such as the “Fast Fleet” program promoted by the Zip Car Company wherein agreements are arranged between adjacent municipalities to share the use of vehicles to reduce the number, maintenance costs and if the vehicles shared are fuel efficient it reduces operating costs while reducing pollutant loading of the air and water.
- (i) The Township should continue to explore opportunities to improve commuter parking through the development of additional parking areas and bus shelters.

**Table 6:  
Commuter Public Transit Usage  
NJ Transit Main & Bergen Line municipalities**

Municipality	Bus	Railroad
Ridgewood	6.3%	9.2%
Allendale	4.8%	8.2%
Ho-Ho-Kus	0.7%	7.9%
Waldwick	2.4%	3.6%
Ramsey	1.5%	4.3%
<b>Mahwah</b>	<b>1.8%</b>	<b>3.9%</b>
<b>Average</b>	<b>2.9%</b>	<b>6.2%</b>

*Source: Census 2000*

**Objective:** To promote and encourage the protection of existing natural resources through zoning and land use

*Targets:*

1. Preserve, maintain and reduce the impact of development on the existing natural resources.

Action:

- (a) Strict adherence to Township’s steep slope ordinance.
- (b) Adoption of a riparian buffer regulation in accordance with the NJDEP storm water protection rules. Adherence to this ordinance should be maintained to protect natural resources.
- (c) Evaluation of the current development regulations to ascertain if additional buffer requirements in specific areas would assist in the preservation of vegetation for environmental and wildlife benefits.
- (d) Strict adherence to Highlands RMP regulations for the preservation areas located in the Township.
- (e) Promote educational programs for the protection of natural resources such as Arbor Day Program and support for the Anti-idling Awareness Program.

### Protection of Recreation and Open Space

Mahwah is known for its abundance parks and open space facilities. These facilities include local, county and state. Mahwah's open space and recreational element lists each of this site and its existing conditions. Parks and recreational facilities are important for the resident population's health. With today's lifestyle several health problems such as heart disease and obesity are on a rise. By providing access to these facilities and further creating greater diversity of such facilities including walkable communities, access to healthy food and other such opportunities, a healthy lifestyle opportunity can be provided to Mahwah residents.

**Objective:** To promote and maintain the existing open space and recreational facilities and to provide opportunities for easy access to each of these facilities by Mahwah residents.

*Targets:*

1. Preserve and maintain the current open space and recreational facilities.
2. Annually review for opportunities to create additional parks and recreational facilities in Mahwah.
3. Promote continued improvements to the communities recreational facilities to encourage greater recreational activity for all ages of the population. Recreational activities should include improvements to sport courts and fields and also the advancement of alternative recreation opportunities. Alternative recreation opportunities include such features such as community center games and social activities, hiking and mountain biking trail opportunities.
4. Mahwah should consider participation in Safe Route to School (SRTS) Program. SRTS is a federal, state, and local effort to enable and encourage children, including those with disabilities, to walk and bicycle to school - and to make walking and bicycling to school safe and appealing. A comprehensive school travel plan contains the following:
  - School identification, location and descriptions
  - Organization of various working group and partnerships
  - Goals and action plans
  - Map of the school service neighborhood defined bus or walking area limits

- Walk and/or bike opportunities & barriers
- Program follow up evaluation and monitoring

5. Explore the establishment of a farmers market program. Local farmers market events provide residents with access to locally produced healthy and nutritious food reducing the fuel used to produce and distribute these goods. The following is offered to establish a successful program:
  - Determine community's interest in farmers market and its needs.
  - Coordinate and participate in the "Jersey Fresh" program of the New Jersey Department of Agriculture to establish a farmers market program.
  - Select a market site in a parking area or plaza with parking available.
  - Plan adequate publicity.
7. Consider formulating a no smoking ordinance for parks, recreational and open space areas.

### Tree Canopy and Open Space

**Objective:** Promote a sustainable community wide green space by encouraging protection, replacement and maintenance of trees.

*Targets:*

1. Review Mahwah Township's shade tree ordinance to ensure it properly provides for the preservation of trees while at the same time enables removal of those trees that pose a threat to the public's health and safety.
2. Discourage tree removal by developers, contractors, and homeowners; provide incentives for developers and contractors to design around existing vegetation.
3. Promote use of native species and the replacement of invasive species with appropriate trees and vegetation.

## **ENVIRONMENTAL INVENTORY**

### **Protection of Natural Resources**

An analysis of the Township's physical characteristics is important in determining the developability of the community's remaining vacant undeveloped acreage. This data enables a clearer assessment of the community's development potential, and assists in establishing projections for future population growth.

The principal environmental features which are typically assessed within the framework of a master plan include topography, slope, soils, wetlands, and flood plain characteristics. Each of these five elements is described below, as well as an assessment of Category One waterways and threatened and endangered species habitat. While this municipal-wide environmental review provides pertinent information, it should be noted that physical features and environmental factors are best reviewed on a site by site basis as development applications are submitted to the Township's local review agencies.

### **Topography and Slope**

The Ramapo River Valley separates two distinct physical areas in Mahwah. The river valley itself is relatively flat. The developed portion of the Township is located east of the river where the land maintains a rolling topographical character with the exception of the Campgaw Mountain area. The Campgaw Mountain area runs north/south between the Ramapo River Valley and the northwest portion of Franklin Lakes. To the west of the river, the Township is dominated by the steep sloping Ramapo Mountains, which is the eastern extent of the Highlands, itself a portion of the Appalachian Mountain chain. The Highlands stretch from eastern Pennsylvania into Connecticut. Much of the land in this area is characterized by slopes in excess of 15%, and is therefore not ideal for development. In 2004, New Jersey adopted the Highlands Water Protection and Planning Act, seeking to protect the state's water supply and open spaces. This act is discussed in greater detail elsewhere in this document.

### **Streams**

There are fourteen streams within the Township of Mahwah. With the exception of the Ramapo River, all of these streams are identified as brooks by the New Jersey Department of Environmental Protection (NJDEP). Nine of these fourteen streams are tributaries of the Ramapo River which enters Mahwah from New York State in the north and runs south/southwest, eventually draining into Pompton Lake.

## Floodplains

The topography of the Township has limited the development of floodplains. The most significant floodplains exist adjacent to the Ramapo River along its entire corridor throughout the Township. In addition to the Ramapo River floodplain, there are also floodplains associated with the Mahwah and Masonicus Brooks in the north, and the Hohokus and Valentine Brooks in the south. The majority of this land is within the 100-year floodplain, however portions exist in the 500-year floodplain as well. In recent years the Township has been impacted by substantial flooding therefore this document includes goals and objectives relating to future development in the floodplains.

## Category One (C1) Waterways

Mahwah contains streams identified as Category One (C1) waterways. The New Jersey Department of Environmental Protection identifies C1 waterways as:

“waters designated in the tables in N.J.A.C. 7:9B-1.15(c) through (h), for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9B-1.5(d), for protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s).

There are three primary stream networks designated as Category One Waterways by the NJDEP in the Township. The streams include the Bear Swamp Brook, Havemeyer Brook, and the Stag Brook and all originate in the Ramapo Mountains and drain into the Ramapo River.

## Wetlands

The National Wetlands Inventory, prepared by the United States Department of the Interior Fish and Wildlife Service, provides an inventory of wetland areas in Mahwah as well as other municipalities in the State of New Jersey. The wetland delineations are based upon vegetation, visible hydrology and geography in accordance with acknowledged source data pertaining to wetlands classification. This data has been mapped by the New Jersey Department of Environmental Protection (NJDEP) and is illustrated on the accompanying Environmental Features map. Although this map provides a good indication of where wetlands are located in the Township, only an official determination from the NJDEP (called a “Letter of Interpretation” or “LOI”) can validate the presence of wetlands on a specified property.

The adoption of the Freshwater Wetlands Protection Act in 1987 established regulations aimed towards the preservation of New Jersey’s wetlands as well as transition areas. Specifically, the Act requires the NJDEP to regulate virtually all activities proposed in wetlands, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. In addition, the DEP must determine the width of transition areas around wetlands, which is dependent on the resource classification of the particular wetland. For example, especially valuable wetlands may require a 150-foot buffer. On the other hand, zero feet of buffer may be required when transition area averaging is applied. Most wetlands, however, require a minimum 50-foot buffer. Proposed activity within these transition areas typically require permits from the DEP. As shown on the associated map, wetlands are scattered throughout the Township. However, they are particularly concentrated within the floodplain of the Ramapo River Valley.

### Soil Characteristics

Mahwah contains over 50 soils types. The soils map contained herein displays the distribution of soils throughout the Township. An analysis of the Soils Map, reveals a pattern consistent with the other environmental features. The areas of the Township containing soils most favorable for commercial or residential development are already developed.

### Threatened and Endangered Species Habitat

There are two primary sources of information with regard to the location of threatened and endangered plant and animal habitat in Mahwah. These are the New Jersey Landscape Project, which was developed by the State's Division of Fish and Wildlife, and the New Jersey Natural Heritage Program; both are overseen by the NJ DEP.

The Landscape Project combines threatened, endangered and priority species location information with land use/land cover data to provide maps of critical habitats throughout the state. The Project individually studies each of the five major habitat types in New Jersey – forest, forested wetlands, emergent wetlands, grasslands, and beach – and classifies each based on the presence of federally threatened or endangered species, state endangered species, state threatened species, non-listed species of special concern, and/or the presence of suitable habitat that has not been surveyed to determine the actual presence or absence of species. The accompanying map depicts the habitats of state threatened and endangered species. There are no known federal threatened or endangered species in Mahwah.

The Natural Heritage Program identifies the state's most valuable natural areas through a continuously updated inventory of the distribution, biology, status and preservation needs of rare plants and animal species in New Jersey. From this inventory, Natural Heritage Priority Sites have been established. These sites are areas of critical importance in preserving biological diversity in New Jersey and are ranked from a scale of B1-B5. Those sites ranked B1 through B3 are areas of global significance for biological diversity, while those ranked B4 through B5 are areas of state significance for biological diversity. In addition, each site is categorized into macrosites and standard sites, with the former being larger in size (typically over 3,200 acres) and the latter being smaller in size (typically under 3,200 acres).

As can be seen on the accompanying Natural Heritage Priority Sites map, there are three (3) sites located in Mahwah, including the following:

- Fyke Brook Site: The Fyke Brook site is generally located within the Campgaw Mountain County Reservation, and is a B4 standard site. This site contains deciduous wooded wetlands that provide habitat for plant species as well as surrounding deciduous forests that drain into these wetlands. The site contains the only known occurrence of a state critically imperiled plant species.
- Ramapo Valley Site: The Ramapo Valley site, located in the Ramapo Valley County Reservation, is a B3 standard site. It contains rocky ledges, steep wooded slopes and wetlands and includes upland terrestrial and lowland aquatic plant species. This is a site of global significance, containing a globally imperiled plant species as well as two other state imperiled and rare plant species.
- Ursus Majus Site: The Ursus Majus Site, located in the Ramapo Mountains, is a B4 standard site. The site contains wetlands with plant species and the surrounding uplands that drain into the wetlands. It contains the only known occurrence of a state critically imperiled plant species.

### Highlands

On June 10, 2004, the New Jersey State legislature passed the Highlands Water Protection and Planning Act. The Act, which covers an 800,000-acre region consisting of 88 municipalities in seven counties throughout the state, was borne out of recognition that this region functions as an essential source of drinking water for more than half of the state's population. In order to effectively protect this resource, the legislature determined that it was imperative that legislation shift some regulatory land use control from the local level to a regional level. The legislature also found that it is appropriate to encourage in certain areas of the New Jersey Highlands, consistent with the State Development and Redevelopment Plan and smart growth principles, appropriate patterns of compatible development, redevelopment and economic growth and to discourage piecemeal, scattered, and inappropriate development. In effect, the Act authorizes and directs a newly established

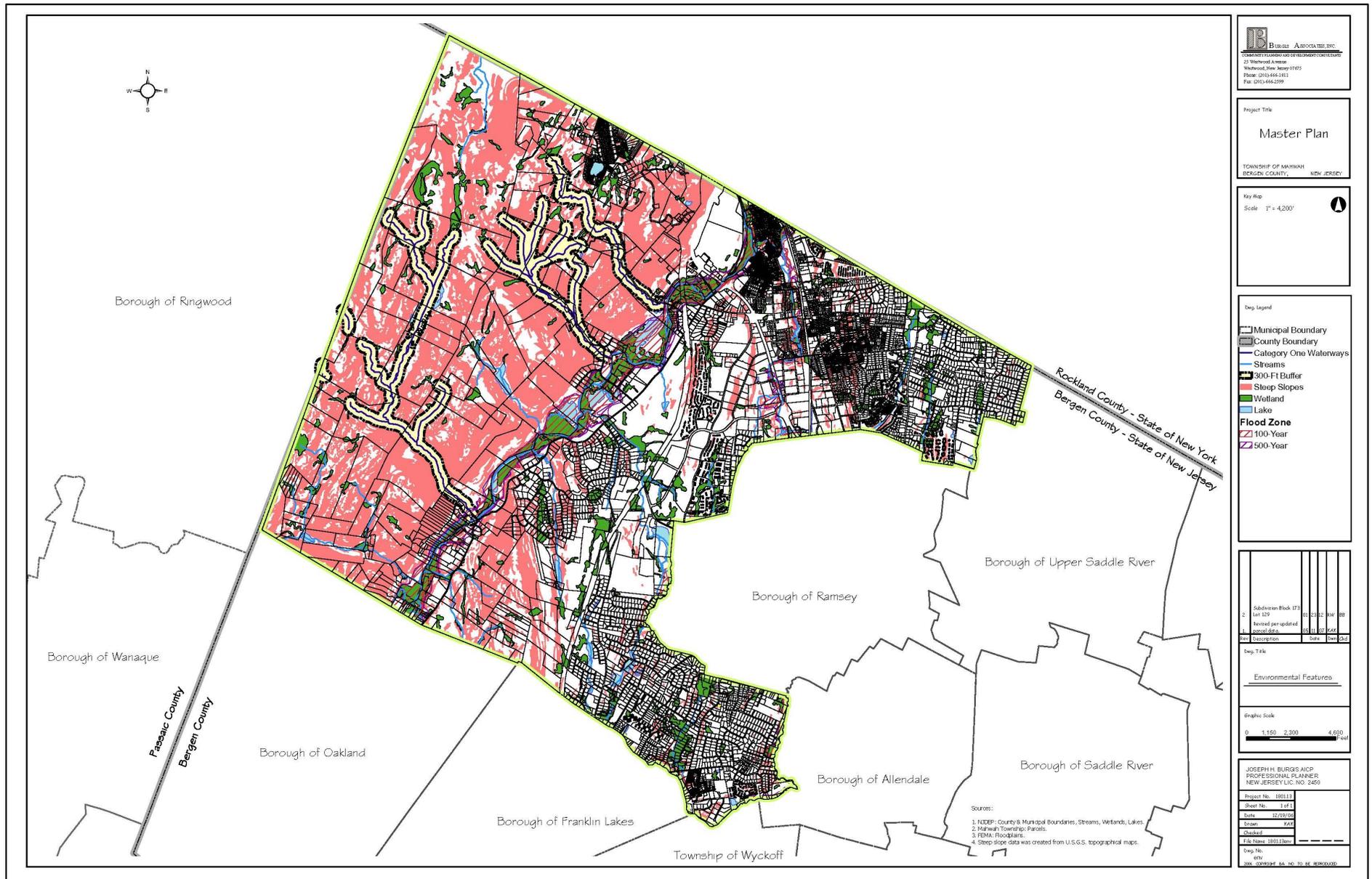
Highlands Water Protection and Planning Council to effectuate the Act's goals through a comprehensive set of tools, controls, incentives and remedies.

The Act segments the Highlands region into two areas – the Preservation Area and the Planning Area. While the Act severely restricts and controls development in the Preservation Area, treatment of development in the Planning Area is more permissive. Two communities in Bergen County, Mahwah and Oakland, are within the Highlands region. The accompanying map depicts those areas of the Township within the preservation and planning areas.

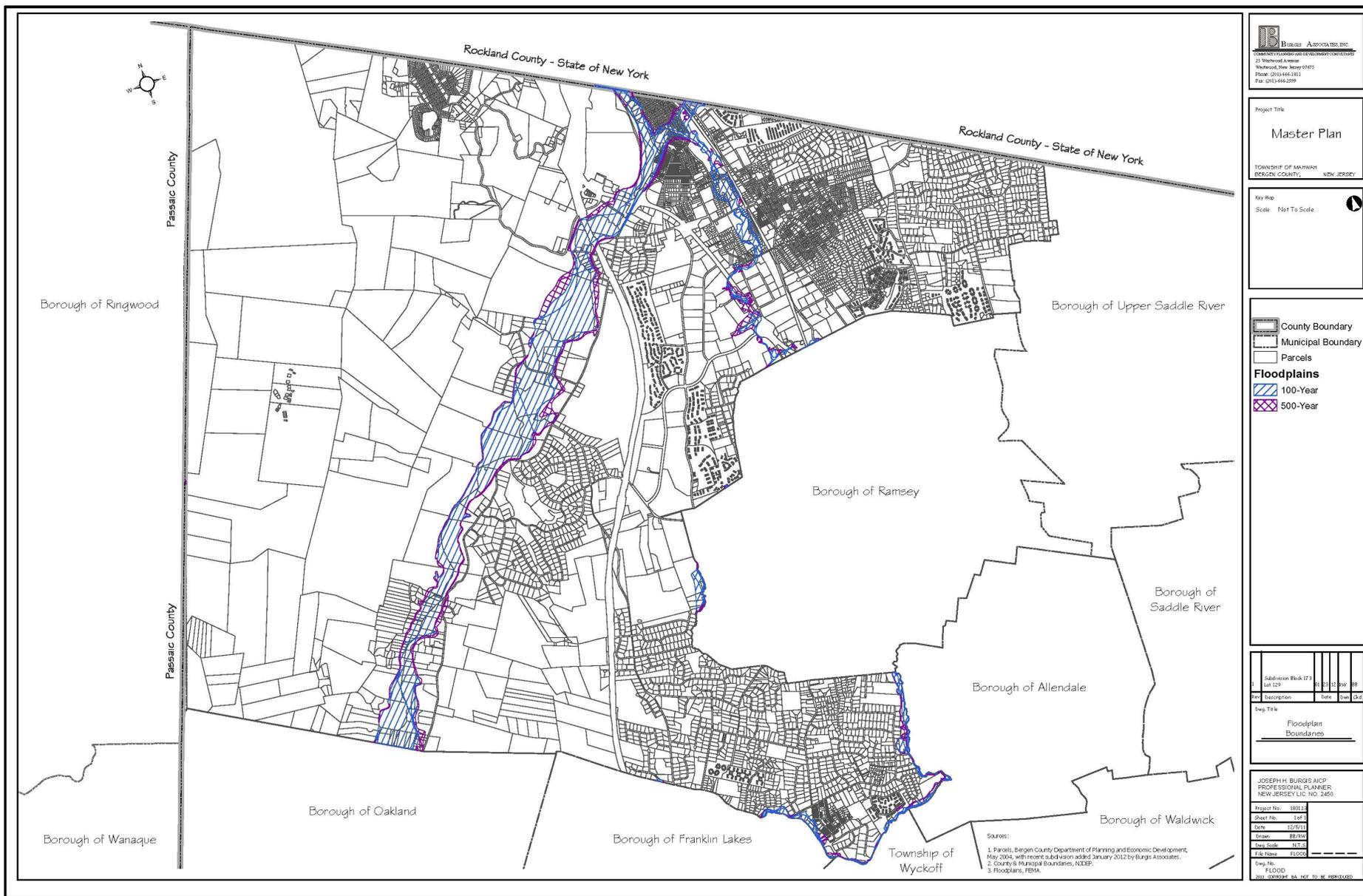
The boundary between the Preservation Area and Planning Area mainly coincides with the I-287 right-of-way. The Preservation Area is almost completely government owned, at the municipal, county, and state levels, and preserved as open space. The remainder of the Township east of the interstate is designated Planning Area. Development in Mahwah east of the interstate (essentially most or all future development) will be required to comply with the regulations regarding the Highlands Planning Area.

Permanent preservation is expected in certain areas of the Preservation Area and will be achieved by public acquisition, transfer of development rights (TDRs), and other conservation measures. In addition, a strict permitting process further limits the location, character and type of development allowed in Preservation Area.

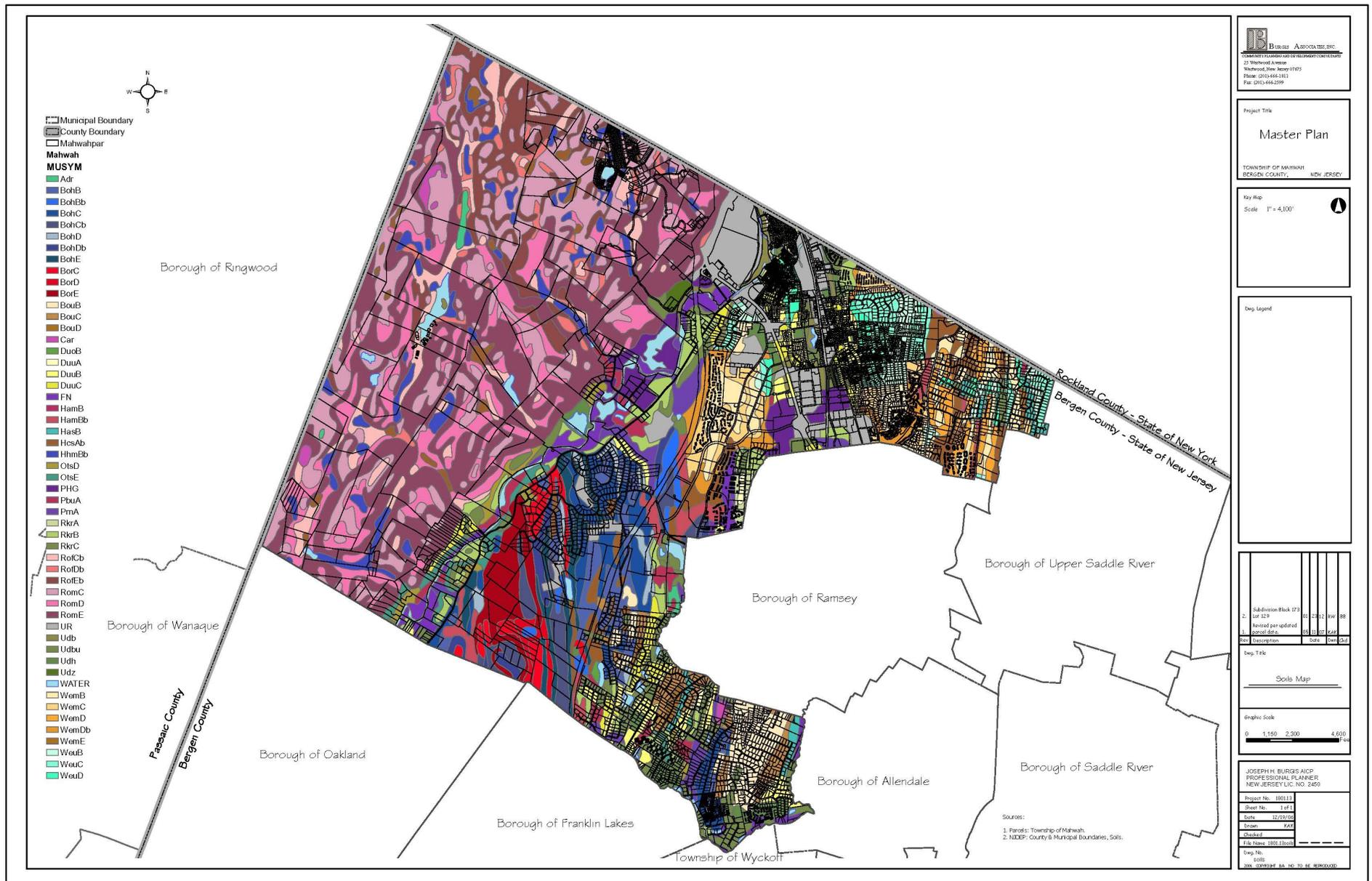
The Highlands Regional Master Plan (RMP) Final Draft was released for review in November 2007. The document has been shaped by public input, as well as input from State, regional and local agencies and various interested stakeholders. The RMP is designed to effectuate appropriate and coordinated land use decisions within the region. The RMP seeks to foster regional planning by encouraging local governments to consider the regional impacts of local land use decisions. It also seeks to be consistent with Smart Growth principles by ensuring the sustainability of the resources within the region, while accommodating development in an appropriate manner. Conformance is required in the Preservation Area, but voluntary in the Planning Area.



A larger version of this map is located at the end of the document.



A larger version of this map is located at the end of the document.



A larger version of this map is located at the end of the document.

**COMMUNITY FACILITIES ELEMENT**

The identification and assessment of community facilities is necessary in order to identify potential future needs of a municipality as one element of a comprehensive master plan. Community facilities include police, fire and other emergency services, educational facilities including libraries, and open space and recreation facilities.

*Inventory of Existing Facilities*

The inventory of existing facilities addresses eight separate categories of community facilities. These include the municipal building, Police Department, Fire Department, ambulance services, the Department of Public Works, schools, the library, parks, recreation and open space.

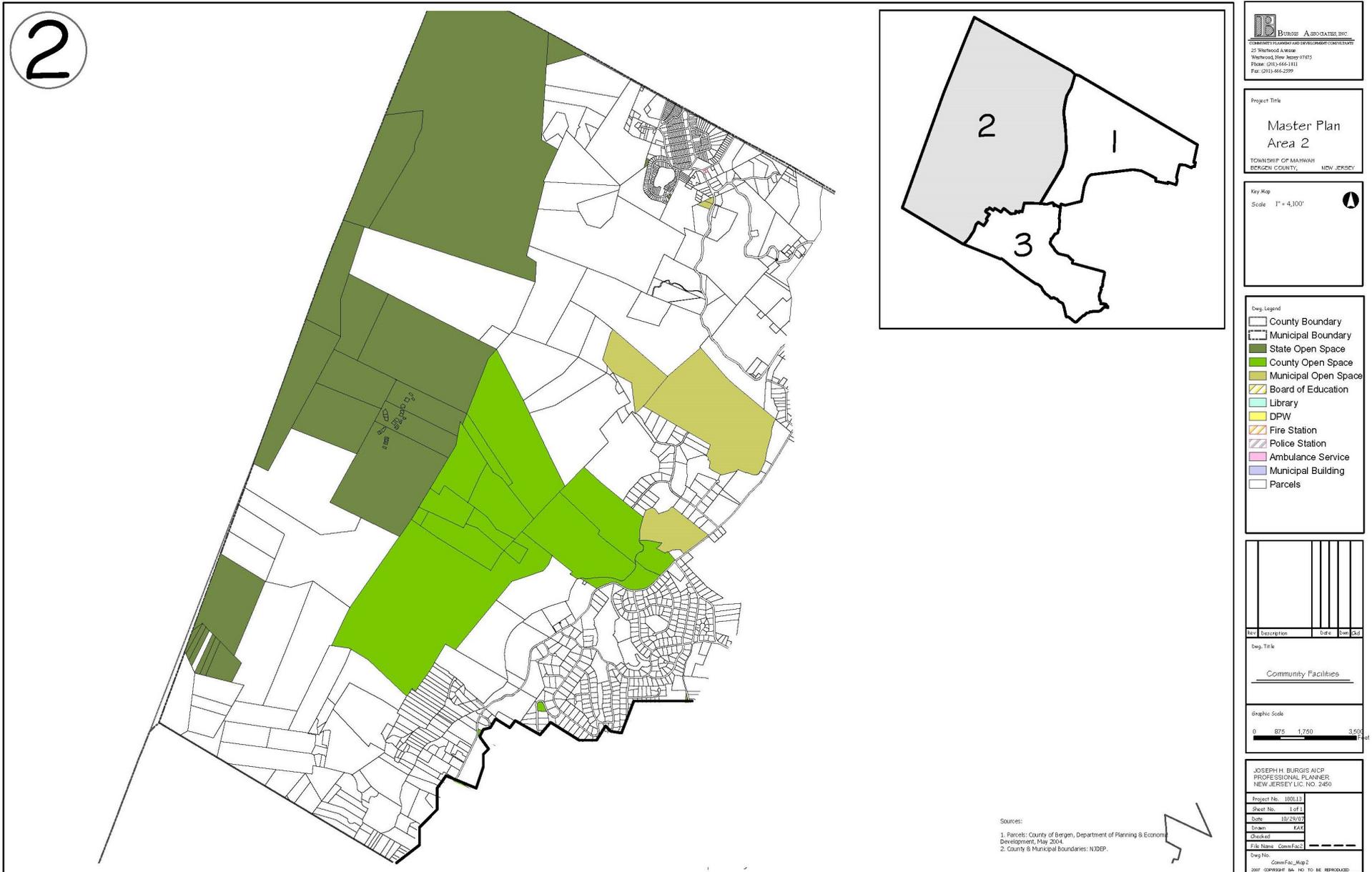
Mahwah’s existing community facilities occupy approximately 5,222 acres, or 33 percent of the total land area of the Township. Much of this land is open or recreational space. The total land area of community facilities is broken down by ownership in the table below. The accompanying map graphically depicts the locations of these facilities. It is important to note that there are significant amounts of land owned by the state, county and township that are not part of a park system that have not been included in this inventory.

**Table 7  
Land Area of Community Facilities by Owner  
Mahwah, New Jersey**

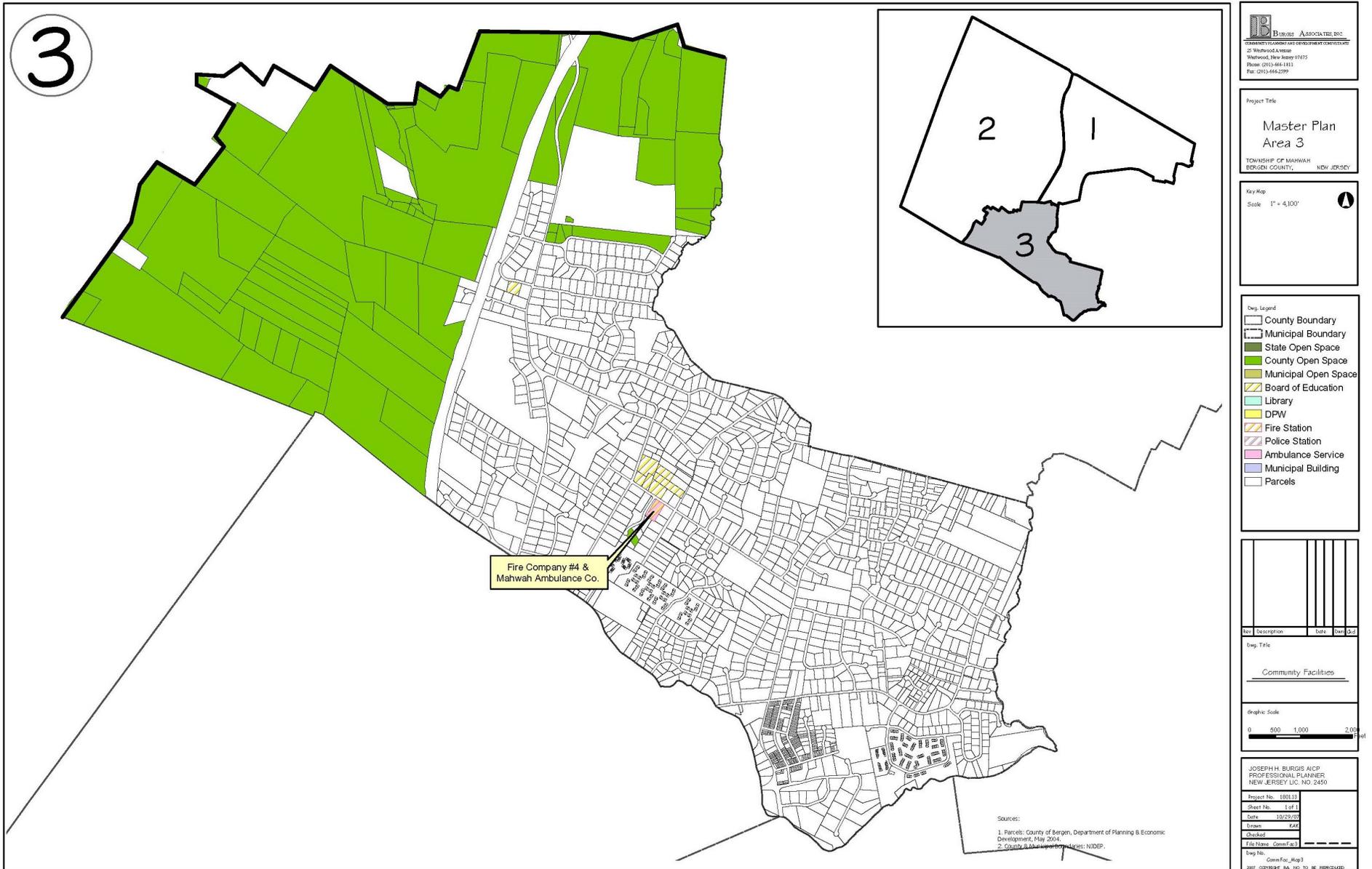
<b>Owner</b>	<b>Acres</b>
Board of Education	137
Township of Mahwah	425
Bergen County	2,485
State of New Jersey	2,175
<b>Total</b>	<b>5,222</b>

Source: Municipal Tax Records/Burgis Associates field investigation, 2007.





A larger version of this map is located at the end of the document.



A larger version of this map is located at the end of the document.

## Municipal Building

Mahwah's municipal building, built in 2003, is located at 475 Corporate Drive (Block 137 Lot 3) Corporate Drive runs between Ridge Road to the west, and Route 17 to the east. The site is 5.46 acres in area and surrounded by office, commercial and industrial development. The site lacks environmental constraints.

The municipal building houses most of the Township's offices including the offices of the Mayor, Administrator, Clerk, Human Services, Housing and Transportation, Finance, and Planning, Zoning and Property Maintenance. Additionally, the Senior Citizen Center, departments of Health, Human Services, Affordable Housing and Access Transportation are located on the lower level of the Municipal Building Complex, which can be accessed via the rear of the building.

The relatively new building is functioning well at this time, meeting the needs of the Township.

Administrative offices for the Recreation Committee and for the Fire Chief are located at 70 East Ramapo Avenue (Block 61 Lot 2). This handicapped accessible building is surrounded by the Commodore Perry Recreation Area.

## Police Station

The Mahwah Police Station is located at 221 Franklin Turnpike between Miller Road and King Street (Block 83, Lots 23-27, 1.2 acres). The department is comprised of 55 sworn officers and 10 civilian staff. This represents a ratio of 2.23 officers per 1,000 population, which is slightly less than the State average of 2.3 officers per 1,000 population. Staff is divided into four categories including administration, the patrol division, investigative division, and support services. The department received national accreditation in 2003 by the Commission on Accreditation for Law Enforcement Agencies (CALEA).

A major renovation to the building, specifically planned and designed to meet the needs and requirements of the department, was completed in 2008. As a result, the facility is functioning well, meeting the needs of the community.



## Fire Department

In 1915, an independent organization of volunteer members created Mahwah's first fire protection agency. In 1918, the Township took over, creating the official Township fire department. Currently, the Mahwah Fire Department has five substations located throughout the Township (as seen on the accompanying map). The stations are all located on municipally owned property. The department, in addition to firefighting, is available for hazardous material response, vehicle rescue, and search and rescue. Staffed by 139 volunteers, the Fire Department participates in the Northwest Bergen Mutual Aid Association, working with other communities to provide emergency services, adding capabilities and reducing costs. The State Forest Fire Service handles fires on state lands in the western portion of the Township.



The following contains information about each firehouse:

1. *Fire Company No.1*, located at 100 Miller Road (B 83, L 28, 0.91 acres), provides several services in the north-central part of the Township, and also contains the communications center for the entire Fire Department. In 2004, there were approximately 39 volunteers.

The company is equipped with five pieces of emergency apparatus, including two pumpers, two heavy rescue vehicles (one for dive/collapse support), and an additional utility unit. The primary populated area serviced by Company No. 1 contains fire hydrants connected to a water distribution system. The members of Company No. 1 specialize in the area of heavy rescue which includes, calls such as building and trench collapse, elevator rescues, dive rescues, motor vehicle accidents, and confined space emergencies.

2. *Fire Company No. 2*, located at 60 Island Road (B 56, L 1, 0.61 acres), services the area of the Township known as West Mahwah and is staffed by approximately 60 volunteers. This company is by far the most active in the Township. It operates with seven pieces of emergency apparatus, including three pumpers, a 100' tower ladder truck, one hazardous materials response unit, and one support unit. This station is also home to the Hazardous Materials Response Team, which is prepared to respond for all aspects of chemical and biological situations. The majority of the area serviced by Company No. 2 has access to fire hydrants. Service for the southern portion of Route 202 and its surroundings receive automatic aid from Oakland.
3. *Fire Company No. 3*, located at 1 Rozanski Lane (B 123, L 17.01, 11.43 acres), was an independent fire company operating in the Northeast area of Mahwah known as Masonicus. In the 1960's this company officially became part of the Mahwah Fire Department. The company is staffed by approximately 14 volunteers and houses two pumpers (one of which is a spare), Air 3, a mobile air supply unit, and the Fire Police truck. This unit takes command of traffic control at major fire scenes and other emergencies. Most of the area serviced by the company is served by hydrants.





An evaluation of the Fire Department prepared in 2004 by W.C. Peters, Fire Apparatus Consulting Services, LLC, concluded the Fire Department was functioning well with minor issues identified. Information from that evaluation is included above and several items were updated. Currently all stations are in need of, and seeking, additional members.

Water supply to fight fires, provided by the Mahwah Water Department, is generally sufficient according to the 2004 evaluation. The southern portion of Rt. 202 is lacking supply via hydrants, but any deficiency, in the provision of water or a response team, is made up by assistance from the Oakland Fire Department. The one area of concern identified was the drafting location on Stag Hill Road for Company No. 5. The evaluation noted the area around the pipe should be paved and better protected. It also noted that further development in this area could provide underground cisterns holding water for fire protection. This continues to be an issue in 2007. The Fire Chief has noted that water supply is an issue for Company No. 5 due to the lack of fire hydrants, man power for the tanker and lack of maintenance for the draft site, which is the only one in the area.

4. *Fire Company No. 4*, located at 50 Fardale Avenue (B 162, L 204, 1.8 acres), was organized in 1944, and formally joined the Mahwah Fire Department in 1970. Fire Company No. 4 is located in the Southern area of town, referred to as the Fardale section of Mahwah. The company is staffed by approximately 16 volunteers and contains an engine, a 55' tower truck, a 2,000-gallon tank truck and a Fire-Police unit. Most of the primary area serviced by the company is served by fire hydrants. This lot is shared with the Mahwah Co. No. 4 Ambulance Corps



5. *Fire Company No. 5* is located at 147 Stag Hill Road (B 12, L 37, 38, 0.35 acres), and known as the Stag Hill Fire Company. This company was created due to the poor road conditions on what is now known as Stag Hill Road, where other fire companies had difficulty reaching the top of the mountain. Since there are no hydrants at the top of the mountain, drafting and tanker operations are vital. The company is staffed by approximately 10 volunteers, and it contains a 3,500 gallon tanker, 1,250 gallon per minute pumper, and a quick attack brush truck (mini pumper) that can make its way through some of the off road areas around town.



Since the 2004 evaluation, Ramapo College has put an excessive drain on the department's resources. The Fire Chief has suggested that the College create their own department as has been done with ambulance services.

### Ambulance Service

The Township contains two volunteer ambulance companies, the Mahwah Ambulance Corp. Co. #1, located at 258 Franklin Turnpike (B 92, L 17, 0.63 acres), and the Mahwah Ambulance Company. No. 4., located at 52 Fardale Avenue (Block 162, Lot 204, 1.8 acres). The company No. 4 site is shared with Fire Company #4, and their primary response area is the Fardale section of Mahwah, but they also responds to emergencies throughout the Township including the three county parks (Darlington, Campgaw Ski Center and the Ramapo Reservation.), and 7 miles of Route 287 between Franklin Lakes and the New York State border.

Currently these companies are adequately serving the needs of Mahwah, and provide coordinated efforts with other nearby communities. However, depending on the level of volunteer participation, greater coordination with surrounding municipalities may be required in the future.



## Department of Public Works

The Mahwah Department of Public Works is located at 142 North Railroad Avenue (B 58 L 29-31, 38, 11.25 acres), and includes the Division of Streets and Roads, Buildings and Grounds, Recreation (refer to the Parks and Open Space section below for further information on recreation), Recycling, and Water and Sewer Utilities. The department is staffed by approximately 50 employees. This site is the base for DPW activities; however the salt shed has been moved to Micik Lane (B 102, L 27, 4.1 acres).

Information for portions of this document was taken from the *Management Review of the Mahwah Township Department of Public Works* prepared by Jersey Professional Management in August of 2006. That report noted that “the Public Works Department of the Township of Mahwah is reasonably managed and is providing services to the municipality in an effective and efficient manner.”

The Division of Streets and Roads works throughout the year on a variety of duties, which include general maintenance, repairs, leaf pickup, street sweeping, sanding, and snowplowing. The Buildings and Grounds Division maintains the interior and exterior of all Township properties including the five firehouses and two ambulance facilities. The Recycling Division collects all recyclables, including grass, on a regular weekly schedule. The Water and Sewer Utilities maintain the municipal water system by checking water wells daily and by keeping the water and sewer systems in good repair.

Currently the facilities for the DPW are inadequate to meet the needs of the community. The site of the DPW building lacks adequate parking, storage of equipment and has poor vehicular circulation. In particular, there are conflicts with the use of the recycling Drop-Off Center by citizens, and other operations occurring at the site.

Additionally, the recent statewide regulations pertaining to stormwater regulations have placed an added burden on the community. Because of these regulations, the Director of the DPW has indicated that the staff is occasionally overburdened. Also, the department is in need of a new sweeper and sewer jet truck to meet the new regulations.



## Schools

The Mahwah public school district consists of six schools with a total enrollment of approximately 3,500 students in grades PreK-12. The Mahwah Public Schools Administration building is located at 60 Ridge Road. Mahwah provides transportation for students in need to their schools in accordance with state law. Additionally, Mahwah provides "safety" transportation for students in grades k-5 who would need to walk along or across a road deemed dangerous by the Board of Education. For the 2000-2001 school year, 2,404 of Mahwah's 2,960 public school students received transportation.

Transportation is provided by a mix of district-owned and contracted vehicles. Two vehicles were recently purchased, one having a 54 seat capacity, and the other have a 24 seat capacity. Fifty-two public school routes run every day, and the staggered opening and closing times of the schools permit many vehicles to perform multiple routes. A vehicle will typically transport high school students, then return to transport middle school students and finally elementary students.

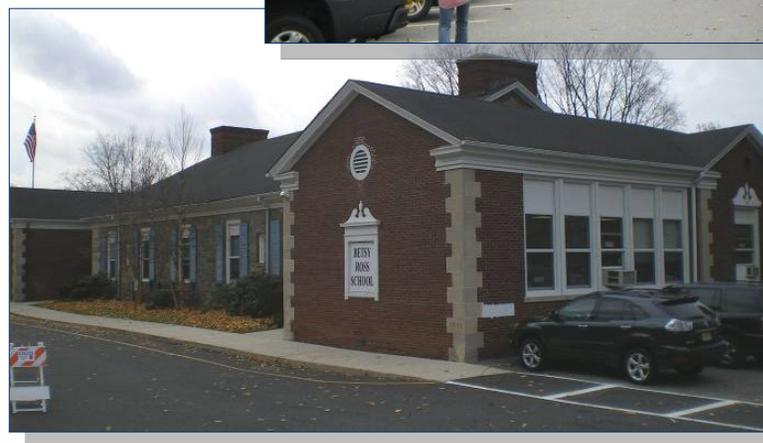
In addition to regular public school transportation, Mahwah currently provides transportation for special education students to 26 out-of-district placements. Transportation is tailored to each child's needs and may include an aide, wheelchair accommodations or an adaptive device such as a booster or harness. Mahwah also provides transportation or aide in lieu of transportation to students attending 30 nonpublic schools. The following contains details about each of the schools:

*Lenape Meadows Elementary School*, the most recent addition to Mahwah's school system, serves children in Pre-K through Grade 3. Opened in 2002, the school serves approximately 500 students and 70 staff members. The school has 30 classrooms at an average size of 700-800 square feet. The school is located at 160 Ridge Road (B 135 L 54) behind the Ramapo Ridge School and the Mahwah Public Library. Lenape Meadows Elementary School and the Ramapo Ridge School are located on the same parcel. The property contains 33.78 acres.

In addition to the classrooms, the school has a gym, café, auditorium, library, and a computer lab.

The *Betsy Ross Elementary School* serves children in Kindergarten through Grade 3. The school is located at 20 Malcolm Road (B 85 L 12-31). The school property contains approximately 7 acres. It was built in 1931, with additions constructed in 1953 and 1996. Enrollment is approximately 300, with 20 classrooms to accommodate these students and 37 staff members. The average classroom size is 700-800 square feet. The school contains a gym, café, auditorium, library, computer lab, and a music/art room. Each classroom has internet access, and at least three computers. The outdoor recreation facilities include a basketball court, two little league fields, a soccer field, and a playground.

Additionally, the school houses a Nature Center with a pond, bird feeding stations and a butterfly garden. The school participates in the School WeatherNet Program, and has its own weather station, allowing students to forecast the weather.



The *George Washington School*, constructed in 1909, is located at 39 Fardale Avenue (B 157 L 17, 20, 21, 24 and 25). The school property contains approximately 7.20 acres. The school serves children in Kindergarten through Grade 3, and there are 24 classrooms at an average size of 700 to 800 square feet. Enrollment is approximately 260, and there are 45 staff members. The school contains a gym, café, auditorium, library, computer lab, music room, art room. Outdoor recreation facilities include a baseball/softball field, a basketball court, roller hockey and two tennis courts.



The *Joyce Kilmer Elementary School* is located at 80 Ridge Road (B 135 L 41, 44-50, 53 – includes High School and administrative offices, 70 acres), between the Ramapo Ridge Middle School and Mahwah High School, and serves children in Grades 4 and 5. The school was constructed in 1965, and additions were constructed in 1967 and 1997. Enrollment is approximately 555, with 37 classrooms, averaging 700-800 square feet, to accommodate these students. Additionally, the school contains two gymnasiums, a cafeteria, auditorium, library, computer lab, and rooms for music, art and band. Outdoor recreation facilities include two basketball courts, a softball field, soccer field, and a playground.

The *Ramapo Ridge Middle School*, located at 150 Ridge Road (B 135 L 54), serves children in Grades 6 through 8 with 103 staff members. Lenape Meadows Elementary School and the Ramapo Ridge School are located on the same parcel. The property contains 33.78 acres. The school was constructed in 1974, with additions constructed in 1994 and 2005. A total of 56 classrooms, at an average size of 700-800 square feet, accommodate the approximate 825

students currently enrolled. In addition to these classrooms, the school also provides a cafeteria, auditorium, gym, weight room, library/media center, two computer labs, a science lab, and rooms for music, chorus and art. Outdoor recreation facilities include basketball courts, two baseball fields, two little league fields, a soccer field and a playground.



The *Mahwah High School*, located at 50 Ridge Road (B 135 L 41, 44-50, 53 – includes Joyce Kilmer Elementary School and administrative offices, 70 acres), serves students from Grade 9 through Grade 12. The school was built in 1984, with an addition constructed in 2004. The current enrollment is approximately 975 students, distributed in 59 classrooms at an average size of 700-800 square feet. There are 132 staff members. The school contains a gym, auxiliary gym, cardio room, cafeteria, library, auditorium, computer lab, rooms for music, chorus, band and art, a food lab, woodshop, kiln room,

science lab, and a school store. Outdoor recreation facilities include a baseball field, softball field, football field, running track, gymnasium and five tennis courts. The Board of Education has indicated that future needs for the Mahwah High School include at least one additional indoor gym.



## Libraries

### *Mahwah Public Library*

The new Mahwah Public Library, constructed in 1998, replaced the previous library located on Franklin Turnpike. The library is located at 100 Ridge Road (Block 135, Lot 54.01) and contains 2.50 acres. The site generally lacks environmental constraints, and is surrounded by public schools on the western side of Ridge Road, and industrial/office-industrial uses on the eastern side of Ridge Road. There are generous sized buffers between almost all of the surrounding uses. The new library contains 21,500 square feet of space with an additional 7,800 square feet that may be used for future expansion.

The library is part of the Bergen County Cooperative Library System, which consists of 73 public libraries in the counties of Bergen, Essex, Hudson, and Passaic, and the Highlands Regional Library Cooperative consisting of libraries in the counties of Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex and Warren.

There are various activities offered by the library for all ages, and its collection consists of books, periodicals, compact discs, books on tape, large print books, travel brochures and videos.

The library has just recently finished the construction of a 7,800 square foot addition that provides conference and classrooms and a café. Based on the current conditions, the library should adequately serve the needs of the community into the future.



### *George T. Potter Library*

Residents of Mahwah can be issued a courtesy card for the George T. Potter Library at the Ramapo College of New Jersey which provides access to a wealth of information including books, journals and audiovisual material. The library is located on the college campus at 505 Ramapo Valley Road. (Note: this library is not included in the community facilities map.)

## Parks, Recreation & Open Space

Mahwah is known for its abundance of parks and open space facilities. These facilities are controlled by state, county and local agencies. State and county land provide an abundance of primarily passive recreation and open space. At the municipal level, the Mahwah Recreation Department coordinates the recreational activities within the Township in cooperation with the Recreation Committee, the Mahwah Youth Sports Boosters, the Mahwah Board of Education (BOE), and the Mahwah Department of Public Works. The Division of Recreation, within the Department of Public Works, maintains all town recreation areas by mowing grass, lining all playing fields and other activities as necessary. The BOE maintains the recreation facilities at the school properties.

The Recreation Director develops the schedule for recreational and sporting events on Township owned fields. The priority use of fields is scheduled by the Recreation Director.

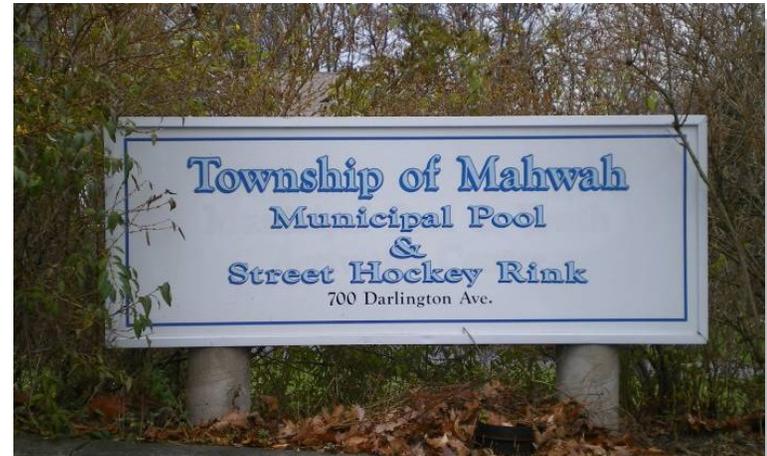
### *Municipal Facilities*

The Recreation Department coordinates activities with the cooperation of the BOE for sites owned by the BOE and for sites the Township leases from the BOE. Board of Education owned properties include the Betsy Ross School, Commodore Perry School, George Washington School, Joyce Kilmer School, Mahwah High School, and the Airmont Complex. Scheduling and maintenance for these sites is controlled by the BOE. The recreation facilities for each school is noted above in the schools section. For these sites, the Recreation Department must get permission from the Board of Education before scheduling events.

Several other sites, including Memorial Field and Koufax Field (both part of the Airmont Complex), and the Fardale Recreation Area are leased to the Township by the BOE. Scheduling and maintenance are done by the Recreation Department. These sites are classified as Board of Education property on the corresponding maps contained in this document.

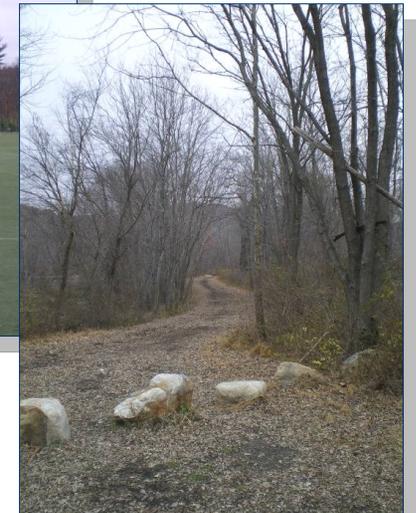
*Municipal Pool and Hockey Complex.* Located on Darlington Avenue (Block 141, Lot 48) on a 12.72 acre site, the complex provides three swimming pools including a wading pool, a roller hockey complex, playground and picnic area with tables and grills. Additionally, there is a clubhouse with lockers and showers, and a covered patio with a refreshment stand. The pool is open to members of the public from Mahwah and other communities as well at varying fees for use.

*Veterans Memorial Park.* Located on East Ramapo Avenue (Block 81, Lot 1), Veterans Memorial Park provides a half acre of passive recreation and picnic space.



*Airmont Complex.* Leased from the Board of Education, the complex is located on Airmont Avenue and East Mahwah Road (Block 80, Lot 1, 2, 6, 7, 8, 9, 15.54 acres). The site is 15.54 acres in area and provides space for baseball, batting cages, soccer, skating, fishing, a playground, and picnics as well as natural areas. The complex is comprised of the Silver Creek Park, Sam Braen Field, Koufax Field and Memorial Field. This facility is listed here only for reference. The site is identified as Board of Education property on the corresponding maps.

*Continental Soldier's Park* (formerly known as the Bonnano Property). Continental Soldier's Park is a community park located on Ramapo Valley Road (Route 202) (Block 19, Lot 6), with 53.5 acres. The site contains facilities for baseball, softball, football, soccer, bocce ball, skateboarding and a playground. Additionally, the park has walking paths, grandstands with a press box, a gazebo, concession stand, restrooms, storage, a conference room, picnic area and access to Lake Henry and the Ramapo River. In addition to the lake and river, the site also contains wetlands and steep slopes.



*Commodore Perry Recreation Area.* The Commodore Perry Recreation Area is located on Ramapo Avenue and Island Road (Block 61, Lot 1) and contains approximately 8 acres. This community park contains baseball/softball fields, basketball courts, a football field, roller hockey, a soccer field and tennis courts. The basketball, tennis and hockey courts are scheduled for resurfacing. All fields at this site are irrigated, and the entire complex has lighting. This facility also includes bathrooms, a concession stand, and the Township of Mahwah Youth Sports Boosters storage shed.

*Fardale Recreation Area.* The Fardale Recreation Area is a school park located on Chapel Road (B 157 L 1 & 2, 3.75 acres). The park contains a baseball field, soccer field, basketball court, roller hockey, and tennis courts. Lighting is provided the tennis, hockey and basketball courts. Porto-johns are also available at this site. The Township leases the park from the Board of Education and is listed here only for reference. The site is identified as Board of Education property on the corresponding maps.

*Mary Patrick Property.* The Mary Patrick Property is located on Ramapo Valley Road (Block 1, Lots 99 & 100) and contains 286 acres of undeveloped, wooded property. The site contains a pond, which is used for fishing and skating.

*Stag Hill Recreation Area.* The Stag Hill Recreation Area is located on Stag Hill Road (Block 1, Lots 36 & 37) and is a 2.25 acre mini-park. The site contains a basketball court, little league/softball field, a playground and a picnic area. Due to a lack of parking, this park is essentially a neighborhood park. Activities cannot be scheduled here by the recreation department.

*Riverside Park.* Riverside Park is a 5 acre neighborhood park located on Reich Avenue (Block 40, Lot 118) and contains baseball fields, a soccer field, a playground, portable restroom facilities, a picnic area, and a storage shed for the Township of Mahwah Youth Sports Boosters.

*Winter Park.* Winter Park is located on East Ramapo Avenue (Block 61, Lot 3) (next to Commodore Perry Field) and is a 14.66 acre neighborhood park which contains a pond used for fishing, a playground and a picnic area.

In an effort to preserve the township water supply, it is suggested that the township install water sensors to prevent sprinklers from water lawns at parks when it is raining.



### County Facilities

The county owns and maintains a significant amount of land within the Township. Much of this land is park and open space, which is available to the public. This is an asset to Mahwah and to the region. Provided below is a review of the county parks and open space in Mahwah.

**Campgaw Mountain County Reservation.** Campgaw Mountain Reservation is located in the southern portion of the Township between Ramapo Valley Road (Route 202) and Interstate 287 (B 141 L 12, B 143 L 16, 18, B 21, L 9, 10, 11, 11.01, 12-17, 28, 30, B 23 L 5-41, 43, 46, 52, 57, & 58). The majority of the reservation is within Mahwah, though small portions are located in Oakland and Franklin Lakes. Primary access is provided by Campgaw Road.

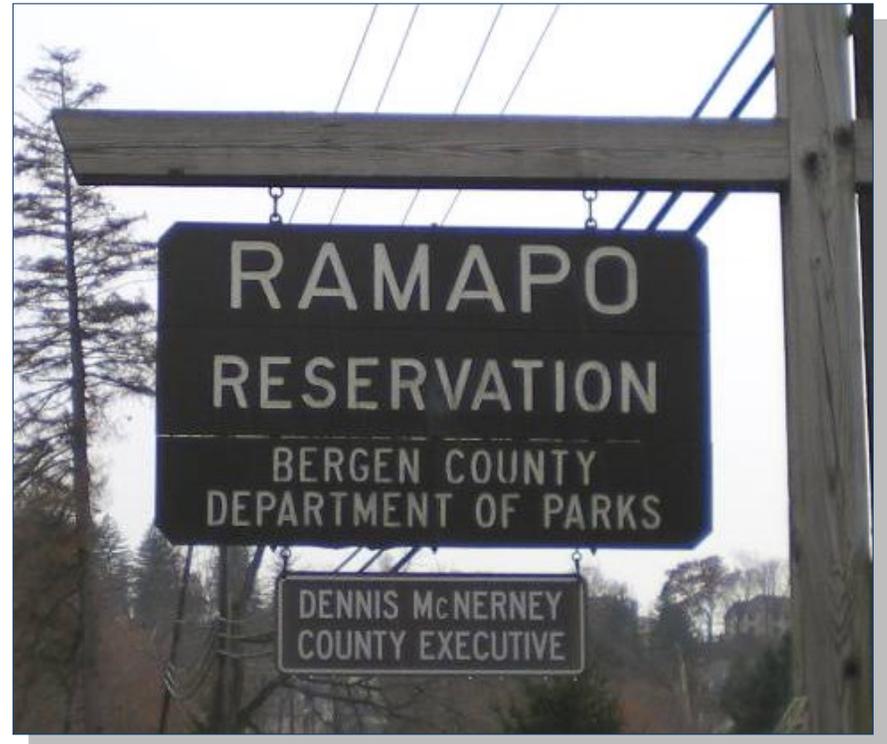
The reservation contains approximately 1,020 acres and is almost entirely wooded with trails for hiking and campsites. In addition, the Campgaw Mountain Ski Center and Snowboard Area, owned by the county and leased and operated by Ski Campgaw Management LLC., is located in the reservation. With 100% snowmaking capabilities on eight trails, the mountain offers night skiing, a freestyle terrain park, and snow tubing. The Visitors Center has a lounge, snack bar, a shop for renting equipment, and the ski school office.

**Darlington County Park.** Darlington County Park, located off Darlington Avenue (B 141 L 4, 5, 7-19, 21-25), just east of Interstate 287, offers approximately 290 acres with a variety of outdoor recreation facilities. The park contains three lakes, two of these permit swimming, while the third allows fishing. Additionally, the park contains a wooded picnic area, open lawns, a snack bar, playground, tennis and handball courts and a bird and wild life observation. During the swimming season there is an entrance fee; however, Bergen County Residents receive a discount with a Bergen County Parks card.

Within the park is the Darlington Golf Course, an 18 hole, par 71 course, located on 120 acres. The course has a 40-tee concession operated driving range, pro shop, and a snack bar.

The course is open to the public from 7 in the morning, until dusk weather permitting, and it is open from mid March until mid December. Bergen County residents with a Bergen County Card, can receive reduced rates and access to tee time reservations.

**Ramapo Valley Mountain Reservation.** Ramapo Valley Road (Route 202) (B 19 L 8-9, B 1 L 106-110, 136-144, 148) provides access to this 1,175 acre park. The reservation contains 15 miles of hiking trails. Several water bodies are located here including portions of the Ramapo River, Scarlet Oak Pond and McMillan Reservoir. Camping is allowed with a permit in certain locations, as is fishing with an appropriate license.



### State Land

The state also owns a significant amount of land in the county. This land is included in the Ringwood State Park and the Ramapo Mountain State Forest. Information about these sites are provided below.

*Ringwood State Park*, located in Passaic and Bergen Counties, is partially in Mahwah, though the majority is in the Borough of Ringwood (B 1 L 53, 57, 59-60, 67-95). In Mahwah, the park occupies approximately 600 acres. The park contains the Ringwood Manor House, and the Skylands Manor House and botanical gardens. Recreation opportunities include swimming, fishing, boating, hiking, hunting and picnicking.

*Ramapo Mountain State Forest* (B 1 L 1-3, 14, 28, 30, 56, 58, 174-176, 178-181) is also located in Bergen and Passaic Counties. In Mahwah, the forest occupies approximately 1,575 acres. The forest abuts county park land, and the Ringwood State Park. Recreation opportunities include hiking, hunting, canoeing, fishing (including ice fishing), cross-country skiing, horseback riding and mountain biking. Certain trails in the forest have views of the New York City skyline. The forest is also an attraction for birdwatchers.

The 2000 Municipal Open Space and Recreation Plan noted “the Township relies too heavily on the availability of Board of Education athletic facilities in an attempt to meet recreation demands. Even with the use of Board of Education facilities the Township’s sports programs have scheduling problems and proper maintenance of fields is impossible due to overuse. The Township needs to address this issue as soon as possible through the development of additional athletic fields and other active recreation facilities.” Additionally, “the Township as a whole is notably deficient in the number of mini-parks and neighborhood parks...Most notable is the general absence of open space and recreation facilities in the area of Fardale.”

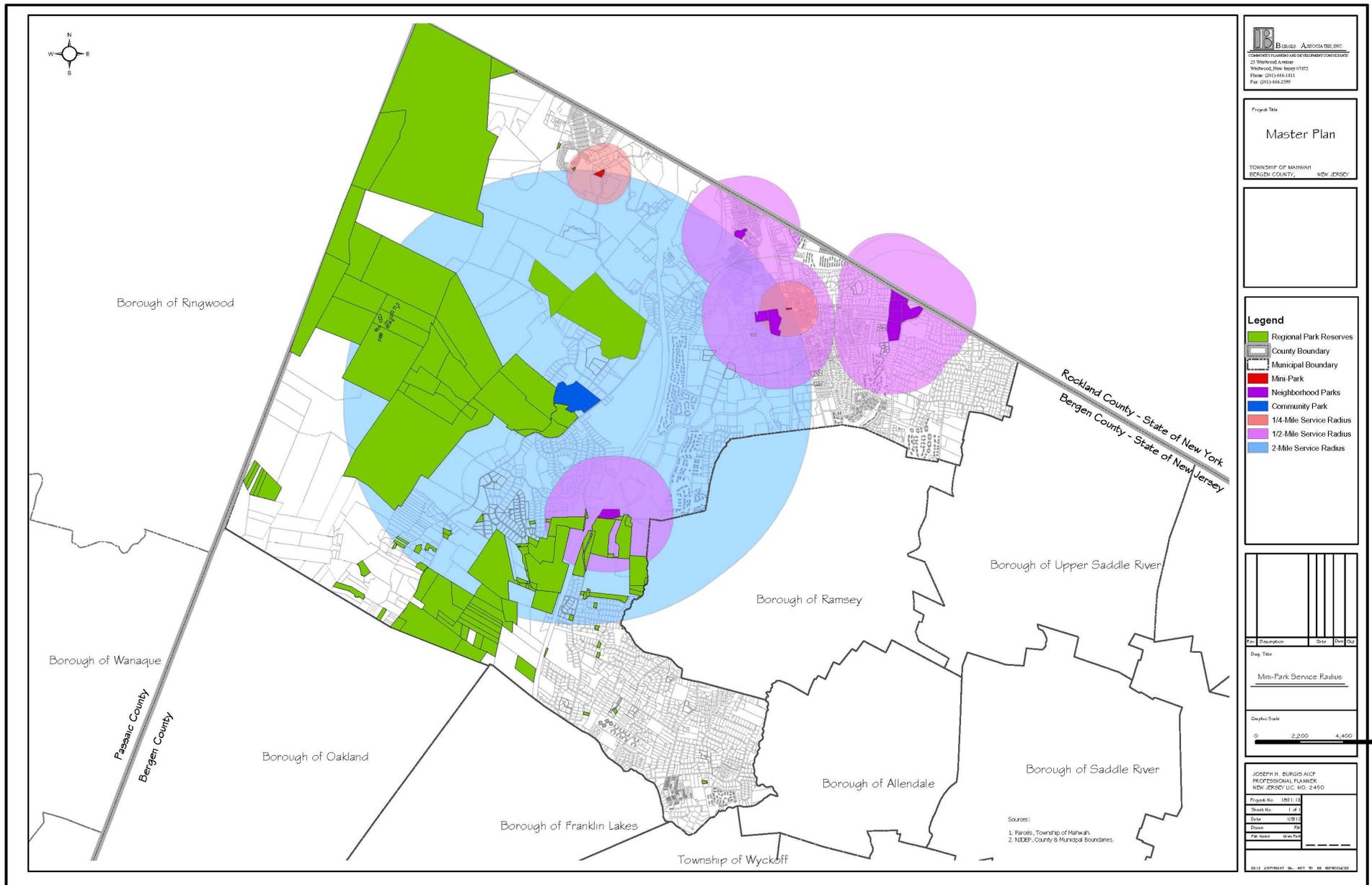
These issues remain pertinent in 2011. Maintenance is a particular issue in the Fall when the DPW has the added burden of leaf removal.

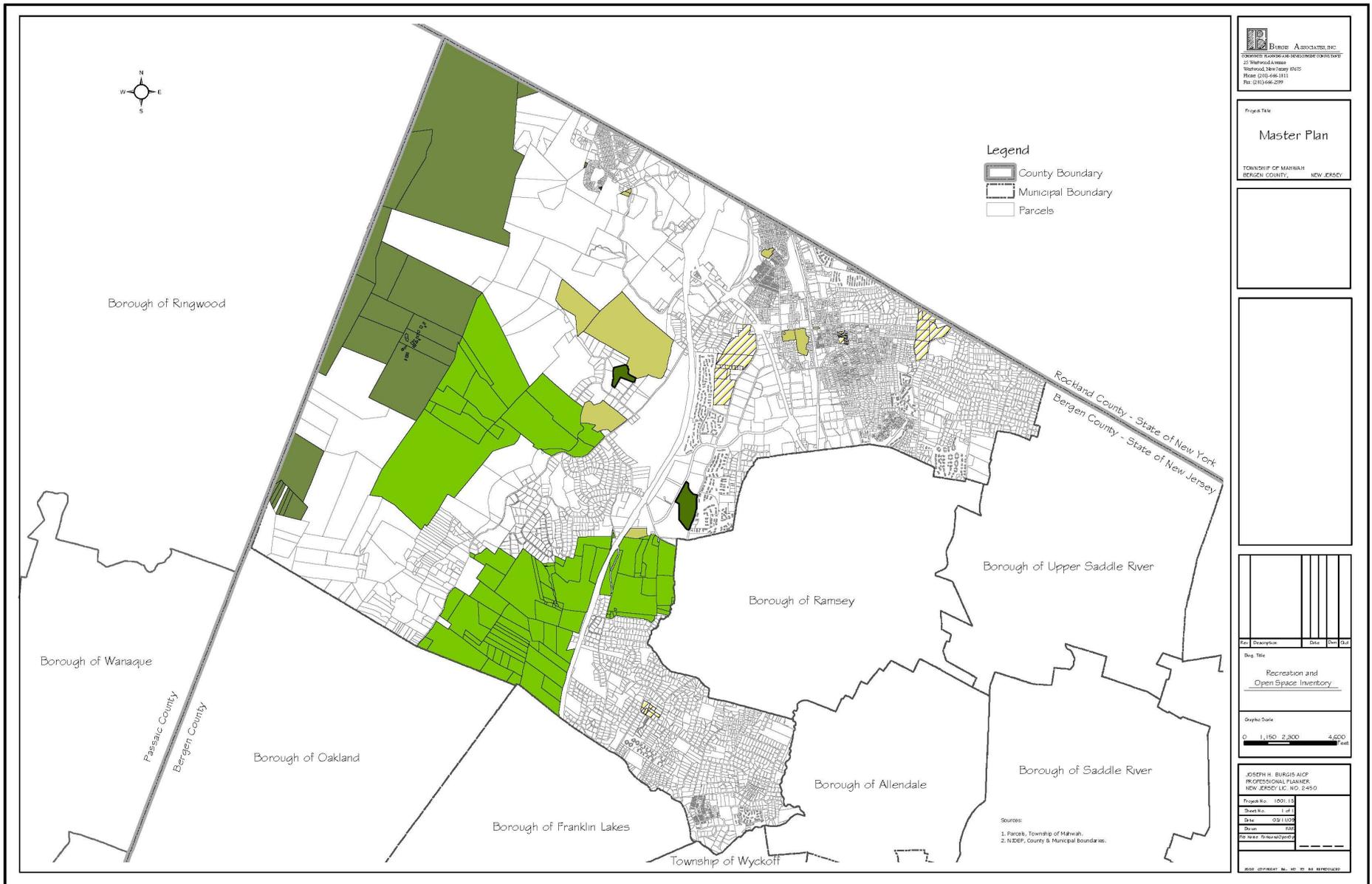
The 2000 Open Space Plan identified one mini-park (Stag Hill Recreation Area), and two neighborhood parks (Riverside Park and Winter Park). Using the guidelines established by the National Recreation and Park

Association (NRPA) created to assist municipalities in determining their park and recreation needs, Mahwah’s need for these types of parks is plainly evident on the accompanying map.

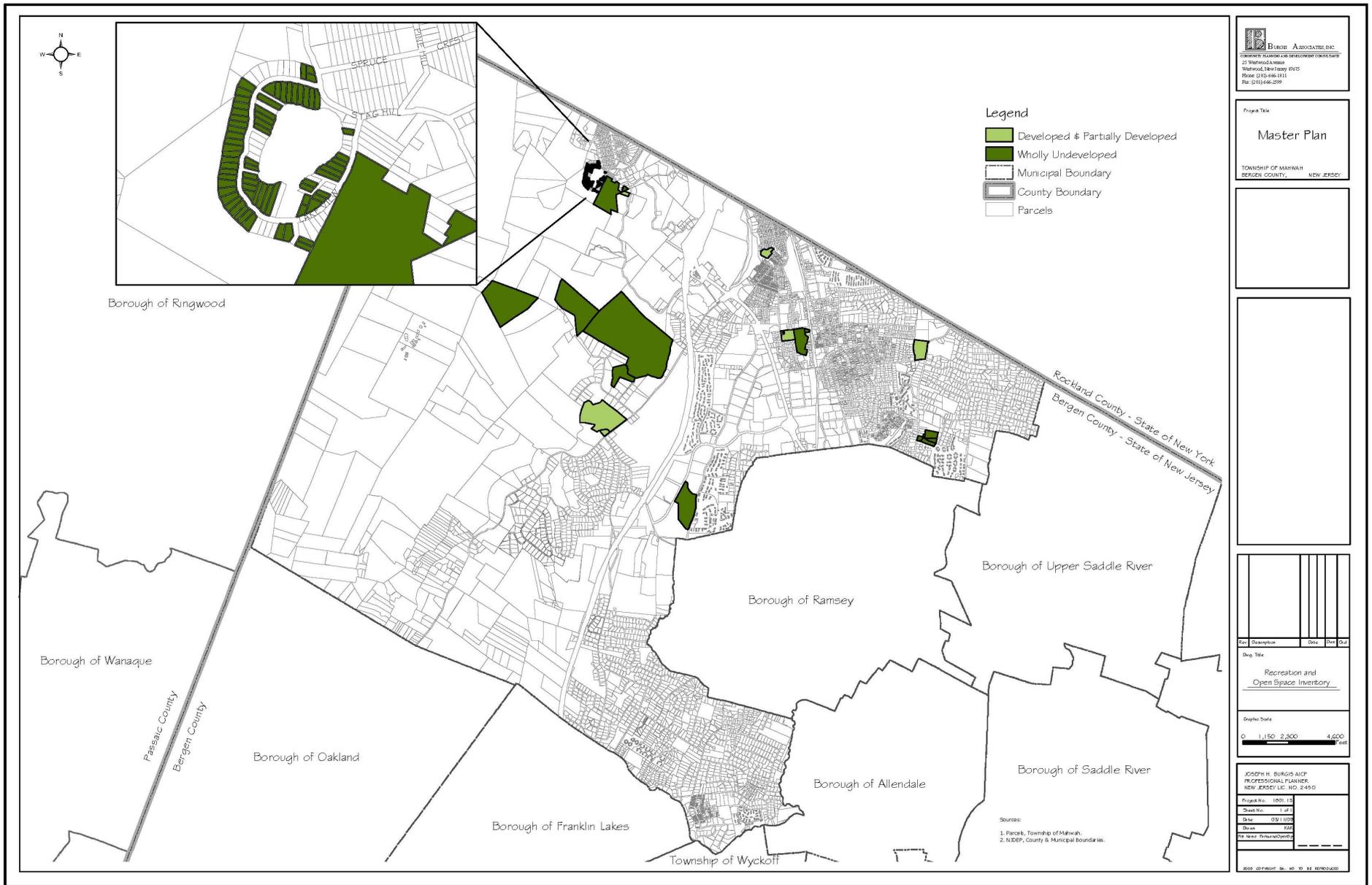
In conclusion, the Township has an abundance of passive recreation space, but this space is generally limited to the west of Interstate 287. The Township’s ability to accommodate active recreation activities is being stretched thin and there is a strong need for additional space, particularly space that is owned by the Township. Also, there is a need for more mini-parks and neighborhood parks, particularly in Masonicus and Fardale. The map on the following page details the service areas for the existing park land based on National Recreation and Park Association Standards. This map reveals that there are several areas along the extreme fringes of the Township that could benefit from additional recreational facilities. If the Township were to pursue additional recreation facilities the efforts should be focused on these areas of the municipality.







A larger version of this map is located at the end of the document.



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## UTILITY SERVICES ASSESSMENT

Identifying the location of existing and planned utility services promotes sound planning by identifying areas where development is appropriate or inappropriate. This section of the master plan provides background information for sewer and water services. The locations of these facilities are shown on the accompanying map.

The inappropriate location of utilities can have an adverse impact on the environment, and is therefore closely tied to the Highlands Water Protection and Planning Act, the New Jersey State Development and Redevelopment Plan, and the regulations of the New Jersey Department of Environmental Protection (NJDEP). Due to the boundaries of the Highlands Areas, there will not be any significant geographic expansion of the sewer and water services in Mahwah. Therefore, future activity regarding sewer and water service will primarily entail improvements to the existing systems and increases in capacity.

The Division of Water & Sewer Utilities, within Mahwah's Department of Public Works, maintains the municipal water and sewer systems. While most of the developed portions of Mahwah utilize these systems, some developed portions rely on individual systems for water and sewer service.

### *Water Supply*

Mahwah's municipal water supply system consists of eight wells located in Mahwah, six storage tanks, four booster pumping stations and approximately 100 miles of water main. The location of the components of this system are depicted on the accompanying map.

Mahwah must demonstrate to NJDEP that it has or can obtain sufficient water supply capacity to satisfy its long-term water supply needs before the NJDEP allows it to add customers to its system. The NJDEP also restricts the quantity of water that Mahwah pumps from its wells on monthly and annual bases so that Mahwah needs to purchase water from United Water New Jersey (UWNJ) to satisfy its water supply needs. Presently Mahwah's wells supply approximately 66 percent of the water used by the municipal system and UWNJ supplies the remaining 34 percent. Existing and identified future customers require 93 percent of Mahwah's peak monthly supply capacity and 75 percent of its existing annual supply capacity.

Mahwah's maximum monthly water demand may increase another six percent above existing and identified future customers by the year 2025 (Township of Mahwah Water Supply System Plan, Malcolm Pirnie, Inc., 2008 and Mahwah's Firm Capacity and Water Allocation Analysis, December 2011) so that, given the uncertainty inherent in the projection, Mahwah may need to purchase more water from UWNJ or take other actions to increase its supply capacity or decrease its customer demand over the next 13 years. Mahwah also needs to maintain the capacities of its wells and the good condition of its other water system components in order to remain in compliance with pertinent state and federal regulations.

### *Sewer Service*

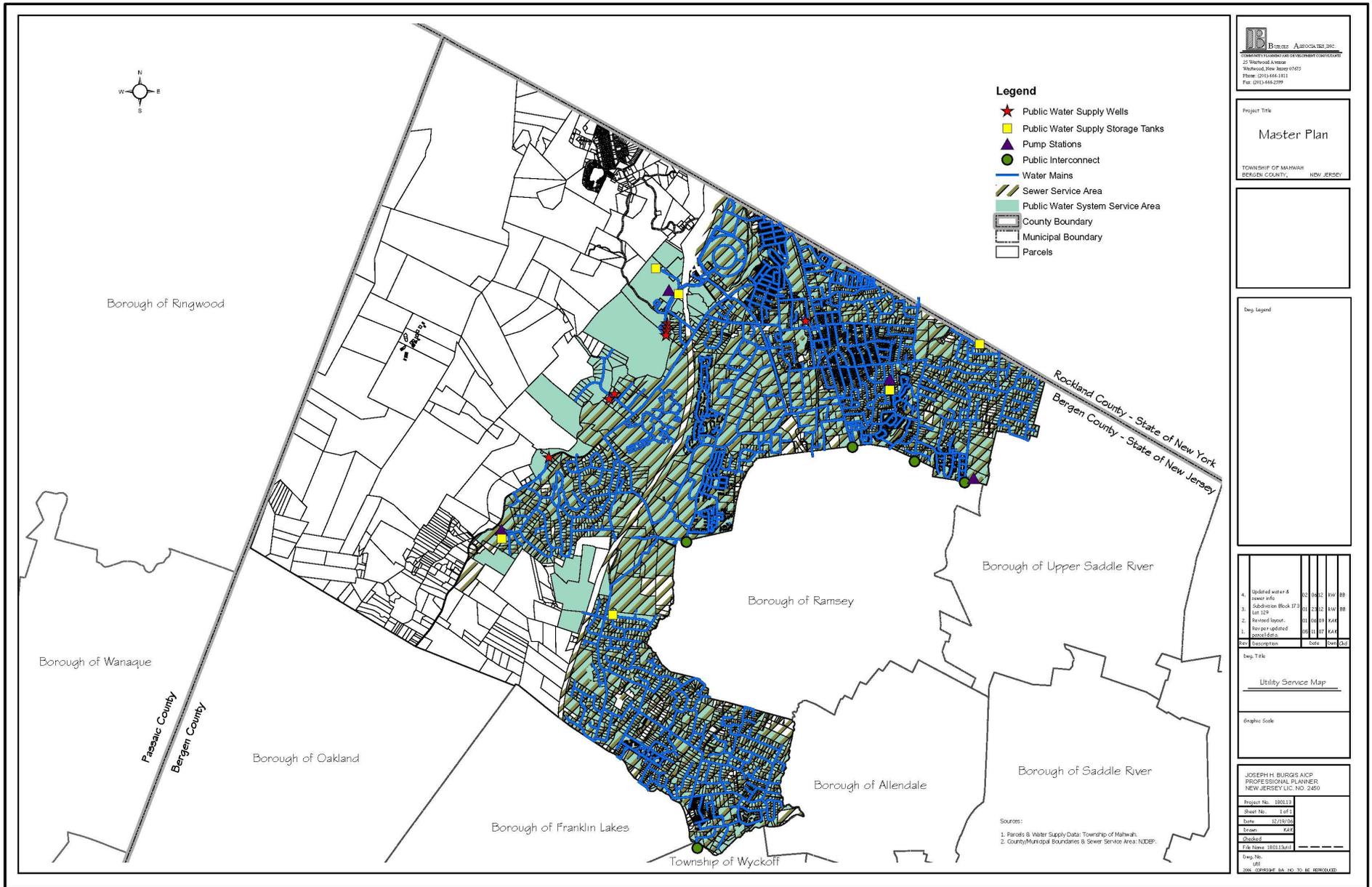
As noted above, the Division of Water and Sewer Utilities maintains the sewer system within Mahwah. Mahwah is a member of the Northwest Bergen County Utilities Authority (NBCUA), which is responsible for the treatment of the sewage from the Township. All of the Township's sewage is treated at the NBCUA Wastewater Treatment Plant in Waldwick.

A Wastewater Management Plan (WMP) for NBCUA has been prepared in accordance with state regulations. The plan has been submitted to the NJDEP for review so that it can be included in the Northeast Water Quality Management Plan. A WMP plans for a 20-year period, and the NBCUA plan covers 2006 through 2026. The plan notes the current population that is served by the NBCUA in Mahwah is 21,260 (in 2006), and projects that in 2026 a population of 26,304 will be served.

The WMP predicts that Mahwah's average wastewater flow will increase from 2.785 mgd in 2006 to 3.295 mgd in 2026. Residential development would account for 94 percent of this increase, and commercial development the remaining six percent. The WMP indicates that the NBCUA has sufficient permitted capacity to accommodate Mahwah's anticipated average increase.

The WMP also defines in which areas of Mahwah development may receive sewerage service from the NBCUA. The future service area excludes all areas in the Highlands Preservation Area that did not have existing facilities in 2006.

Mahwah will need to maintain its sewer system to avoid sewer system overflows and increased wet weather flows that could contribute to the NBCUA exceeding its discharge permit.



A larger version of this map is located at the end of the document.

## **TRAFFIC AND CIRCULATION ELEMENT**

The movement of vehicles, pedestrians and cyclists plays an important role in the quality of life of a community. While this issue is important in its own right, it is also connected to land use and is a vital component of any comprehensive master plan. While the Township contains a variety of road types, from Interstate 287 to local roads, other circulation networks are limited.

This section contains information about the various circulation networks within Mahwah, and reflects local, county and statewide issues.

### **Road Types**

The New Jersey Department of Transportation (NJDOT) has grouped the roadways that comprise the Township's circulation system into five (5) functional classifications: interstate, principal arterial, minor arterial, collector, and local. The functional classifications, organized into a hierarchical system, describe the character of the roadway with respect to its role within the regional transportation network. The classification system recognizes that urban and rural areas differ in the extent and character of their transportation networks. Mahwah's roadways are part of an urban functional system. The circulation systems are described in the following section. See the accompanying table and map for more details.

#### *Interstates*

Interstate roadways, the highest order of roadway classification, creates mobility within and between regions. They are characterized by the highest travel speed with no interruptions; access is provided via grade-separated interchanges. Travel on interstate roadways is generally typified by high trip length, trip speed, and travel density.

Mahwah's circulation system includes one (1) interstate highway, Interstate 287, which is under the jurisdiction of the NJDOT in Mahwah, and runs approximately 5.3 miles north-south through the eastern portion of the Township. Interstate 287 provides regional circulation in a semi-circular manner around the New York City metropolitan area. It begins and ends at Interstate 95; at Rye, New York to the north, and Edison Township (Middlesex County), to the south.

#### *Principal Arterial*

This is the next order of roadway, for which the primarily purpose is providing regional links between cities, towns, and the interstate highway system. Principal arterials generally have higher capacities and speeds (45-50 mph). The Township contains three (3) principal arterial roadways: Route 17, Route 202 (Ramapo Valley Road), and Route 507 (Franklin Turnpike). Route 17 is under NJDOT jurisdiction, while Ramapo Valley Road and Franklin Turnpike are County roads.

#### *Minor Arterial*

Minor arterial roadways are generally similar to principal arterials. Minor arterials, however, have less capacity and lower speeds (35-45 mph). There are seven (7) minor arterial roadways in Mahwah: East Crescent Avenue (Route 81), Airmont Avenue (Route 83), Island Road (Route 85), Forest Avenue/Pulis Avenue (Route S-85), Campgaw Road (Route S-89), Darlington Avenue (Route 98), and East/West Ramapo Avenue (Route 100). These roadways are generally located in the eastern portion of the Township, and run north-south, with the exception of Routes S-85 and 100. They are all under County jurisdiction.

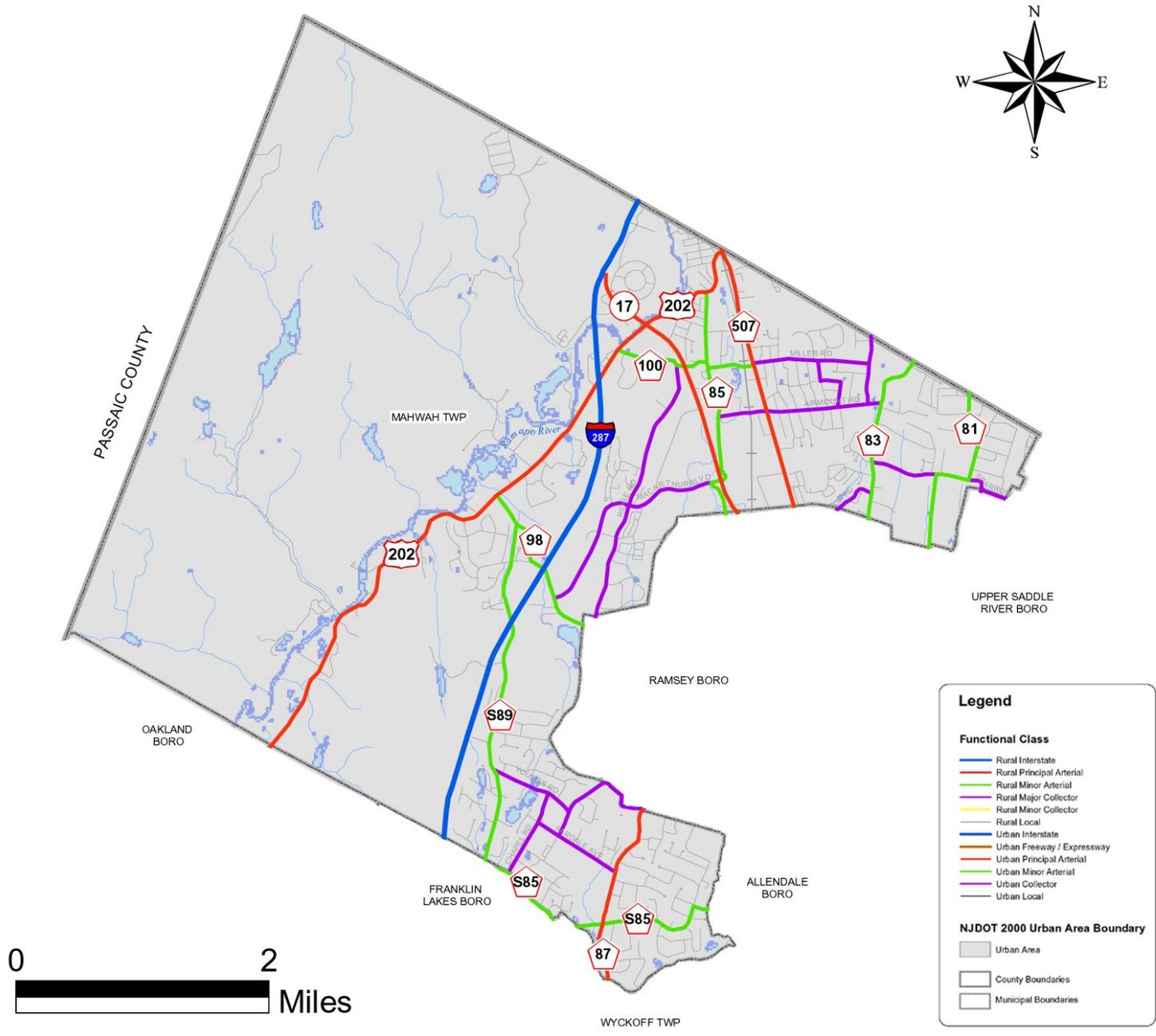
#### *Collector*

Collector roads typically serve intra-county traffic and are typified by more moderate speeds and travel distances. They often connect to towns and areas which lack arterial roadways. They connect smaller towns to the arterial system.

Mahwah's circulation system includes a number of urban collectors, which are generally under local jurisdiction. The collector roadways in Mahwah are as follows: Masonicus Road, Miller Road, Airmont Road, East Mahwah Road, Beveridge/Mahwah Roads, Hilltop Road, MacarthurBoulevard, Ridge Road, Sparrowbush Road, Youngs Road, Chapel Road, Fardale Road, Bartholf Lane, and West Crescent Avenue on the Ramsey municipal border.

#### *Local*

Local roadways are the lowest order of roadways occurring within urban areas. They are intended primarily to provide access to specific locations in the Township. Travel distances are short and speeds tend to be modest.. Local roadways include all roadways in Mahwah that do not fall under the above categories.



*Public Transit*

The Mahwah train station provides access to two NJ Transit commuter rail lines. The lines, The Bergen County Line and the Main Line, run from Suffern, New York, just north of Mahwah, to Hoboken. Transfers are available in Secaucus to connect to New York City and to Newark. The Metropolitan Transportation Authority (MTA) -Metro-North Railroad provides service over these tracks on the Port Jervis Line. This line runs from Port Jervis, New York to Suffern. From Suffern, the line runs to Secaucus and Hoboken. The Mahwah train station is located near Ramapo Avenue and Franklin Turnpike. However, many Mahwah residents also live in close proximity to the Suffern station, the Ramsey-Route 17 station, the Ramsey Main Street station, and the Allendale station. Parking at the Mahwah train station is very limited. Short Line, a private bus company, stops in Mahwah and provides commuter and intercity bus service in the metropolitan New York area, the Hudson Valley, and New York's Southern Tier.

*Pedestrian and Bicycle Circulation*

Much of the development in Mahwah has been constructed without sidewalks. While they do exist in places, overall there is a shortage. Additionally, many of the existing sidewalks are in poor condition. Bicycle lanes are nonexistent in Mahwah. Due to these conditions, safety for pedestrians and cyclists are decreased and the likelihood of residents traveling by methods other than vehicles are decreased as well.

**Recommendations**

The following details the final recommendations set forth for the circulation element for the Township of Mahwah:

1. **Route 17/287 Intersection:** This intersection is the scene of numerous accidents. With the pending development of the Crossroads site, the intersections redesign is a priority. The owners of the Crossroads site have been working with Department of Transportation for potential fixes, therefore the redevelopment of this site provides the Township with an opportunity to encourage the most appropriate design of this intersection and area. In keeping with a number of the goals in this plan, consideration should be given to incorporation multi-modal facilities into the design, including shuttle services, bus facilities as well as pedestrian pathways.
2. **Safe Streets to Schools.** The Township is interested in safe routes to school/safe routes to transit, and the grant funding available for planning and design work associated with the creation of these safe routes should be explored.
3. **Municipal Parking Areas.** The Mahwah Station near the DPW and Veterans Park have two smaller lots where no charge parking is available on a first come first serve basis. These lots are quickly filled on weekdays. The Township should undertake a study to determine the needs to provide additional parking for residents.
4. **Train Station** The plans to improve the parking at the Mahwah train station are on hold. This discussion was originally linked to a transfer of all or a portion of the DPW facility to a new location at Micik lane. There are budgetary issues.

## Conceptual Municipal-Wide Trail System



**5. Municipal Wide Pedestrian Trail system.** There is an opportunity to create a municipal wide trail system for pedestrians and bicyclists. This system would increase pedestrian/bicycle connections between homes, business areas, recreation facilities, schools and transit connections. The main leg of the trail would extend along the river and could make a loop through a majority of the Township. The map on the left delineates the conceptual trail system.



## **Historic Preservation Inventory**

### **INTRODUCTION**

The planning board recognizes that within the Township there are several buildings, sites and districts of historical, architectural, engineering, archaeological and/or cultural interest. In an effort to encourage awareness, appreciation and recognition of this heritage, as well as plan for the preservation of buildings and sites deemed historically significant, a historic preservation plan element has been prepared pursuant to N.J.S.A. 40:55D-28b(10). The MLUL defines the required features of a historic preservation plan element as (a) an indication of the location and significance of historic sites and historic districts; (b) an identification of the standards used to assess worthiness for historic site or district identification; and (c) an analysis of the impact of each component and element of the master plan on the preservation of historic sites and districts. Each of these features are addressed herein, as well as the existing and recommended avenues for preservation of Mahwah's historic resources.

### **THE NATIONAL AND STATE REGISTER OF HISTORIC PLACES**

The National Register of Historic Places is the official list of the nation's historic resources that are worthy of preservation. The 1966 National Historic Preservation Act established a National Register of Historic Places to include significant districts, sites, structures, buildings, and objects of local, state and national interest. To qualify, a property must meet one of the following four (4) criteria: (A) association with events that have made a significant contribution to the broad patterns of our history; (B) association with the lives of a significant person of our past; (C) embodiment of the distinctive characteristics of a type, period, or method of construction, or representative of the work of a master, or in possession of high artistic value, or representative of a significant and distinguishable entity whose components may lack individual distinction; or (D) having yielded or may be likely to yield information important to history or prehistory.

Inclusion on the National Register enables the owner of the property to take advantage of several financial benefits. The Tax Reform Act of 1986 permits owners and some lessees of historic buildings to take a twenty (20) percent income tax credit on the cost of rehabilitation of such buildings for industrial, commercial, or rental purposes. The rehabilitated buildings must be a certified historic structure that is subject to depreciation, and the rehabilitation must be certified as meeting standards established by the National Park Service.

The New Jersey Register of Historic Places is the official list of New Jersey's historic resources of local, state, and national interest. It was created by the New Jersey Register of Historic Places Act and is closely modeled after the National Register Program. Both Registers have the same criteria for eligibility, nomination form and review process.

Similar to the National Register, there are financial benefits associated with properties that are listed on the state register. Historic Preservation Bond Fund matching grants and low interest loans for rehabilitation and restoration are available to state, county and municipal agencies and non-profit organizations with properties listed on the New Jersey Register

Mahwah contains several historical sites currently listed on both the National and New Jersey Registers of Historic Places. One site received a Certificate of Eligibility (COE) and fifteen have been the subject of Opinions of Eligibility issued by the State Historic Preservation Officer (SHPO). For sites not listed on the Registers, COEs satisfy a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs. SHPO Opinions, on the other hand, are issued in response to a federally funded activity that would have an effect on historic properties not listed on the National Register. Both designations provide essentially the same protections as an official listing on the National Register, and facilitate an official listing once a nomination is made. Additionally six sites have received a Determination of Eligibility (DOE), which is a formal certification indicating that a property is eligible for registration provides and is issued by the National Park Service.

### **MUNICIPAL HISTORIC PRESERVATION**

A listing on the State and National Register provides recognition of the historic value of a site and protects these places from *public* action that may adversely impact these resources. It does not, however, limit *private* property owners' ability to alter their property, even if such action negatively impacts the historic resource. Therefore, while the National and State Registers are good tools to assist in the preservation of historic resources, designation and regulation at the local level is often the most effective means to preserve the historical assets of a community.

Municipal protection of a community's historic elements typically begins with the enactment of local legislation for the designation and protection of historic properties. For example, ordinances are often adopted by communities which outline procedures and criteria for the designation of a landmark or historic district, procedures and criteria for review of land use applications affecting a designated landmark or historic district, as well as procedures for the enforcement of the ordinance provisions, all of which the Township has done. Included in the Township's land use regulations are specific criteria for historic designation in addition to design guidelines to determine the visual compatibility of a building or structure with the buildings or places they are visually related to.

A local ordinance can also establish a Historic Preservation Commission (HPC). Under the Municipal Land Use Law, the HPC is required to consist of between five and nine members, plus alternates, who have a variety of backgrounds ranging from preservation professionals to citizen advocates. The MLUL also assigns the HPC with the power and responsibility to prepare a survey of the municipality's historic sites, make recommendations to the planning board on the historic preservation plan element of the master plan and on the implications for historic preservation on any other master plan elements, advise the planning board on the inclusion of historic sites in the capital improvement program, advise the planning board and board of adjustment on applications for development, provide written reports on the application of any zoning ordinance provisions concerning historic preservation, as well as carry out other advisory, educational and informational functions that will promote historic preservation in the municipality. The Township's Code establishes and gives authority to a Historic Preservation Commission which acts as an advisory authority to the Planning Board and Board of Adjustment on any development applications that involve a historical structure or building, including removal and demolitions.

Lastly, communities often seek to gain Certified Local Government (CLG) status — a designation that links a local government's preservation efforts more closely with the State Historic Preservation Office. Specifically, participation in the CLG program allows municipalities to review and comment on federal or federally supported projects that have the potential to affect historic properties in the community (known as the Section 106 review process, in reference to the National Historic Preservation Act of 1966). Also, CLG status gives a municipality priority eligibility for a variety of federal and state preservation grants, including the surveying of historic sites, the preparation of National Register nominations, the preparation of preservation plans, and even restoration or renovation work. The Township was recognized by the SHPO as a Certified Local Government in 2001.

### **GOALS AND OBJECTIVES**

The following goals and objectives are formulated based on the extensive inventory of historic sites in Mahwah. These goals and objectives should be utilized as the basis for any future planning and/or zoning documentations that are prepared as a result of this Master Plan element.

1. To recognize the historically significant structures and landmarks in the Township as an important asset to the community from an educational and visual perspective.
2. To promote protect and enhance historic structures, site and landmarks for the educational, cultural and general welfare of the public through preservation, protection and regulation of buildings, sites, structures and areas of historic interest or important in Township of Mahwah.
3. To safeguard heritage of Mahwah by maintaining and enhancing historic landmarks and districts which reflect elements of its cultural, social and economic and architectural history.

4. To encourage awareness and protection of Mahwah's cultural, social and historic heritage in order to provide a link to the past as well as enhance the character and visual image of the municipality.
5. To ensure future development is sensitive to the historic elements of the municipality and future structures, enhance the historic character of the area through proper site planning and architectural design.

### **IDENTIFICATION OF HISTORICALLY SIGNIFICANT PROPERTIES**

The 1998 Historic Preservation Plan Element established and identified several historical sites throughout the Township that were worthy of preservation and protection. The survey incorporated buildings designated in the Historic American Building Survey, New Jersey Register of Historic Places, the Bergen County Historic Sites Survey, and the Mahwah Historic Sites Survey including approximately 89 historic sites. These properties, along with their location and period of establishment, are detailed in the following table. Since the preparation of the 1998 Plan, the Historic Preservation Commission has identified approximately 220 additional historical sites. In order to provide a more comprehensive listing of the Township's historic resources, an updated inventory of historically significant properties has been prepared for this plan. This inventory, which is detailed on pages 80 through 120 and on the accompanying Historic Properties map, contains a total of 307 sites. It provides an evaluation of each site's historic contribution, with the purpose of establishing a basis for future designation and preservation efforts. The information provided herein is based on a variety of sources, including the 1998 Historic Preservation Plan Element.

### **HISTORIC SITES INVENTORY**

The Historic Sites Inventory is divided into three sections. The first section provides an inventory of properties listed in the National and New Jersey State Register, the second section list properties that are not currently on the National or State list but have been deemed historic by the Bergen County Historic Survey and third section is for properties identified by the Mahwah Historic Preservation Commission.

To understand the inventory, the following abbreviations are clarified and defined as follows:

NR: National Register for Historic Places: The Nation's official list of cultural resources worthy of preservation.

SR: New Jersey Register of Historic Places: The official lists of historic properties and districts worthy of preservation in New Jersey.

BCHSS: Bergen County Historic Sites Survey: The official list of historic properties noted in the Bergen County Historic Sites Survey.

National and New Jersey State Register

**1. John Bartholf House**

Address: 1122 Ramapo Valley Road  
Block: 25 Lot 18.01  
NR: 1/10/1983 (NR Ref# 83001465)  
SR: 10/3/1980

The house was built by John Bartholf, a private in the Revolution. The family operated at least one mill before the Revolution. It is significant for its architecture and association with the exploration and settlement of the Bergen County area. The barn is the only extant Dutch barn in Mahwah.



**2. Issac Bogert House**

Address: 2 Bogert Court  
Block 147.02 L 61.01  
NR 1/10/1983  
SR 10/3/1980

Originally a 30 acre industrial site, it is a significant site in Mahwah's early 20<sup>th</sup> century industrial history and development. The site is notable to the history of metal fabrication in this area of the Ramapos. It appears that the site has been subdivided.



### 3. Crocker-McMillin Mansion

Address: 675 Ramapo Valley Road  
Block : 21.03 Lot: 1.02  
NR: 5/23/1997  
SR: 12/27/1995

Designed by James Brite, modeled after a seventeenth-century Jacobean era mansion in England, and constructed between the years 1903 and 1907 for George and Emma Crocker, this is Bergen County's most outstanding, early-20th-century's mansion. The Crocker-McMillin Mansion is part of the Crocker-McMillin Mansion/Immaculate Conception Seminary Historic District that was entered into the New Jersey Register in 1995 and into the National Register of Historic Places in 1997. It remains little changed.



### 4. Darlington Schoolhouse

Address: 600 Ramapo Valley Road  
Block 19 Lot 7  
NR 3/14/2008  
SR 12/20/2007

The schoolhouse is a handsomely designed building of large proportions, and among the finest of Mahwah's architect-designed buildings. It was built to replace the existing frame schoolhouse as the population of the Ramapo Valley Road farm workers increased. Deed Restriction indicated the building would be able to be used by the Township of Mahwah as long as it was for educational purposes, but ownership would revert to the Havemeyer family if that ceased to be the case. It has been indicated that the building had been vacant for 20 years ending in 2007 when it was purchased by the NY NJ trail Conference.



5. **Dutch Reformed Church at Ramapo**

Address: West Ramapo Avenue  
Block : 56 Lot: 65  
NR: 9/5/1985  
SR: 7/22/1985

The church was built in 1798 for the Dutch Reformed Congregation at Ramapough, which had been in the area in some form since 1713. The church is one of ten remaining Federal Period churches in Bergen County, only two of which are frame. It is the smallest of the Reformed Churches and is the oldest frame church building in the county. It is unique in that it is the product of two faiths working together--the Lutheran and the Dutch Reformed congregations. It is located the formerly important crossroads of the Revolution where the supply store belonging to Robert Erskine was located. Smallest of the Reformed Churches and is the oldest frame church building in Bergen County.



6. **Garret Garrison House**

Address: 980 Ramapo Valley Road  
Block: 25 Lot: 39  
NR 1/10/1983  
SR 10/3/1980

Henry & Samuel Laroe bought 728 acres along the Ramapo River here in the early 18th c. The Charles Chapman family came to the area between 1902-1906 and bought a considerable amount of land belonging the Garrison family, which they named "Riverview Farm." In the 1920s it was operated as Camp Water nook. The William B. Atwood's bought it in 1965; Mrs. Atwood remarried and sold it in 1978 to the present owners



### 7. Hopper Gristmill/Sawmill Archeological Site

Address: 156 Ramapo Valley Road  
Block : 51 Lot: 8  
NR: 3/3/1983  
SR: 11/6/1980

Many features of the hydropower system utilized by the early gristmill remain at the site today. The remains of the mill walls stretch 420 feet across the entire floodplain of the Ramapo. The mill was adapted to serve as a sawmill in the late 19th century. The mill site complex provided the energy necessary to process local resources such as grain and wood into usable products for home consumption as well as for trade to other regions, and was an important supply source for troops of the Revolutionary War stationed to guard the Ramapo River. This is one of the very few intact mill sites extant in NJ today.



### 8. Hopper-Van Horn House

Address: 398 Ramapo Valley Road  
Block: 17 Lot: 12  
NR 4/11/1973  
SR 3/17/1972

Built c. 1750-70 by Jacobus Laroe, the Hopper-Van Horn House is an excellent example of the Dutch style architecture unique to the region. Owners included Jacobus Bogert (a tavern owner), John Haring (a member of the Continental Congress, the Hopper family, and Abraham Van Horn (a Bergen County Freeholder and New Jersey State Assemblyman). The house and much of the estate was sold to the state of New Jersey for the site of Ramapo College in 1970.



9. **John Smith House**

Address: 290 Forest Road  
Block : 168 Lot: 6  
NR: 1/10/1983  
SR: 10/3/1980

A second story was added in 1877 to this old stone farmhouse, but this does not particularly detract from the appearance. The interior is basically the same even to its handsome carved identical mantels. A kitchen wing has been added to the rear.



10. **Vanderbeck House**

Address: 69 Vanderbeck Avenue  
Block: 160 Lot: 14  
NR 1/10/1983  
SR 10/3/1980

A second story has been added in the Victorian era. The fireplaces and most of the floorboards were removed, but the present owners are restoring it by adding new fireplaces, etc.



### 11. Abraham Van Gelder House

Address: 86 West Crescent Avenue  
Block : 152 Lot: 12  
NR: 1/10/1983  
SR: 10/3/1980

This house had been the Van Gelder homestead until the death of Abraham in 1790, when it (and its 63 acres) were inherited by his only surviving son Hendrick. The original dwelling was attached to the south and was gone before 1900. Two fires destroyed much of the original interior.



### 12. Young House

Address: 81 Youngs Road  
Block: 150 Lot: 19.07  
SR: 10/3/1980  
DOE: 7/24/1984

The date "1794" is over the front door, but no other history is known. The stone section of the residence appears to have been built all at one time, with the usual center hall plan. It is recognized for its architectural significance, its association with the exploration and settlement of the Bergen County area, and for its remaining historic fabric.



**13. William Stivers House**

Address: 345 Ramapo Valley Road  
Block : 18 Lot: 1.01, 2  
DOE: 6/3/1981  
SHPO: 9/21/1978

This cattle/horse estate farms was established around 1870 by John Pondir, a New York City stock broker. Pondir purchased land from Garret Van Horn, who owned the house at 398 Ramapo Valley Road. The two tenant houses (#339 and 345) date circa 1865, so they were probably built before Pondir's purchase. The two tenant houses and the handsome farmhouse and its numerous farm buildings give a very picturesque rural setting to this part of the road today, evoking an image of the road's agrarian-estate character. It was considered to be a significant tenant dwelling from Mahwah's nineteenth-century agricultural settlement period. With the modern changes, the house is no longer individually eligible for listing in the National Register of Historic Places, however, this building would be a contributing resource to a possible Ramapo Valley Historic District.



**14. Levi Hopper House**

Address: 335 Campgaw Road  
Block: 146 Lot: 16  
DOE: 6/3/1981  
SHPO: 9/21/1978

This residence was owned in the second half of the 19th century by Levi Hopper, who operated a sawmill and was locally involved as a census taker, elections judge, and tax collector. It is a remnant of Mahwah's early agricultural settlement in the Campgaw section, and is architecturally unusual in its evolution in the way its original and newer portions have fireplaces that share one chimney.



**15. Mayer Birch Estate**

Address: Ramapo Valley Road  
Block : 18 Lot: 3  
SHPO: 8/16/1995

The district consists of six buildings/features, four of which are associated with the history of Mahwah and the Havemeyer, Mayer, and Birch families. It contains some 19th century buildings of fine design and two award-winning 20th century modern designs. The Mayer-Birch mansion is the third large residence along Ramapo Valley Road during Mahwah's estate phase (mid 19th century through the Great Depression) to be acquired and used by an institution. The property also included a game preserve for deer, pheasants, and hares along the north side of the Mayer's house. The mansion is one of Mahwah's finest late 19th century architectural designs.



**16. Thomas Decker House**

Address: 52 Meadow Lake Dr.  
Block: 145 Lot: 2  
DOE: 6/3/1981  
SHPO: 9/21/1978

Although it does not have extensive original architectural integrity, the house does retain some features of great interest in the study of early settlement construction, . It has one of the very few surviving jambless fireplaces in the state. This lot has been subdivided into six lots , lots 2.01-2.06



**17. American Foundry Company Workers Housing District**

Address: Southwest side of Brakeshoe District  
Block : 40 Lot: 26,28-29, 41-45, 47, 49-53, 55-56  
SHPO: 8/30/1982

Many of the homes shown here as being built between 1900 and 19 in West Mahwah are homes built by American Brakeshoe for their factory workers - as of 2008, most of them are over 90 years old and are representative of the industrial development of Mahwah, as well as indicative of the influx of immigrant workers to the country at the turn of the century. All the houses in West Mahwah listed here were built prior to 1950. Some of the houses here, were not built by the Brakeshoe, but were built later, by private owners



**18. Bear Swamp Road Bridge over Ramapo River (Cleveland Bridge)**

Address: Bear Swamp Road  
Block & Lot: Not known  
SHPO: 11/26/2008

The Cleveland Bridge over the Ramapo River, was originally constructed by Berlin Iron Bridge Co. and is one of two Ramapo River Bridges which survived the record flood of 1903. It was repaired in 1923 and historically restored in 1983. It is the oldest of its type by this builder in NJ.



**19. Concrete Arch Bridge**

Address: Houvenkopf Road over slough to the east of the Ramapo River

Block : 183 Lot :1

SHPO: 8/30/1982

Listed on the register but no address. Per Mahwah Historic Preservation Commission the bridge is covered with overgrowth and hard to determine condition. Not in use as of 2008.



**20. Erie Railroad Main Line Historic District**

Address: Right of Way of Erie Railroad westward from Hudson, Jersey City at Coles Street to undetermined extent.

Block : 67 Lots: 1 to 7

SHPO: 2/20/2003

Listed on the register but no address. No information on Bergen County Historic Sites Survey.



**21. Thomas Hennion House Site**

Address: 760 Darlington Ave  
Block: 18 Lot :22  
DOE: 9/28/1981  
SHPO Opinion: 9/21/1978

Listed on the register, however it has been demolished in 1989.



**22. Thomas Hennion Sawmill Site**

Address: 760 Darlington Ave  
Block: 18 Lot : 22  
DOE: 9/28/1981  
SHPO Opinion: 9/21/1978

Listed on the register but no address. No information on Bergen County  
Historic Sites Survey.



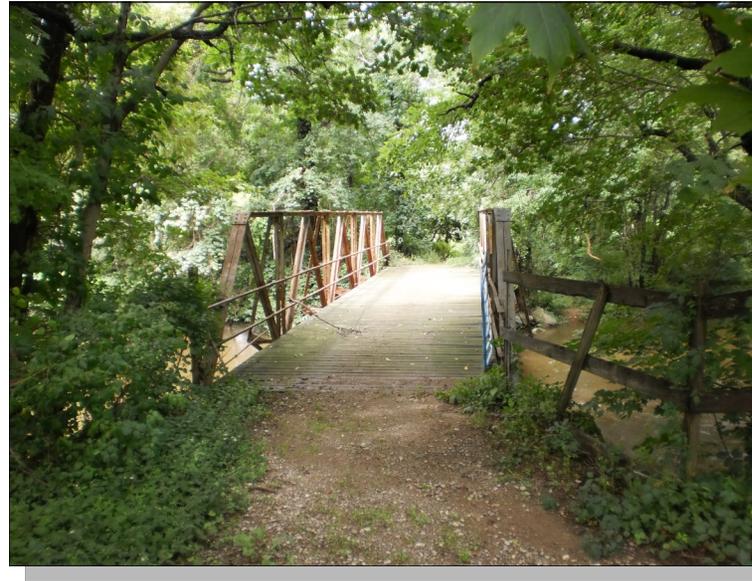
**23. Houvenkopf Causeway over Ramapo River**

Address:

Block & Lot : Not known

SHPO Opinion:8/30/1982

Listed on the register, No information.



**24. Pratt Truss Bridge**

Address:

Block: Not known

SHPO Opinion: 8/30/1982

Listed on the register but no address. No information on Bergen County Historic Sites Survey.



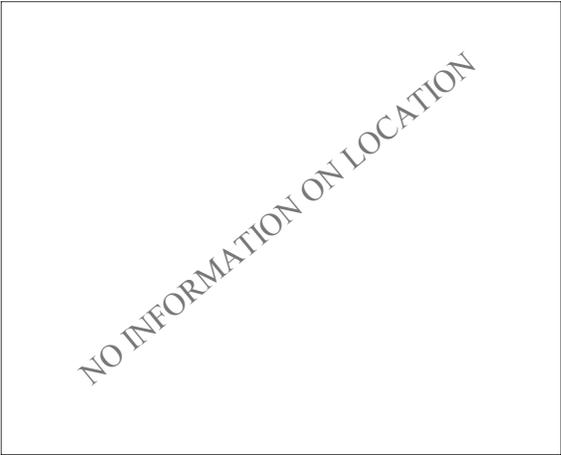
**25. Stag Run I Prehistoric Site**

Address:

Block & Lot : Not known

SHPO Opinion:12/12/1989

Listed on the register, No information.



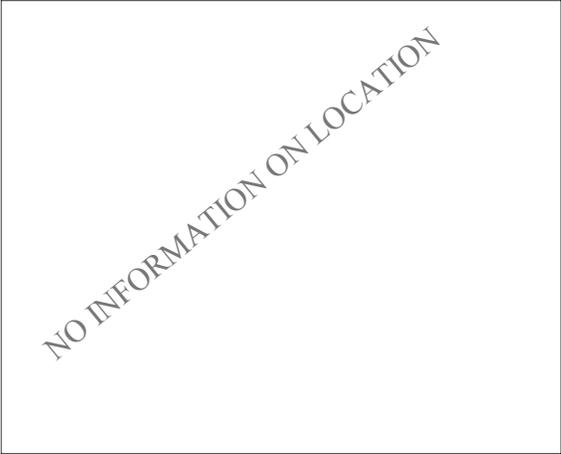
**26. Stag Run II Prehistoric Site**

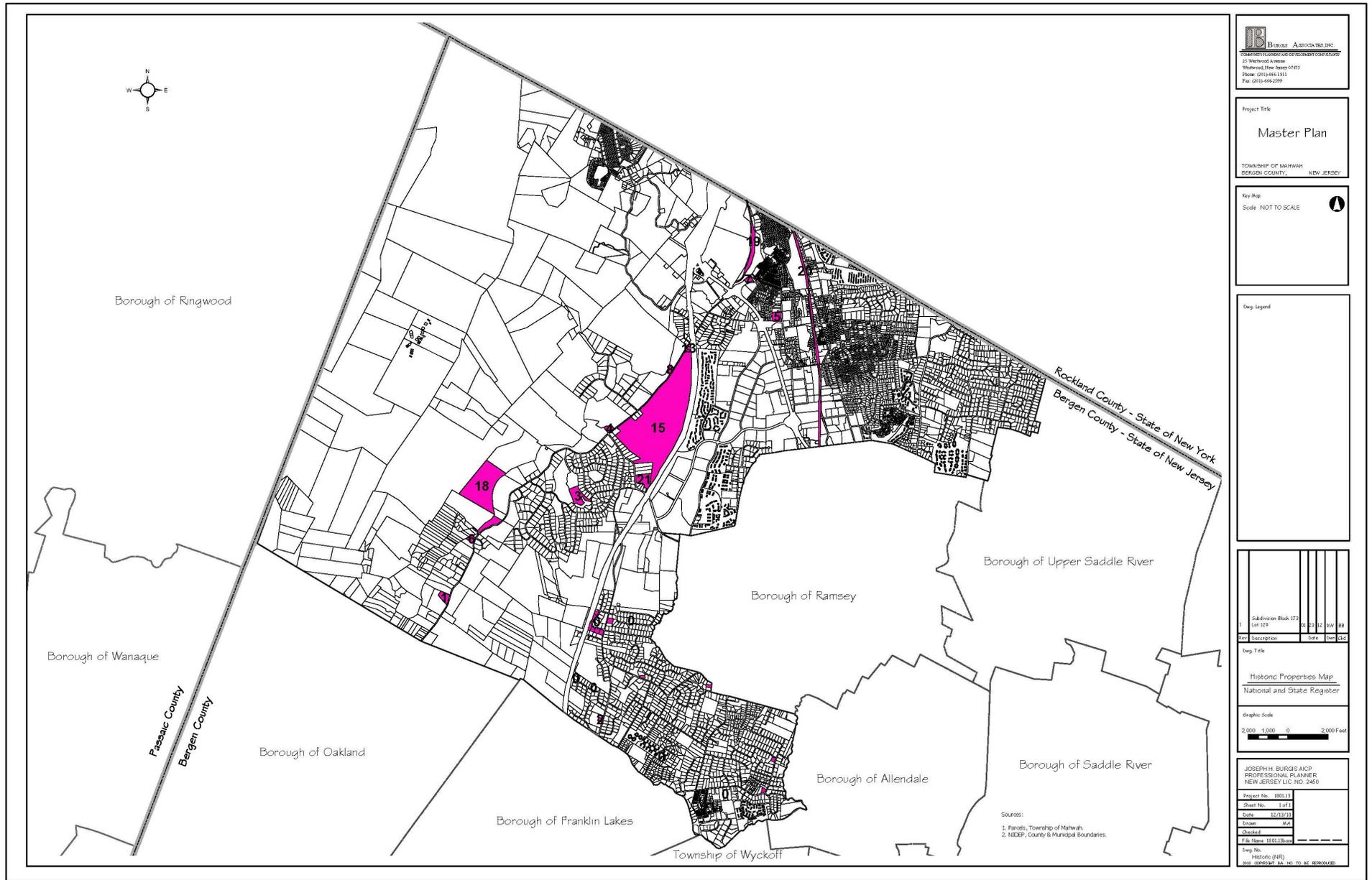
Address:

Block: Not known

SHPO Opinion: 12/12/1989

Listed on the register but no address. No information.





A larger version of this map is located at the end of the document.

**BERGEN COUNTY HISTORIC SITES SURVEY**

In addition to the National and State registered historic sites, the Bergen County office of Cultural and Historic Affairs prepared a Bergen County Historic Sites Survey between 1984 to 1985. They prepared an extensive list of properties along with a photographic inventory of each property in the document known as “Bergen County Historic Sites Survey- Township of Mahwah” dated 1984-1985. The members of the Historic Sites Survey evaluated the survey to determine the sites of greatest interest. Provided below is the list of only those sites that were determined to be of particular historical or architectural interest. For the complete list of the survey please refer to the original document.

**TABLE #8**  
**BERGEN COUNTY HISTORIC SITES SURVEY**

Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
1	Sun Valley Farm; barn to former Rodman Price Estate	800 Ramapo Valley Road	1	146	0233-95	This is a mid-20 <sup>th</sup> century residential property that contains part of the former estate of Rodman Price. Rodman Price was governor of New Jersey from 1853-1857 and he moved to Mahwah in 1862. The barn is a remnant of Price's estate, the most outstanding, if not the only, extant remnant of late 19 <sup>th</sup> century structure.	Person
2	Baldwin Estate (formerly Smith/Sindle Estate)	40 Stabled Way	1	152.04	0233-D1 (0233-D1-1, D1-2,D1-3,D1-4)	Originally a 95 acre estate, this property was purchased in 1930's by Roger Nash Baldwin, founder of the American Civil Liberties Union, and his wife Evelyn, who was also a notable figure in 20th century civil liberties reform. The estate district consists of three houses which have been altered in the 20th century and a barn, which maintains its 19th century integrity. The buildings are currently primarily used as rentals for artists; although lack of maintenance is an issue. Only one of the buildings is a designated historic landmark under Mahwah's preservation ordinance, D1-2, which was listed in 1980.	Person
3	Bugg House	111 Oweno Road	105	118, 119, 117	0233-25	This property transferred to Leo Bugg of New York City from the Mahwah Company in 1910 and 1913. Leo Bugg was the realtor and promoter of the Cragmere development. This house has been identified as the first house he constructed for himself in Cragmere. This house was moved from a different site to this location. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era and in keeping with the neighborhood characteristic of having individual house designs. The house and garage have retained medium levels of integrity.	Person

Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
5	Joyce Kilmer House	162 Airmont Rd	105	54	0233-6	Poet Joyce Kilmer moved into this house in 1912 and commuted daily to New York City to his job as a reporter for the New York Times. According to tradition, Kilmer wrote his famous poems "Trees" and "The House with Nobody In It" during his Mahwah residency. Kilmer lived here until he enlisted in the Army during World War I where he was killed in action. The house is also architecturally significant as part of the early 20th century Cragmere development.	Person
6	Doremus House	41 East Crescent Ave	118	11	0233-56	This residence is an architectural remnant associated with 19th century agricultural settlement along East Crescent Avenue. It was altered sometime in the early 20th century by the addition of large shed dormers in the roof, a full front porch with cobblestone rail, and cobblestone end chimneys. Only the house's massing and 6/6 windows reflect its early 19th century construction date.	Person
7	J. Coe House	125 East Crescent Ave	122	38	0233-57	The J. Coe House is an architectural remnant of early agricultural settlement in 19th century Mahwah. The west wing retains enough recognizable 19th century architectural integrity; however, the east main block has been unsympathetically altered, so much so that they house appears to be a 20th century suburban design attached to a 19th century vernacular west wing.	Architectural Significance
8	Westervelt- Hosey House	3 Masonicus Rd	123	14	0233-19	Part of the house in the Masonicus area dates to the mid-18th century and was built by the Westervelt family. The five-bay, south-facing main block in vernacular Greek Revival style dates to circa 1820. The house is modest, but handsomely proportioned and detailed--certainly one of Mahwah's finest early residences.	Architectural Significance
9	J.A. Stuart House	145 Airmont Rd	123	19	0233-46	The J.A. Shuart House is a building of some architectural interest and a remnant of the 19 century agricultural settlement of northeast Mahwah along Airmont Avenue.	Architectural Significance
10	Masonicus Schoolhouse	59 Masonicus Rd	123	7.01	0233-20	In 1882, it was one of Mahwah's eight schools and potentially it is Bergen County's oldest frame schoolhouse. The school was originally located on the south side of Masonicus Road and was closed in 1932 when the Betsy Ross School opened. The building was moved to its current location, virtually across the street in 1934. After 1947, the school became one of the fire department's buildings servicing the eastern part of town. This building has a great deal of local historical significance; however, there is little of this schoolhouse's original mid-19th century architectural integrity remaining.	Property Significance

Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
11	Way-Quackenbush House	21 Sparrowbush Way	125	15	0233-41	The Way-Quackenbush House is a handsome mid-19th century farmhouse in Mahwah's Masonicus section. It was enlarged in the later 19th century by an addition that is nearly identical in proportions and elevation, which is an unusual way of enlarging a residence in this area and time period. Additional research may determine more of its ownership and construction histories.	architectural significance
12	Knight-Goetschius House	28 Masonicus Rd	126	129	0233-77	This is an interesting remnant of agricultural settlement along Masonicus Road. Numerous alterations--the wood shingles and porch posts--indicate an architectural evolution.	architectural significance
13	Van Horn Estate	247 West Ramapo Avenue	132	1	0233-103	A large and handsome remnant of early 20th century suburban development, and its exterior is a fine example of the large estate house proportions of residential Craftsman designs built in Bergen County before 1930. It retains its expansive setting and associated outbuildings. Further research will determine the house's owner history and its architect.	architectural significance
14	Scheffield –Anderson House	234 West Ramapo Ave	134	1	0233-102	This house is a remnant of agricultural settlement in 19th century Mahwah. The earliest map of this area used in the survey, Hopkins' 1861 Wall Map, shows this building in ownership association with the Sheffield property along the west side of Ramapo Valley Road. Recent unsympathetic 20th century alterations have removed much architectural integrity.	architectural significance
15	Whitby House	287 Ramapo Valley Road	135	3	0233-85	The house's simple design is accented by various pointed and vertical features, reflecting preferences of the Italianate style. This house was part of the Havemeyer estate by the late 19th century.	architectural significance
16	West Ramapo Streetscape	176,188,194 West Ramapo Avenue	135	34,35 & 40	0233-S4	These residences represent the few Craftsman style developments built in Mahwah at this time. The houses are isolated by foliage and a large setback from the heavily-traveled section of West Ramapo Avenue. This streetscape has spacious lots and semi-secluded, handsome residences whose designs merge typical characteristics of the early 20th century Arts and Crafts and Colonial Revival styles.	architectural significance
17	Bogert House	636 Campgaw Rd	147.02	60	0233-9	The Bogert House, a handsome late 19th century residence in Italianate style with Queen Anne modifications, is associated historically with the Bogert family farms along Campgaw Road and with the P.W. Bogert House. The house retains its notable interior features and rural setting.	person/property significance
18	Pulis cemetery	Bedford Rd	148	26,27,42	0233-48	The cemetery, no longer in use, is on an odd shaped lot approximately 15 feet square. The number of burials is currently unknown. There is one obelisk marker (which has been removed from its base), inscribed to Jacobus Pulis and his wife who both died in 1861.	Person significance
19	Tehrune-Dodge House	373 Campgaw Rd	148	45	0233-50	This house is a remnant of the 19th century agricultural settlement of Campgaw Road. It may have also been a blacksmith shop, as shown in the 1861 Map and 1876 Atlas. There is a loss of architectural integrity with recent exterior alterations.	Architectural significance
20	Valentine Parsole House	599 Wyckoff Ave	153	22	0233-105	This home is a remnant of 19th century agricultural settlement along Wyckoff Avenue. Alterations suggest early 20th century modifications to a 19th century main block and small east wing--the house evolved through time to accommodate changing needs and tastes of its owners. The main section of this home had a fire in the 1980's and due to the Township building code, the "eyebrow" windows in the front, typical of an 1800's home, were replaced with "egress" sized windows. Wing to the east still shows its early origins. Rubblestone foundation is under the east main block, covered by cement. Record in the Bergen County Survey from 1985 indicates the main original portion of the house could be pre-1861.	Architectural Significance

Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
30	J. Ackerman Tenant House	499 Forest Rd	173	131	0233-62	Because of its modest size and design in comparison with the house at 748 Wyckoff Avenue, this house was likely a tenant or servant dwelling for the other. Additional research may determine the history of this house. It is a little-altered example of modest, circa turn-of-the-century residential construction. Currently the house is in poor exterior condition, and its future is threatened.	Architectural Significance
31	A. Smith House (Holly Hock Farm)	301 Forest Rd	174	5	0233-61	The character of the A. Smith House, with a barn at its south, was rural until recently, when a new residence was built less than 100 feet west of the house in 1984. Additional research is needed on the family, and the house probably has historic relation with the Johns Smith House at 290 Forest Road.	Person/ Architectural Significance
32	Havermeyer Farm Tenant House	507,511 Ramapo Valley Rd	18	4,5	0233-30	These tenant houses are significant in their association with the Havemeyer family's "Mountain Side Farm" which flourished in the late 19th and very early 20th centuries. Though modestly scaled, both houses are handsomely detailed, intentionally designed with attractive features because they are in a prominent location facing the road and the Hagerman-Havemeyer residence.	Person/ Architectural Significance
33	foundation and wall remains of Donner Estate House	Ramapo Valley Road	19	11.01	0233-92	The house was once an estate residence during the late 19th century. The irregular plan suggests a Queen Anne style. Owner J. Otto Donner had been a partner in the DeCastro and Donner Sugar Refining Company in Brooklyn. His company was bought by the Havemeyer family, who introduced Donner to Mahwah. The original house burned down in 1894, and another house may have been built on its foundation; that house burned in 1900.	Person/ Architectural Significance
34	Charles Kohler Estate House	780 Ramapo Valley Road	19	14	0233-93	Charles Kohler, a partner in the Kohler and Campbell Piano Company and an avid horseman, purchased the property in 1909. He used the Donner barn for his racing horses. The "Ramapo Stock Farm" was over 500 acres in size. This is unaltered but significant building associate with early 20th century estate phase in Mahwah and the history of horse farming along the valley road.	Architectural Significance
35	Mary Baldwin Donner Kohler House	790 Ramapo Valley Road	19	15	0233-94	This house may contain parts or all of the May family's late 18th century house--further inspection is needed. The May farm continued to about 1891 when J. Otto Donner purchased it and rented or sold it to SS Baldwin of New York City. Numerous alterations reflect early 20th century tastes. Charles Kohler bought the property in 1909 and used this house as a caretaker's residence. This is an altered but significant building in Mahwah's early settlement history, and later, enlarged nearly to its present size, significant in the Township's 19th to early 20th century estate phase. May contain parts or all of the May family's late 18th century house.	Architectural Significance
36	William Hand Estate	888 Ramapo Valley Road	19	18	0233-34	The residence is handsomely designed in eclectic Tudor style. It is significant in Mahwah's estate phase in the early 20th century and particularly significant among the Ramapo Valley Road architect-designed estate houses. Additional information is needed on the ownership and construction histories of this house.	Architectural Significance

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Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
37	Hagerman-Havemeyer House	510 Ramapo Valley Road	19	5	0233-31	This house is one of the Township's two finest residences in Italianate style, and has a number of other architecturally significant features. The house was built by Henry Hagerman, a New York City lawyer and colonel in the NY state militia, for his son Andrew. The house was subsequently owned by a number of people, including Jacob De Castro, a partner in a sugar refining company, who sold the house to Theodore Havemeyer, another sugar refiner. The property evolved into a model stock farm called "Mountain Side Farm", which brought attention to Mahwah as a farming community, provided jobs, and brought in new residents.	Person Significance
38	Donner-Kohler Barn	711 Ramapo Valley Road	21	24	0233-33	The barn is an unusual remnant of Mahwah's estate phase, and significant in its part in thoroughbred and racing horse farming. It is the largest of the Township's extant 19th century farm buildings. It was built in 1890 by J. Otto Donner, a partner in a sugar refining company, as a barn for his horses.	Property Significance.
39	Winter House	1 Farmstead Road	23	55.01	0233-96	It's setting preserves a sense of the area's historic agrarian character--the house stands close to two aging outbuildings, at the edge of wooded and dormant farmland. The house may have 19th century historic associations with the Winter-Maxwell House. It is now in the need of some maintenance and would probably be quite handsome if the synthetic shingles were removed and the exterior restored.	Property Significance
40	Clarence Chapman Estate	1071 Ramapo Valley Road	23	45	0233-37	This estate is significant in Mahwah's early 20th century history and in the Township's 19th and 20th century estate phase. This property was bought by Clarence E. Chapman sometime between 1902 and 1906 and began a dairy and produce farm. The house reflects the influence of the Arts and Crafts style, which was very popular in Bergen County's early 20th century architecture.	Property Significance
41	Deepdale	1174 Ramapo Valley Road	25	14	0233-39	This residence is particularly significant for its architectural design--it is composed of three blocks of decreasing size. The architect/builder was a skilled and thoughtful designer and mathematician; the 3 blocks increase in size proportionately, so that the increasing depths and heights of the blocks create interesting and pleasing rhythms when the whole is viewed from the southwest corner. This form is called a "telescope" house. It was owned by Peter Ramsey, a farmer, a trustee of the Ramapo Valley Mining and Petroleum Company, and a prominent Mahwah resident in the mid-19th century.	Architectural Significance
42	Abraham Garrison House	1010 Ramapo Valley House	25	37	0233-36	The house is one of Mahwah's few early settlement houses with extant related structures, and a fine example of Greek Revival architecture. It was built by the Garrison family, who was one of the earliest to settle along this road. It probably served as a private school building for the Garrison family and farmhand children.	Property Significance
43	J.P. Haring House	92 Ramapo Valley Road	40	106	0233-83	Although the building is in deteriorated condition and has been altered somewhat, it retains massing and features from its early construction. It is currently unknown if this building or part of it dates from the 18th century, but its 3 1/2 story height includes a raised basement, characteristic design of colonial taverns and inns. Owner John Haring was a member of the First Continental Congress and became president pro tem of the NY Provincial congress. Additionally, he was an elder of the Ramapough Reformed Church in 1790 and served as a freeholder from Franklin Township in that year, and he was a justice for the county.	Person Significance
44	Holy Spirit Catholic Church	Island Road	52	45	0233-72	This church is a modest church building with attractive features. It is particularly significant in the settlement of several ethnic groups during the early 20th century. It is a Byzantine congregation, serving the needs of Ukrainian and other Slavic groups in the Byzantine rite, organized in 1926.	Property Significance

Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
45	Abraham Banta House	74 Island Road	56	72	0233-73	This home retains its original massing and exterior decorative features, which are typical of houses built around and after the mid-19th century. It is an architectural remnant of agricultural settlement along Island Road.	Architectural Significance
46	Ramapo Reformed Church Cemetery	Island Road	57	2	0233-74	The cemetery is significant in the 18th and 19th century settlement of Mahwah, and it contributes to the rich history of the Ramapo Reformed Church. It is the largest and densest cemetery included in the Bergen County Historic Sites Survey. Parts of the cemetery are still in use, and it remains well maintained.	Property Significance
47	Erie Railroad Station	142 N.Railroad Avenue/Old Station Road	58	29	0233-22	The 1871 Mahwah depot is a significant architectural remnant of the Township's 19th century growth and of the importance of the railroad in the northwest Bergen area during its early suburban development. It is one of a number of board and batten depots built 1860-80. The depot was moved circa 1902 when the Erie rail line was expanded, and again in 1967.	Property Significance
48	Ramapo Reformed Church Parsonage	114 Island Road	59	1	0233-75	The Ramapo Reformed Church Parsonage is a handsomely designed Italianate style residence.	Property Significance
49	Christie House	152 Island Road	59	12	0233-76	Although its exterior has been altered in this century, its massing is reflective of early settlement residential design from the late 18th to early 19th centuries.	Property Significance
50	Maysinger Ramsey Wright House	142 Island Road	60	4	0233-17	This is one of Mahwah's most significant residences--it is a study of vernacular residential architecture from the early settlement period (18th century) to the turn of the 20th century. The 18th century Maysinger portion of the house, built by one of the first families to settle in this area, is among Mahwah's earliest extant residences, and it retains an interesting stone section with beehive oven and smoke house. The large mid-to-late 19th century block is of equal interest in its appearance and handsome decorative features. The house was built by Conrad Maysinger in the mid-18th century, and subsequently owned by James Christie, Peter and Mary Ramsey, and T.C. Wright.	Architectural Significance
51	Old Brook House/P. Messenger House	49 W. Airmont Road	61	37	0233-100	This house is located within a bend of the Masonic Brook, which may contribute to its history--it may have been a miller's house. Its depth and handsome door surrounds are notable architectural features. The transom and sidelights are attributable to the Greek Revival style, popular in rural Bergen County between the early and mid 19th century. arch remnant of agricultural settlement	Property Significance
52	Peter Messenger House	169 Island Road	61	58	0233-18	The Peter Messenger House is significant Mahwah's 19th century agriculture settlement along Island Road. Part of the house dates to before 1861--it may have originally been 3 or 4 bays wide, and the 2nd story appears to have been raised in the mid-to-late 19th century.	Architectural Significance
53	Lutheran Cemetery (Moffat Road Cemetery)	Moffat Road	63	11	0233-80	Contains about 60 markers and marker fragments. This land is privately owned and in neglected condition--the markers have been disturbed and displaced by vandals and unchecked tree growth.	Property Significance
54	J. Winter House	146 Franklin Turnpike	71	5	0233-63	Originally a residence, this building is now a real estate office. It is a handsome building with few exterior alterations. It is one of two 19th century Winters residences that remain today along Franklin Turnpike.	Architectural Significance
55	Winter House (Nobody's Inn)	155 Franklin Turnpike	71	6	0233-64	Originally a residence, this building has been used as a restaurant/tavern since the mid-20th century or earlier. The alterations have given this building a muddled appearance, which detracts from the aesthetics of the 19th century early settlement design. With sympathetic restoration, this could once again be a handsome building and an attractive feature along Franklin Turnpike.	Architectural Significance

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Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
56	J. Winter Building, Henrietta Building	107-109 Miller Road	72	17	0233-79	simple but handsome remnants of early 20th century suburban development in Cragmere section. Storefronts are among Bergen county's better preserved examples of those built in the early 20th century, and the finest preserved store-fronts from that date in Mahwah today	Architectural Significance
57	W.D Sargent House	33 Olney Rd	75	15	0233-23	These houses are associated with figures in the Township's commercial and social histories. They are of typical early 20th century designs. The builders of the houses, Elmer Snow and W.D. Sargent, were active in Mahwah's civic and social groups. Both men were leaders in the American Brakeshoe and Foundry Company, which brought a large number of new workers to Mahwah and therefore was responsible for numerous social and developmental changes in early 20th century Mahwah.	Person Significance
58	Mahwah Police Station	221 Franklin Turnpike	83	21	0233-65	In 1975, this building received a citation for excellence of architectural design, leading to its inclusion in the Historic Sites Survey of Mahwah. It has a sophisticated modern design with a rugged fortified appearance.	Architectural Significance
59	Mahwah Township Fire Department	100 Miller Rd	83	28	0233-78	Attractive remnant of Mahwah's early 20th century development. The design and materials used reflect popularity of rustic qualities in architecture of the 1920's, favored by residents of suburban communities of the time such as Cragmere; addition to the Firehouse done, (architecturally sympathetic to original structure) c. 2004-05	Architectural Significance
60	Cobblestone Gates	Intersection of Franklin Turnpike and South Mahwah Road	84	32	0233-66	This property has a random rubble stone gate that is approximately 20 feet long and three feet high. The gate forms a concave curve on the north side of the street. The westernmost column contains an inset slab of granite is inscribed with "Cragmere 1909" in the same font used for the word "Cragmere" on the 1909 subdivision map. The stone gate on the corner of South Mahwah Road and Franklin Turnpike marks one of the entryways to the Cragmere neighborhood, which was important for travelers and potential buyers, particularly in the time before clearly marked streets and street lights were common.	Property Significance
61	Winter- Maxwell House	Fyke Rd			0233-15	This house is part of a sub-group of the early stone houses of Bergen County. Walls in this type of houses are constructed of local stone that is predominately gray in color and cannot be cut into ashlar blocks. Stone houses such as Winter Maxwell house have a more vernacular quality than houses constructed of reddish-brown sandstone ashlar. <b>Demolished.</b>	Architectural Significance
62	Pelz Barn/ Chad Farm	1 Chads Barn Court	109	16.01	0233-47	Built of local naturally rounded (by glaciers) fieldstone, the Pelz Barn is located in the Masonicus Section of Mahwah, and is significant to the Township's history, in that it is representative of Mahwah's early farming and agrarian society; It was from the Pelz family farm. This barn was restored and refurbished in 1980's to become the Paddington Square Condominium Association Recreation House.	Historical Significance
63	Chapel Road Cemetery	Chapel Road	156	41	0233-53	This is a well maintained cemetery and contains 19 <sup>th</sup> century and some early 20 <sup>th</sup> century influence, The stones are of sandstone, marble and granite materials.	Historical Significance
64	Apple Ridge Cemetery	Fisher Road	126	114	0233-60	NOT MAPPED. Cemetery no longer in use, approximately 40 feet wide by 80 feet deep, number of burials currently unknown. Located between two buildings of a new condominium development , just northeast of the south end curve.	Historical Significance

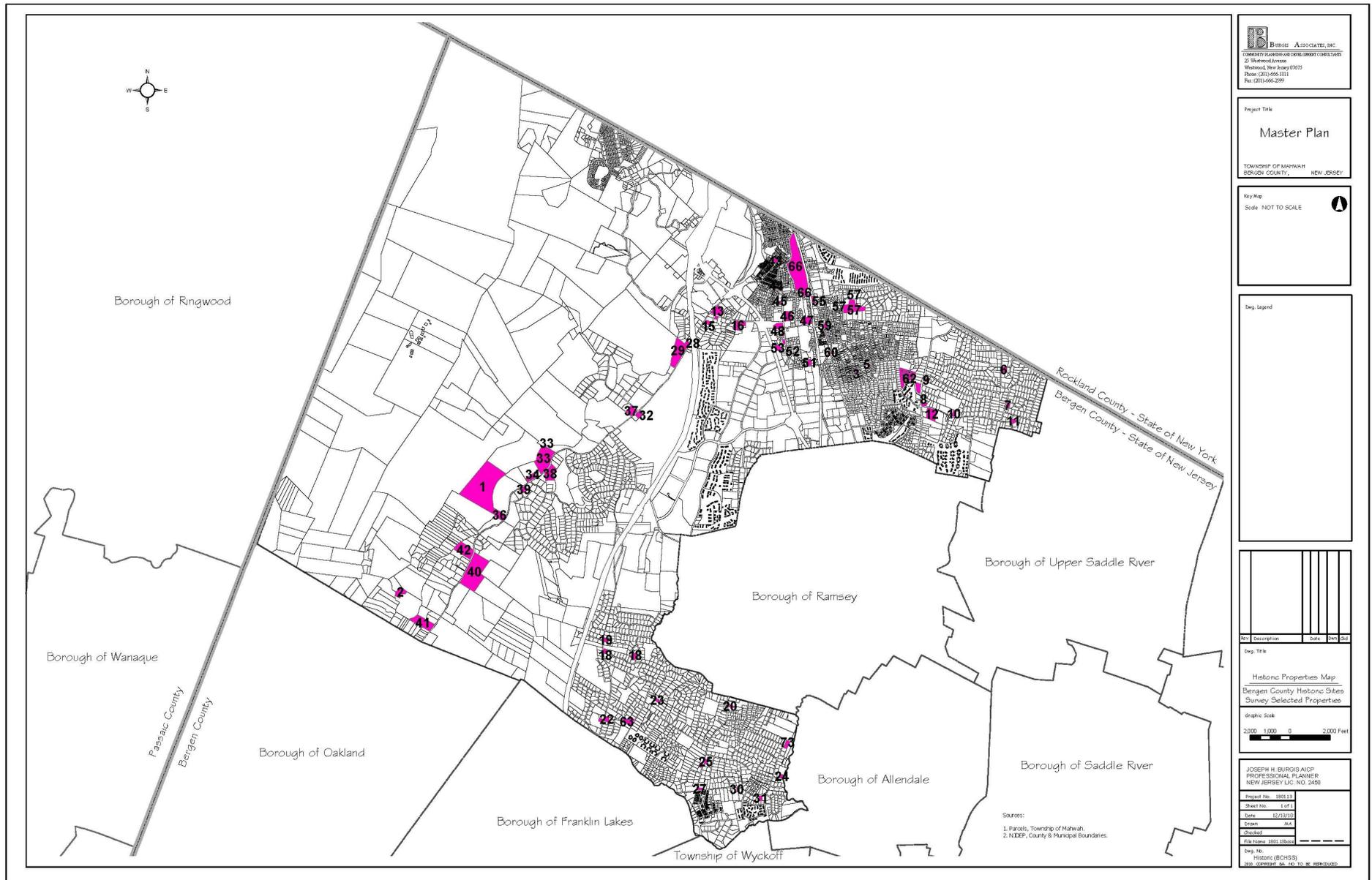
Map ID #	Name	Address	Block	Lot	BCHSS #	Description	Site significance
65	Mount Zion AME Church Building	106 Grove Street	50	48	0233-69	This is one of three extant buildings in Mahwah that were built in the 19 <sup>th</sup> century as public schoolhouse. This building is significant in Mahwah's ecclesiastical and educational history. It was built as a one room schoolhouse around 1855 at the intersection of Darlington Ave and Ramapo Valley Road. The church building is currently in fair condition, in need of exterior maintenance.	Historical Significance
66	Formerly American Brake Shoe & Foundry then known as Abex Corp	Ramapo Valley Road	41	1 & 9	0233-82	This is an industrial site in which buildings vary from vernacular early 20 <sup>th</sup> century brick industrial to mid 20 <sup>th</sup> century modern buildings. The Abex Corporation industrial complex is significant in Mahwah's early 20 <sup>th</sup> century industrial history. It is also notable in the history of metal fabrication and in the study of labor and industry in Bergen County.	Historical Significance
67	Slave Cemetery (traditional name)	Ramapo Valley Road (west side) behind the Ramapo College Sewage Disposal Plant	17	13	0233-88	This cemetery is no longer in use. Approximately 40 feet x 100 feet it is an odd shaped lot outlined on the east, south and west by low pile of stones. The area is wooded with recent trees and low growth. Local tradition states that this land was used as slave cemetery.	Historical Significance
68	Site of Continental Army encampments	On Ramapo College Property in field north of the Havemeyer Hall, on the west side of Ramapo Valley Rd. near the tennis courts.	17	15	0233-89	These sandstone markers about 4 and 5 feet high were erected around 1910 by Henry O. Havemeyer. Mr. Havemeyer built this monument to mark the site of a pine tree, under which, according to the legend, General Washington rested.	Historical Significance
70	Hopkins and Dickinson Manufacturing Company building and water channel ruins along the east bank of the Ramapo River	Ramapo Valley Road (b/w Halifax and Glen Grey roads in the Ramapo Valley County reservation along a branch of the silver trail east of the Ramapo river)			0233-90	NOT MAPPED. NEED TO KNOW THE BLOCK AND LOTS. The brick walled building and water channel remains of the Hopkins and Dickinson Manufacturing Company along the east bank of Ramapo River are significant in Mahwah's late 19 <sup>th</sup> century commercial and social development. The site also has archaeological significance in the 19 <sup>th</sup> century milling and metal industry.	Historical Significance
71	Garrison Dator Price House Ruin	Ramapo Valley Rd, east side between Fyke Rd and Marion Dr.	23	54	0233-97	This house ruins along the east side of Ramapo Valley Road is a remnant of the 18 <sup>th</sup> and 19 <sup>th</sup> century settlement along that route. From the ruins it is interesting to note how the mid-19 <sup>th</sup> century frame section was built at right angles to the 18 <sup>th</sup> century stone section.	Historical Significance
72	Pal's Stop Diner	230-250 State Highway 17	136	2& 3	0233-98	Pal's Stop Diner is the only unaltered mid-20 <sup>th</sup> century 1950's style diner in Mahwah and one of two such remaining along Route 17 in Bergen County. 20 <sup>th</sup> century dining facilities along highway, particularly those built before 1960, represent the expansion of Bergen County and the increasing importance of transportation arteries for the automobile at that time.	Historical Significance
73	Vanderbeck Cemetery	Vanderbeck Lane	154	66,67	0233-99	Inspection by the Allendale Historical Society found 26 markers or marker fragments. The cemetery probably contains burials from the Vanderbeck family, who settled in the Fardale area in the mid-to-late 18 <sup>th</sup> century.	Historical Significance

**TABLE #8a**  
**ADDITIONAL SITES PROVIDED BY THE HISTORIC PRESERVATION COMMITTEE**

Name	Address	BCHSS #
Shuart House	103 Airmont Avenue	0233-5
Campgaw Union Sunday School Association	86 Chapel Road	0233-11
Bartholf House	122 Fardale Avenue	0233-12
Valentine House	234 Forest Avenue	0233-13
Masonicus School House	67 Masonicus Road	0233-20
Fletcher House	103 Oweno Road	0233-24
Van Horn-Pondir-Emanuel-T. Havemeyer Birch Farm-house	350 Ramapo Valley Road	0233-28
John Bartholf House (“Amberfields”) and Dutch Barn	1120 Ramapo Valley Road	0233-38
Joseph E. Stuart House	360 Ridge Road	0233-40
Vanmulen-Switzer House	699 Wyckoff Avenue	0233-44
Myers House	500 Campgaw Road	0233-51
W. Bogert House	629 Campgaw Road	0233-52
Immaculate Conception Catholic Church and School buildings	Darlington Avenue and Ramapo Valley Road	0233-55
Doremus House	41 East Crescent House	0233-56
J. Coe House	125 East Crescent Avenue	0233-57
Railroad Bridge over East Ramapo Avenue	East Ramapo Avenue between Railroad Avenue and Scherer Place	0233-58
George Washington School	Fardale Avenue, between Chapel Road and Bartholf Lane	0233-59
Havemeyer Servant Houses	Halifax Road, between Ramapo Valley Road and the Ramapo River	0233-67
Church of Immaculate Heart of Mary	47 Island Road	0233-71
Railroad Bridge over Ramapo Valley Road	Between Ramapo Valley Road and Franklin Turnpike	0233-81

**TABLE #8a (continued)**  
**ADDITIONAL SITES PROVIDED BY THE HISTORIC PRESERVATION COMMITTEE**

Name	Address	BCHSS #
Sheffield-Lewis-Bugg House	280 Ramapo Valley Road	0233-84
Hopper House	340 Ramapo Valley Road	0233-86
Hopper Cemetery	Ramapo Valley Road, between River View Terrace and Halifax Road	0233-87
Hopkins and Dickinson Manufacturing Company building and water channel ruins	Ramapo Valley Road, between Halifax and Glen Grey Roads	0233-90
Foundations, of the A.B. Darling mansion and 1976 marker	Ramapo Valley Road, between Halifax and Glen Grey Roads	0233-91
Barn to the former Rodman Price Estate	800 Ramapo Valley Road	0233-95
Railroad Bridge over West Airmount Road	West Airmount Road, between Wanamaker Avenue and Island Road	0233-101
Cobblestone Gatepost	West Ramapo Avenue, east end of Glasgow Terrace, west corner of West Ramapo Avenue	0233-104
Lehmann House	692 Wyckoof Avenue	0233-106
G.G. Ackerman-J Ackerman House	748 Wyckoff Avenue	0233-107
Bogart-Halstead House and Outbuildings, Mill site	358 Crescent Avenue	0270-5



A larger version of this map is located at the end of the document.

Mahwah Historic Planning Commission Designated Sites:

The Township of Mahwah has had a Historic Preservation Ordinance (MHPC) for the past 23 years. The Historic Preservation, through ordinance, has prepared a list of designated historic sites. Several of these sites have already been cited in either the National Register or the Bergen County Register and are likewise indicated in the table below. Following this table is the list of properties identified as historic per the MHPC.

**TABLE #9**  
**LIST OF PROPERTIES IN ORDINANCE**

#	Name	Block/ Lot	Already Listed In
A.	Issac Bogert House	147.02/61	National Register
B.	Hopper- Van Horn	17/12	National Register
C.	Garret Garrison	25/39	National Register
D.	Young House	150/19.07	National Register
E.	Ramapo Reformed Church	56/65	National Register
F.	Hopper Gristmill	51/8	National Register
G.	William Stivers	18/2	National Register
H.	Quackenbush Farms	61/3	Mahwah Historic Preservation Commission
I.	Crocker Mansion	21.03/1.02	National Register
J.	Masonicus School House	123/8	Bergen County Historic Sites Survey
K.	Westervilt-Hosey House	123/14	Bergen County Historic Sites Survey
L.	Erie RR Station Museum	58/29	Bergen County Historic Sites Survey
M.	Joyce Kilmer House	105/54	Bergen County Historic Sites Survey
N.	Fletcher House	105/123	Bergen County Historic Sites Survey
O.	Oldbrook/P. Messenger	61/37	Bergen County Historic Sites Survey
P.	Darlington School House	19/7	National Register
Q.	Roger Baldwin House	1/152.04	Bergen County Historic Sites Survey
R.	Terhune Dodge House	148/45	Bergen County Historic Sites Survey
S.	Bogert House	147.02/60	Bergen County Historic Sites Survey
T.	Deepdale	25/14	Bergen County Historic Sites Survey
U.	Abraham Garrison	25/37	Bergen County Historic Sites Survey
V.	Brown Wait House	95/21	Mahwah Historic Preservation Commission List
W.	Valentine House	161/6	Bergen County Historic Sites Survey
X.	Waterman House	98/42&43	Mahwah Historic Preservation Commission List
Y.	Ellis House	86/20 &21	Mahwah Historic Preservation Commission List

Provided is the list of properties identified as historic per Mahwah Historic Planning Commission. These properties have not been designated as historic sites by ordinance however are kept on record by the Historic Planning Commission. The list includes some properties that are already listed in the National or Bergen County Historic Sites Survey, therefore they have not been repeated here.

**TABLE #10  
LIST OF PROPERTIES NOT IN ORDINANCE**

Map ID #	Name	Address	Block	Lot	Description
1	no name	204 Highland Rd	100	1&2	This property transferred to Emma Harper of Brooklyn, New York from the Mahwah Company on February 10, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
2	no name	224 Highland Rd	100	11	This property transferred to James Foster of Mahwah, New Jersey from the Mahwah Company on May 2, 1923. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
3	no name	217 Summit Rd	100	15	This property transferred to Sarah Tatham from the Mahwah Company on July 3, 1909. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
4	no name	209 Summit Rd	100	18-19	Clara Marquard of Brooklyn, New York purchased this property from the Mahwah Company on November 20, 1911. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character.*
5	no name	63 Beveridge Rd	100	21	This property transferred to Francis Hayward of Ridgewood, New Jersey from the Mahwah Company on June 24, 1909. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
6	no name	208 Highland Rd	100	3-5	'Sadia Baird of New York City purchased this lot from the Mahwah Company in 1912. This house is a good example of a modest -sized dwelling constructed on a large lot with one of the traits associated with the skill and pride displayed during the early 20th century's Craftsman era, the use of local stone. It contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
7	no name	210 Highland Rd	100	6-7	This property transferred to David Kerr from the Mahwah Company on June 17, 1909. The Mahwah Tax Assessor lists 1940 as the year of the house's construction. This is a typical example of a small sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century in keeping with one of the characteristics of the early development of the Cragmere neighborhood.*
8	no name	212 Highland Rd	100	8-9	This property transferred to Willis Ferry of Brooklyn, New York from the Mahwah Company on December 1, 1910. This is a good example of an individually designed house of modest size on a large lot. It is in keeping with one of the characteristics of the Cragmere neighborhood. It contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
9	no name	210 Summit Rd	101	2-3	This property was one of six that were transferred to George M. Ball from the Mahwah Company on September 22, 1909. This is a good example of an individually designed house of modest size on a large lot. It is in keeping with one of the characteristics of the Cragmere neighborhood. The house and garage have retained medium levels of integrity.*

Map ID #	Name	Address	Block	Lot	Description
10	no name	214 Summit Rd	101	4	This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The addition was sensitively designed. The house and garage have retained medium levels of integrity.*
11	no name	73 Beveridge Rd	101	9	This property transferred to Florence D. Price from the Mahwah Company on July 1, 1909. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
12	no name	42 Maysenger Rd	104	9-10	Leo Bugg purchased this lot from the Mahwah Company in February 1925. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity.*
13	no name	293 Franklin Tpke	104	100-101	Leo Bugg purchased from the Mahwah Company in February, 1925. This is a good example of a modest sized dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity.*
14	no name	108-110 Airmont	104	2,3,103	This house was constructed after the period of significance. It would be a non-contributing resource in the Cragmere in the Ramapo's Historic District. The wooded and undeveloped lot at the corner of Airmont Road and Maysenger Road (Lot 10) can be considered to be a contributing resource to the district as a remnant of the earlier natural setting of the neighborhood.
15	no name	44 Maysenger Rd	104	11-12	This property transferred to Edwin Winter of Brooklyn, New York from the Mahwah Company on October 5, 1910. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials and locally available stone in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house, garage and stone pillars have retained medium levels of integrity.*
16	no name	48 Maysenger Rd	104	13-15	Two dwellings. This property transferred to Helen Baker of East Rutherford, New Jersey from the Mahwah Company on March 16, 1911. These houses represent good examples of modest-sized dwellings constructed on a large lot as part of a planned residential development in the early 20th century. The houses retain many of the traits associated with the skill and pride in construction displayed during the Craftsman era. The dwellings have retained high levels of architectural integrity.*
17	no name	51 Maysenger Rd	104	37-38	This property transferred to Alexander Banks of New York City from the Mahwah Company on August 5, 1912. Despite the synthetic materials on the exterior of the house, the stone patio and chimney indicate a bungalow that was constructed with the skill and materials during the early 20th century's Craftsman era. This remains as built, a modest size house on a large lot in keeping with one of the characteristics of the Cragmere neighborhood. This house has retained a medium level of integrity. The garage has retained a low level of integrity.*
18	no name	34 Maysenger Rd	104	4-6	This is a good example of a modest sized Tudor Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage retain medium levels of architectural integrity.*
19	no name	45 Maysenger Rd	104	41-44	J. Franklin Zouck of New York City purchased this property from the Mahwah Company on August 28, 1911. The neighboring lots were purchased by Joseph Neubauer of Linden, New Jersey. It is not clear which of these two lots received the house. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*

Map ID #	Name	Address	Block	Lot	Description
20	no name	39 Maysenger Rd	104	45-47	J. Franklin Zouck of New York City purchased this property from the Mahwah Company on August 28, 1911. The neighboring lots were purchased by Joseph Neubauer of Linden, New Jersey. It is not clear which of these two lots received the house. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
21	no name	35 Maysenger Rd	104	48-49	This property transferred to Francis Hayward of Ridgewood, New Jersey from the Mahwah Company on June 24, 1909. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the twentieth century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. It significantly contributes to the character of this early twentieth century suburban development. The house has retained a medium level of integrity.*
22	no name	31 Maysenger Rd	104	50-51	This property transferred from the Mahwah Company to Alexander Adamson on October 23, 1909. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of architectural integrity.*
23	no name	84 Oweno Rd	104	52-54	This property transferred to William E. Sims of New York City from the Mahwah Company on May 26, 1914. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity and the garage has retained a high level of integrity.*
24	no name	90 Oweno Rd	104	55-57	This property transferred to Norman Sherow of Brooklyn, New York from the Mahwah Company on June 23, 1919. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
25	no name	94 Oweno Rd	104	58-60	Ralph H. Wilson purchased this property from the Mahwah Company on November 28, 1911. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity. The large addition of the southern block is of sympathetic design and added interest to the house's composition.*
26	no name	100 Oweno Rd	104	61-63	This property transferred to Gertrude and Edward Beebe of East Orange, New Jersey from the Mahwah Company on March 20, 1911. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
27	no name	102 Oweno Rd	104	64-66	This property transferred to Mable Heidgerd of Monsey, New York from the Mahwah Company on September 19, 1912. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
28	no name	38 Maysenger Rd	104	7-8	According to the deed recorded in Bergen County Deed Book 815, page 394, this property transferred to Lois MacCausland of New York City from the Mahwah Company on May 8, 1912. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era and in keeping with the neighborhood characteristic of having individual house designs. This house has retained a medium level of architectural integrity.*
29	no name	309 Frankline Tpk	104	92-93	This property transferred to Ethel Smith of Brooklyn, New York from the Mahwah Company on July 26, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity.*

Map ID #	Name	Address	Block	Lot	Description
30	no name	307 Franklin Tpk	104	94-95	This lot was one of many that Leo Bugg purchased from the Mahwah Company in February, 1925. This is a good example of a modest-sized dwelling constructed on a large lot during the mid-20th century. The house has retained a medium level of integrity. The garage has retained a high level of integrity.*
31		303 Franklin Tpk	104	96-97	1-story, 4-bay Ranch constructed after the period of significance.
32		297 Franklin Tpk	104	98-99	This lot was one of many that Leo Bugg purchased from the Mahwah Company in February, 1925. This is a good example of a moderate dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a high level of integrity. The garage has retained a medium level of integrity.*
33		138 Airmont Rd	105	1	Sarah Hagen of Richmond Hill, New York purchased this property from the Mahwah Company in 1909. It is not known exactly when this house was constructed. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
34		106 Malcolm Rd	105	8-10	This property transferred to Ralph Wilson of Montclair, New Jersey from the Mahwah Company on August 1, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
35		114 Malcolm Rd	105	11-13	This property transferred to Albert Gory of New York City from the Mahwah Company on August 26, 1913. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a high level of integrity. The garage retains a medium level of integrity.*
36		107 Oweno Rd	105	120-122	This property transferred to Leo Bugg of New York City from the Mahwah Company in 1910 and 1913. Leo Bugg was the realtor and promoter of the Cragmere development and apparently moved to Mahwah after this house was constructed. A photograph of this house was featured in a New York Times advertisement on March 10, 1912 promoting Cragmere in the Ramapos along with four other developments in northern New Jersey and Westchester County in New York. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
37		97 Oweno Rd	105	128-130	This property transferred to Mary Oest of East Orange, New Jersey from the Mahwah Company on March 1, 1911. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity and the garage has retained a medium level of integrity.*
38		148 Airmont Rd	105	2-3	This property transferred to Anna and Paul Trieb from the Mahwah Company on February 17, 1910. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era. It has retained a medium level of integrity.*
39		117 Malcolm Rd	105	44-46	This property transferred to Percival Allan of New York City from the Mahwah Company on April 3, 1911. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity and the garage has retained a medium level of integrity.*
40		113 Malcolm Rd	105	47	2-story, split level house with two internal garage bays constructed after the period of significance.
41		109 Malcolm Rd	105	48	2-story, garrison Colonial Revival style house with an internal garage bay constructed after the period of significance.

Map ID #	Name	Address	Block	Lot	Description
42		103 Malcolm Rd	105	49	This property transferred to Lillian Savage of New York City from the Mahwah Company on September 13, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
43		99 Malcolm Rd	105	50-52	This property transferred to Miriam Steven of New York City from the Mahwah Company on February 17, 1910. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era. Although this house has received a one-story addition, it did not significantly alter the original massing of the house. The house has retained a medium level of integrity.*
44		106 Airmont Rd	105	53	2-story, 5-bay, center hall, Colonial Revival style house constructed after the period of significance.
45		102 Malcolm Rd	105	6-7	This property transferred to Mable R. White of Suffern, New York from the Mahwah Company on June 29, 1911. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era. The house has retained a medium level of integrity.*
46		93 Airmont Rd	106	1	This property transferred to Raymond Tucker from the Mahwah Company on December 14, 1912. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
47		107 Airmont Rd	106	12-13	This property transferred to George F. Ballard of Brooklyn, New York from the Mahwah Company on March 31, 1915. This house is a modest-sized dwelling constructed on a large lot in keeping with one of the characteristics of the early development of the Cragmere neighborhood. The house has retained a medium level of integrity. The garage has retained a high level of integrity.*
48		103 Airmont Rd	106	14-15	This property transferred to Isabelle Ball of Brooklyn, New York from the Mahwah Company on January 12, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
49		99 Airmont Rd	106	16-17	Sherman Powell of Brooklyn, purchased the property from the Mahwah Company in 1911. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
50		97 Airmont Rd	106	18	1 1/2-story, 3-bay, front gable house with two shed roof dormers on each side
51		180 Airmont Rd	106	2-3	Leslie Mitchell of Bridgeport, Connecticut purchased this property from the Mahwah Company in 1912. This is a very good example of an individually designed house of modest size on a large lot. It is in keeping with one of the characteristics of the Cragmere neighborhood. The house and garage have retained medium levels of integrity.*
52		184 Airmont Rd	106	4	Joseph Brandenburg of New York City purchased this property from the Mahwah Company on May 10, 1911. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
53		16 Oweno Rd	84	11-12	This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. This house and garage retain medium levels of integrity.*
54		20 Oweno Rd	84	13-14	It is not known when this property was first transferred from the Mahwah Company. This residence is a small building constructed on a large lot in keeping with one of the characteristics of this suburban neighborhood. This house retains a high level of integrity.*
55		115 S Mahwah Rd	84	28.01	This lot was one of many purchased by Leo Bugg from the Mahwah Company in February, 1925. It is not known when the next transfer took place. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained high levels of integrity.*

Map ID #	Name	Address	Block	Lot	Description
56		140 Miller Rd	85	1,38	This property contains a Colonial Revival style house, as well as a stone gate. This property transferred to Irwin Tiedeman of Brooklyn, New York on December 3, 1923. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The stone column on the corner of Oweno and Miller Roads marks one of the entryways to the Cragmere neighborhood, which was important for travelers, particularly in the time before clearly marked streets and street lights were common.*
57	Betsy Ross School	20 Malcolm Rd	85	12-31	This school is significant as a neighborhood school. It was constructed to provide municipal services to the children of the Cragmere neighborhood. The additions are examples of the municipality's ability to expand their services when the enrollment exceeded the previous space. Although the additions changed the original massing of the building constructed in 1931, the additions are of sympathetic design, sharing the use of brick and containing interesting elements of mid-20th-century design.
58		144 Miller Rd	85	2-9	A small, random rubble stone column approximately three feet tall and three feet in diameter was constructed at the corner of Malcolm Road and Miller Road. It has received spray painted graffiti. This lot was one of many that was purchased by Leo Bugg from the Mahwah Company in February 1925. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity. The stone column has retained a high level of integrity.*
59		9 Oweno Rd	85	32	The transfer of this land took place after Leo Bugg purchased the lot in February of 1925. This is a good example of a modest size Colonial Revival style dwelling constructed on a large lot during the middle decades of the 20th century. The house has retained a medium level of architectural integrity. The garage has retained a medium level of integrity.*
60		5 Oweno Rd	85	36-37	This lot was transferred from the Mahwah Company to Elizabeth Traphagen of Suffern, New York on June 6, 1910. This is a good example of a Colonial Revival style house of modest size on a large lot. It is in keeping with one of the characteristics of the Cragmere neighborhood. This house retains a medium level of early 20th century domestic architectural integrity. The garage is in good condition but it retains a low level of integrity.*
61		20 Airmont Rd	86	10-12	It is not known when this property was first transferred from the Mahwah Company. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early-20th century. Although now vinyl clad, the house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. This house retains a medium level of integrity.*
62		22 Airmont Rd	86	13	It is not known exactly when this property was transferred from the Mahwah Company. This house is depicted on both the 1925 and 1945 Sanborn Maps as a two-story dwelling that faces the street and that has a one-story, open-air porch constructed laterally on the south side of the house. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. This house retains a medium level of integrity and has a sympathetically designed alteration.*
63		26 Amour Rd	86	14-15	This property transferred to George E. Peabody of New York City from the Mahwah Company on May 23, 1911. This house is a small dwelling constructed on a large lot in keeping with one of the characteristics of the early development of the Cragmere neighborhood. This house has retained a medium level of integrity.*
64		30 Amour Rd	86	16-19	There is a stone and brick cistern on the southwest quadrant of this lot set back approximately 20 feet off of Airmont Road. This property transferred to Howard F. Holman of Montclair, New Jersey from the Mahwah Company on February 24, 1913. The deed for the property upon which the cistern was constructed was transferred to Elizabeth Thuesen of Hoboken, New Jersey on October 11, 1911. It is not known when the lot was transferred to the Cragmere Water Company, however, according to Bischoff, the cistern was constructed in 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The cistern is an important remnant of the water system that was constructed to provide this utility to this early 20th century housing development. The house and garage have retained medium levels of integrity and the cistern has retained a high level of integrity.*

Map ID #	Name	Address	Block	Lot	Description
65		40 Amour Rd	86	20-21	This property transferred to Helen Ellis of Mahwah, New Jersey from the Mahwah Company on November 19, 1914. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
66		147 Mahwah Rd	86	23	This property transferred to Stephen Biddle of Hillsdale from the Mahwah Company on July 10, 1919. Despite the synthetic materials on the exterior of the house, the stone foundation indicates a bungalow that was constructed with the skill and materials during the early 20th century's Craftsman era. This remains as built, a modest size house on a large lot in keeping with one of the characteristics of the Cragmere neighborhood. The house has retained a medium level of integrity.*
67		41 Malcolm Rd	86	24	This lot was one of the many lots purchased by Leo Bugg from the Mahwah Company in February 1925. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. This house has retained a medium level of architectural integrity.*
68		37 Malcolm Rd	86	25-27	This lot was one of the large group of lots purchased by Leo Bugg from the Mahwah Company in February 1925. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era. The house retains a medium level of architectural integrity. The addition is of sympathetic design.*
69		33 Malcolm Rd	86	28	1½-story, side gable, cedar board sided, split level house constructed after the period of significance.
70		31 Malcolm Rd	86	29	1 1/2-story, 3-bay, side gable, Colonial Revival style house with a random rubble stone façade and a flared roof. This house has an asphalt shingle roof, replacement 1/1 windows, and wood panel shutters. The front door is obscured by a modern screen door
71		1 Malcolm Rd	86	39	This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from locally available materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character.*
72		8 Airmont Rd	86	6-8	This property transferred to J. Herbert Libberton of Mahwah, New Jersey from the Mahwah Company on October 9, 1923. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era. This house retains a high level of architectural integrity.*
73		2 Alcott Rd	87	1-2	1-story, 4-bay, side gable Ranch with a Chicago window, paired casement windows, an asphalt shingle roof, a multi-panel wood door with a half-circle window, and a two step front stoop that has wrought iron railings.
74		173 Mahwah Rd	87	14-16	Luther Holmes of Mahwah purchased this property from the Mahwah Company on December 2, 1914. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity.*
75		39 Airmont Rd	87	17-19	This property transferred to Earle Farley of Mahwah, New Jersey from the Mahwah Company on August 16, 1919. Despite the synthetic materials on the upper part of the exterior of the house, the first floor stone walls indicate a bungalow that was constructed with the skill and materials during the early 20th century's Craftsman era. This remains as built, a modest size house on a large lot in keeping with one of the characteristics of the Cragmere neighborhood. The house has received a sympathetically designed addition and has retained a medium level of integrity. The garage retains a high level of integrity.*
76		33 Airmont Rd	87	20-21	2-story, 3-bay, Colonial Revival style house constructed after the period of significance.
77		31 Airmont Rd	87	22-23	Alice Hayes of Brooklyn, New York purchased this property from the Mahwah Company on May 12, 1915. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity.*

Map ID #	Name	Address	Block	Lot	Description
78		25 Airmont Rd	87	24	This property transferred to Ivan L. Meloon of New York City from the Mahwah Company on September 30, 1910. This house is a good example of an individually designed dwelling of modest size on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era. The house has retained a medium level of integrity.*
79		23 Airmont Rd	87	28-31	1-story Ranch constructed after the period of significance.
80		15 Airmont Rd	87	32	This is a good example of an individually designed Colonial Revival style dwelling with Craftsman traits constructed on a large lot during the early part of the 20th century. The house retains a high level of integrity and it contributes to the character of the Cragmere neighborhood of "artistic" houses.*
81		9 Airmont Rd	87	33	This property transferred to Anna Clarke of Mahwah, New Jersey from the Mahwah Company on February 24, 1913. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era. This house retains a high level of architectural integrity.*
82		5 Airmont Rd	87	34-35	2-story Colonial Revival style house constructed after the period of significance.
83		1 Airmont Rd	87	36-38	John Cochrane of Ridgewood, New Jersey purchased this property from the Mahwah Company on July 27, 1912. The stone column was constructed when the subdivision's streets were laid out in 1909. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development. The house retains many of the traits associated with the skill and pride in construction displayed during the early 20th century Craftsman era. The stone column on the corner of Airmont and Miller Roads marks one of the entryways to the Cragmere neighborhood, which was important for travelers, particularly in the time before clearly marked streets and street lights were common. The house and the column retain high levels of integrity and the house is in good condition. The column is in fair condition.*
84		182 Miller Rd	87	39-40	This lot was one of many that Leo Bugg purchased from the Mahwah Company in February, 1925.**
85		28 Beveridge Rd	88	12	This property was one of the parcels included in the bulk transfer of deeds from the Mahwah Company to Leo Bugg in February 1925. There is no known historical or architectural significance for this house constructed in the last quarter of the 20th century.**
86		35 Alcott Rd	88	16-17	According to the deed recorded in Bergen County Deed Book 895, page 451, this property transferred to Henry Cooley of Jersey City, New Jersey from the Mahwah Company on December 4, 1914. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of architectural integrity.*
87		1 Alcott Rd	88	28-29	This lot was transferred to Eugene Briggs of Suffern, New York from the Mahwah Company on February 23, 1912. Despite the synthetic materials on the upper part of the exterior of the house, the first floor stone walls indicate that this bungalow was constructed with the high skill of artisans and quality materials during the early 20th century's Craftsman era. This remains as built, a modest size house on a large lot in keeping with one of the characteristics of the Cragmere neighborhood. This is a good example of a Craftsman era dwelling. It has retained a medium level of integrity.*
88		247 Mahwah Rd	89	49-50	Lillian Taltavall of New York City purchased this property from the Mahwah Company on February 17, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
89		243 Mahwah Rd	89	51-52	This property transferred to Gilbert Tintle of Jersey City, New Jersey from the Mahwah Company on February 17, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
90		241 Mahwah Rd	89	53-54	This property transferred to Wallace Jennings of Brooklyn, New York from the Mahwah Company on April 29, 1915. There is no known architectural or historical significance for this house. It is a typical post-World War Two era house. The house and garage have retained medium levels of integrity.**

Map ID #	Name	Address	Block	Lot	Description
91		239 Mahwah Rd	89	55-56	There is no known architectural or historical significance for this house. It is a typical post-World War Two era house. The house and garage have retained medium levels of integrity.**
92		235 Mahwah Rd	89	57	This property contains a columnar water tank constructed of riveted steel that is approximately 70 feet tall and 25 feet in diameter with a narrow ladder that is permanently attached. There is also a one-story, random rubble stone and frame, side gable storage shed or pump house. This property transferred to Albert Winter of Mahwah, New Jersey from the Mahwah Company on January 2, 1925. The stone pump house is depicted on the 1925 and 1945 Sanborn Maps. The water tank is shown on the 1945 Sanborn Map. This pump house is a very good example of a utilitarian building constructed with the same skill and pride displayed during the early 20th century's Craftsman era, especially in the use of local stone. The water tank is more of a standard issue tank. Nevertheless, they each contribute to the character of this early 20th century suburban development. The pump house and water tank have retained high levels of integrity.*
93		213 Mahwah Rd	89	69-70	Laertes Gumaer purchased this property from the Mahwah Company in 1909. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
94		209 Mahwah Rd	89	71	This property transferred to Emma Howe of Ramsey, New Jersey from the Mahwah Company on August 11, 1910. This house is a modest sized dwelling constructed on a large lot in keeping with one of the characteristics of the early development of the Cragmere neighborhood. The house and garage have retained medium levels of integrity.*
95		27 Beveridge Rd	89	72-73	This property transferred to James A. Biggs of Newark, New Jersey from the Mahwah Company on June 18, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. This house and garage have retained high levels of integrity.*
96		23 Beveridge Rd	89	74-75	Agnes Muldowney of Brooklyn purchased this property from the Mahwah Company on December 1, 1909. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era. This house retains a medium level of integrity and the garage retains a high level of integrity.*
97		17 Beveridge Rd	89	76	This property transferred to Sarah A. Brown of Suffern, New York from the Mahwah Company on May 3, 1910. This residence is a small building constructed on a large lot in keeping with one of the characteristics of this suburban neighborhood for commuters. The residence retains a medium level of integrity.*
98		15 Beveridge Rd	89	77-78	This property transferred to Emily Reese of Mahwah, New Jersey from the Mahwah Company on December 14, 1914. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era. The house retains a high level of integrity and it contributes to the character of the neighborhood of "artistic" houses.*
99		11 Beveridge Rd	89	79-81	This property transferred to Emily S. Reese of New York City from the Mahwah Company on May 20, 1911. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house and garage retain many of the traits associated with the skill and pride in construction displayed during the Craftsman era. This house and garage retain high levels of architectural integrity.*
100		100 S Mahwah Rd	93	1.01	There is no known architectural or historical significance for this house, which was constructed after the period of significance. This property, however, has a historically significant stone gate on the corner of South Mahwah Road and Franklin Turnpike marks one of the entryways to the Cragmere neighborhood, which was important for travelers and potential buyers, particularly in the time before clearly marked streets and street lights were common.*
101		102 S Mahwah Rd	93	1.02	This lot was one of the many that Leo Bugg purchased from the Mahwah Company in February, 1925. This house is a small dwelling constructed on a large lot in keeping with one of the characteristics of the early development of the Cragmere neighborhood. The house and garage have retained medium levels of integrity.*
102		12 Maysenger Rd	93	9-10	This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride of construction displayed during the pre-World War Two era, especially the use of local stone. The house retains a medium level of architectural integrity.*

Map ID #	Name	Address	Block	Lot	Description
103		16 Maysenger Rd	93	11-12	This house stands on property that was transferred to Cragmere's realtor, Leo Bugg in 1925. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era. The house retains a high level of integrity.*
104		18 Maysenger Rd	93	13-15	This property was purchased in 1925 by realtor Leo Bugg from the Mahwah Company. This house is a small dwelling constructed on a large lot in keeping with one of the characteristics of the suburban neighborhood. This house retains a medium level of integrity.*
105		22 Maysenger Rd	93	16	This property transferred to Laura and Thomas Wormald of New York City from the Mahwah Company on August 1, 1922. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. This house retains a high level of integrity and the garage retains a medium level of integrity.*
106		110 S Mahwah Rd	93	2	According to the deed recorded in Bergen County Deed Book 1018, page 507, this property transferred to Marion B. Kelley of New York City from the Mahwah Company on May 20, 1919. This is a good example of an individually designed house of modest size on a large lot. It is in keeping with one of the characteristics of the Cragmere neighborhood. The house and garage have retained medium levels of integrity.*
107		2 Maysenger Rd	93	3	The lot was transferred from the Mahwah Company to Marion Kelley of New York City in 1919. This house is a small dwelling constructed on a large lot in keeping with one of the characteristics of the Cragmere neighborhood. This house retains a medium level of architectural integrity from the mid-20th century.*
108		6 Maysenger Rd	93	4-6	This property transferred to Marion Kelley of New York City from the Mahwah Company on May 20, 1919. The house is in good condition and it has retained a medium level of architectural integrity. The garage is in good condition but it retains a low level of integrity.*
109		8 Maysenger Rd	93	7-8	Ordinary, 1-story, 4-bay, side gable Ranch constructed between 1945 and 1955. Although this is a small house on a large lot, it does not share any of the other Cragmere district characteristics. It is a typical post-World War II dwelling.
110		120 S Mahwah Rd	94	1-2	This property transferred to Clara Lord of Millburn, New Jersey from the Mahwah Company on March 21, 1912. This house is one of the best examples of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
111		76 Oweno Rd	94	2-10	Malcolm Page of Brooklyn purchased this property from the Mahwah Company on July 10, 1919. It is not known exactly when this house was constructed. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. It retains a medium level of integrity.*
112		80 Oweno Rd	94	11-13	'Clarence T. Newkirk of Jersey City purchased this property from the Mahwah Company in 1913. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
113		131 Airmont Rd	94	14-15	'This property transferred to Sarah Bemies of New York City from the Mahwah Company on November 10, 1913. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity and the garage has retained a high level of integrity.*
114		123 Airmont Rd	94	16-18	'Almeron Drake of New York City purchased this property from the Mahwah Company in 1916. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
115		21 Maysenger Rd	94	19	2-story, 3-bay, side gambrel, Dutch Colonial Revival style house with a one-story sunroom with a shed roof constructed laterally on the south side. The sunroom is fully enclosed and it has a pair of replacement 1/1 windows. The windows in the main block

Map ID #	Name	Address	Block	Lot	Description
116		17 Maysenger Rd	94	20	This property transferred to Harriet Worrall of New York City from the Mahwah Company on May 15, 1916. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early-20th century. The house was constructed with quality materials in keeping with earlier construction practices that are an important factor in the constitution of the suburban neighborhood's character. The house retains a high level of integrity. The garage retains a medium level of integrity.*
117		15 Maysenger Rd	94	21	2-story, 5-bay, side gable, center hall Colonial Revival style house with a second story jettied overhang. This house has an asphalt shingle roof, wood clapboard exterior, new 1/1 windows with snap-in muntins, screw-on shutters, a brick and cast concrete
118		9 Maysenger	94	22	This property transferred to Ann and Edward Herrick from the Mahwah Company on June 9, 1919. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. This house retains a high level of architectural integrity.*
119		5 Maysenger Rd	94	3-5	This property was transferred from the Mahwah Company to Alfrieda and Frederick Chapman on June 6, 1919. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era. This house retains a high level of architectural integrity. The garage is in good condition but it retains a low level of integrity.*
120		68 Oweno Rd	94	6	Leo Bugg purchased lot from the Mahwah Company in February 1925. A house is shown on the 1955 USGS Quad Map in this location. However, the Mahwah Tax Assessor lists 1979 as the year of this house's construction. Stylistic evidence also indicates typical of 1970s construction.**
121		70 Oweno Rd	94	7	Leo Bugg purchased this lot from the Mahwah Company in February, 1925. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. This house retains a medium level of integrity.*
122		72 Oweno Rd	94	8	This property transferred to Emma Rayburn of New York City from the Mahwah Company on February 24, 1916. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era. It has retained a high level of integrity.*
123		52 Malcolm Rd	95	1	This property transferred to Royal S. Copeland of New York City from the Mahwah Company on May 27, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. This house retains a high level of integrity even though the side porch has been fully enclosed.*
124		70 Malcolm Rd	95	9-10	This property transferred to Nancy G. Edwards of New York City from the Mahwah Company on May 23, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
125		76 Malcolm Rd	95	11-12	Leo Bugg purchased this lot from the Mahwah Company in February, 1925. This house is a good example of a modest sized Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character.*
126		80 Malcolm Rd	95	14-16	This lot was one of many purchased by Leo Bugg from the Mahwah Company in February, 1925. This house is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character.*
127		84 Malcolm Rd	95	17-18	2-story Garrison Colonial Revival style house with an internal garage constructed after the period of significance.
128		147 Airmont Rd	95	19-20	This property transferred to Edward Williams of Passaic, New Jersey from the Mahwah Company on May 2, 1912. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained high levels of integrity.*

Map ID #	Name	Address	Block	Lot	Description
129		56 Malcolm Rd	95	2	Dana Pierce of New York City purchased this property from the Mahwah Company on August 31, 1914. This is a good example of an individually designed house of modest size on a large lot. It is in keeping with one of the characteristics of the Cragmere neighborhood. The house and garage have retained medium levels of integrity.*
130		83 Oweno Rd	95	21	'Ada Brown of Suffern, New York purchased this property from the Mahwah Company in 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
131		81 Oweno Rd	95	22	2-story, split level house constructed after the period of significance.
132		79 Oweno Rd	95	23	2-story, 4-bay house constructed after the period of significance.
133		77 Oweno Rd	95	24	This property transferred to Malcolm B. Dunlop from upstate New York from the Mahwah Company on October 9, 1923. There is no known architectural or historical significance for this house.**
134		73 Oweno Rd	95	25	2-story, split level house constructed after the period of significance.
135		69 Oweno Rd	95	26	'Alphyon Richardson of New York City purchased this property from the Mahwah Company in 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development.*
136		65 Oweno Rd	95	27	2-story, 4-bay, Colonial Revival style house constructed after the period of significance.
137		61 Oweno Rd	95	28	This property transferred to George Beane of Elmhurst, New York from the Mahwah Company on August 12, 1919. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.**
138		49 Oweno Rd	95	29-30	This property transferred to George Beane of Elmhurst, New York on August 12, 1919. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.
139		60 Malcolm Rd	95	3-5	This property transferred to Marie Kuerzi of New York City from the Mahwah Company on July 30, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
140		51 Oweno Rd	95	31-32	This property transferred to George Beane of Elmhurst, New York from the Mahwah Company on August 12, 1919. This somewhat typical mid-20th-century residence is a small building constructed on a large lot in keeping with one of the characteristics of this suburban neighborhood for commuters. The house has retained a medium level of integrity.*
141		130 Mahwah Rd	95	33-35	This property transferred to Frances Copeland of New York City from the Mahwah Company on August 14, 1914. Nevertheless, no house was constructed for many years. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity.*
142		140 Mahwah Rd	95	36	Non-contributing building to historic district: Newly constructed 2-story house.
143		66 Malcolm Rd	95	6-8	This property transferred to Donald Tobey of New York City from the Mahwah Company on September 5, 1913. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained high level of integrity and its unusual plan.*

Map ID #	Name	Address	Block	Lot	Description
144		162 Mahwah Rd	96	1	Leo Bugg purchased this property from the Mahwah Company in February, 1925. It is a very typical example of a split level house, predominantly constructed during the post-World War Two era. There is no known architectural or historical significance for this house. It has retained a medium level of integrity.**
145		68 Airmont Rd	96	10-11	This property transferred to Catherine Hench of Suffern, New York from the Mahwah Company on April 26, 1916. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity.*
146		72 Airmont Rd	96	12-13	This property transferred to Rose and William G. Lush of East Orange, New Jersey from the Mahwah Company on March 25, 1921. According to a 1978 Home and Store News article, in 1920, the Lushes bought plans published in the Evening Sun for \$5.00. William Lush worked for RCA Corporation. This house is a very good example of an individual, good-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity.*
147		78 Airmont Rd	96	14-17	Vacant lots with woods.
148		161 Airmont Rd	96	18	Leo Bugg purchased this property from the Mahwah Company in February, 1925. This house is a small dwelling constructed on a large lot in keeping with one of the characteristics of the early development of the Cragmere neighborhood. The house has retained a medium level of integrity.*
149		52 Airmont Rd	96	2-3	2-story, center hall Colonial Revival style house constructed after the period of significance.
150		155 Airmont Rd	96	21-22	This property was one of many that Leo Bugg purchased from the Mahwah Company in February, 1925. This is a good example of an individually designed house of modest size on a large lot. It is in keeping with one of the characteristics of the Cragmere neighborhood. The house has retained a medium level of integrity.*
151		85 Malcolm Rd	96	23-25	1-styory, 5-bay, side gable Ranch with an intersecting gable that has a cant bay window and a stucco exterior. This house has an asphalt shingle roof, vinyl siding, a poured concrete foundation, an internal brick chimney, and replacement 1/1 windows.
152		81 Malcolm Rd	96	26-28	This property transferred to Alex Luders of Jersey City, New Jersey from the Mahwah Company on April 7, 1913. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains many of the traits associated with the skill and pride in construction displayed during the Craftsman era.*
153		77 Malcolm Rd	96	29,31, 33	1 1/2-story, L-plan split level house with an intersecting gable ell that has two banks of aluminum frame windows and wood shutters. Due to the lush vegetation, the front door was not visible from the public right-of-way. This house has an asphalt roof,
154		71 Malcolm Rd	96	35-36	2-story, side gable, split level house with a below grade garage bay built after the period of significance.
155		67 Malcolm Rd	96	37-38	This lot was one of many that were purchased by Leo Bugg in February 1925 from the Mahwah Company. Although within the geographical boundaries of the Cragmere in the Ramapo's Historic District, this house is a non-contributing resource because it is highly likely that it was constructed after the district's period of significance.
156		65 Malcolm Rd	96	39-41	This property transferred to John Grimm of Mahwah, New Jersey from the Mahwah Company on May 19, 1919. It is a typical post-World War II dwelling with no architectural or historical significance.*
157		54 Airmont Rd	96	4-5	This lot was one of many parcel sold to Leo Bugg from the Mahwah Company in February, 1925. This residence is a small building constructed in the mid-20th century on a large lot in keeping with one of the characteristics of this suburban neighborhood for commuters. This house has retained a medium level of integrity.*
158		61 Malcolm Rd	96	42-43	1½-story, 3-bay, vinyl-clad Ranch constructed after the period of significance.
159		55 Malcolm Rd	96	44-45	This lot was one of many that transferred to Leo Bugg from the Mahwah Company in February, 1925. Constructed in 1928, this house is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. This house retains a high level of integrity and the garage retains a medium level of integrity.*

Map ID #	Name	Address	Block	Lot	Description
160		51 Malcolm Rd	96	46	2-story, side gable, vinyl-clad house with a below grade internal garage constructed after the period of significance.
161		159 Airmont Rd	96	20	Non-contributing building: 1½-story house with intersecting gables constructed after the period of significance.
162		60 Airmont Rd	96	6-9	This property transferred to Hubert Weitzmann of Suffern, New York from the Mahwah Company on July 9, 1912. This house is a very good example of a good-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century development of individually designed houses. This house has retained a high level of integrity and the garage has retained a medium level of integrity.*
163		174 Mahwah Rd	97	1	
164		68 Alcott Rd	97	11-13	1-story, hipped roof Ranch constructed after the period of significance.
165		72 Alcott Rd	97	14-16	This property transferred to Hermania Hotchkiss of New York City from the Mahwah Company on April 3, 1911. Although this house is of modest size constructed on a large lot, the exclusive use of new materials on the old foundation results in a house with a muddled history. There is no known historical or architectural significance for this house and it does not contribute to the character of this early 20th century suburban development.**
166		78 Alcott Rd	97	17-18	This property transferred to Hattie Benedict of Brooklyn, New York from the Mahwah Company on June 8, 1911. This house is a very good example of a modest-sized Colonial Revival style dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
167		80 Alcott Rd	97	19-20	Julia Clark of New York City purchased this property from the Mahwah Company on May 5, 1910. It is not known if an older house was incorporated into or replaced by the house presently on this lot. The only evidence of an earlier house is the random rubble stone foundation and chimney.**
168		46 Alcott Rd	97	2	2-story, Garrison Colonial Revival style house constructed after the period of significance.
169		85 Airmont Rd	97	21-23	This lot was one of many that Leo Bugg purchased from the Mahwah Company in February, 1925. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
170		79 Airmont Rd	97	24-26	This property transferred to Werner Trumbower of Mahwah, New Jersey from the Mahwah Company on October 16, 1919. This house is a very good example of a good-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity.*
171		71 Airmont Rd	97	27-28	This property transferred to Grace Leavenworth of Brooklyn, New York from the Mahwah Company on May 20, 1910. This lot had first been deeded from George Dunlop to Leavenworth one year earlier. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity. The garage appears to have been constructed during the latter part of the 20th century.*
172		69 Airmont Rd	97	29-30	This property transferred to Bassett Jones of Yonkers, New York from the Mahwah Company on April 26, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity. The garage appears to have been constructed in the last quarter of the 20th century. It retains a low level of historic integrity.*
173		48 Alcott Rd	97	3	This property transferred to Elizabeth Griffin of Brooklyn, New York from the Mahwah Company on December 15, 1911. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the quality materials and skilled workmanship displayed during the early 20th century's Craftsman era. This house has retained a medium level of integrity.*

Map ID #	Name	Address	Block	Lot	Description
174		63 Airmont Rd	97	31	This property transferred to Edward M. Keys of New York City from the Mahwah Company on July 6, 1910. The house was constructed shortly thereafter. According to Henry Bischoff's history of Mahwah, Edward Keys was elected Treasurer of the Cragmere Association on March 29, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
175		57 Airmont Rd	97	32	2-story, 3-bay, Colonial Revival style house with a pair of below grade garage bays constructed after the period of significance.
176		55 Airmont Rd	97	33-35	This property transferred to Ethel Watts of Brooklyn, New York from the Mahwah Company on May 13, 1912. This house is a good example of a modest-sized dwelling constructed on a large lot as part of a planned residential development in the early 20th century. The house retains some of the traits associated with the skill and pride in construction displayed during the Craftsman era, especially in the use of local stone. This house and the garage retain medium levels of integrity.*
177		49 Airmont Rd	97	36-38	This property transferred to Margaret and Henry Fritsche of Long Island City, New York from the Mahwah Company on June 2, 1914. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
178		52 Alcott Rd	97	4-5	This property transferred to Edith Tanner of Hohokus, New Jersey from the Mahwah Company on December 1, 1909. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. This house has retained a high level of integrity and the garage retains a medium level of integrity.*
179		56 Alcott Rd	97	6-7	This property transferred to Evelyn Pratt of Suffern, New York from the Mahwah Company on May 18, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. Its unique design significantly contributes to the character of this early 20th century suburban development. This house and garage have retained medium levels of integrity.*
180		62 Alcott Rd	97	8-9	This property transferred to Ruth G. Conklin from the Mahwah Company on January 25, 1910. The adjacent lot was purchased in 1911. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
181		198 Mahwah Rd	98	1	According to the deed recorded in Bergen County Deed Book 1012, page 490, this property transferred to Florence Bruen of Bronx, New York from the Mahwah Company on March 12, 1919. The current house is 1 1/2-stories in height and with its new materials suggests that this house either incorporated or replaced a house constructed before 1925.**
182		56 Beveridge Rd	98	10-11	This property transferred to Leo Bugg of Mahwah, New Jersey from the Mahwah Company on December 4, 1923. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity.*
183		60 Beveridge Rd	98	12-13	This property transferred to Howard Ackerman of Ridgewood, New Jersey from the Mahwah Company on February 7, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. This house has retained a high level of integrity.*
184		66 Beveridge Rd	98	14-15	This property transferred to Grace and Fred White of New York City from the Mahwah Company on April 28, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
185		70 Beveridge Rd	98	16-17	1-story Ranch constructed after the period of significance.
186		74 Beveridge Rd	98	18-19	1½-story split level house with an intersecting gambrel constructed after the period of significance.

Map ID #	Name	Address	Block	Lot	Description
187		195 Airmont Rd	98	20-22	Anna Clarke of Brooklyn purchased this property from the Mahwah Company in 1910. The house was most likely to have been constructed shortly thereafter. According to a social note in a local newspaper, P. Clarke was elected Treasurer of the Cragmere Association on March 29, 1912. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained high levels of integrity.*
188		193 Airmont Rd	98	23	This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era. The house and garage have retained medium levels of integrity.*
189		79 Alcott Rd	98	24	2-story, split level house constructed after the period of significance.
190		77 Alcott Rd	98	25	2-story split level house with an intersecting gambrel and two below grade garage bays constructed after the period of significance.
191		75 Alcott Rd	98	26-27	This property transferred to Julia McKendry of New Caanan, Connecticut from the Mahwah Company on May 26, 1911. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era.*
192		69 Alcott Rd	98	28-29	This property transferred to Thomas Swenarton from the Mahwah Company on September 22, 1909. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the early part of the 20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house has retained a medium level of integrity. The addition was sympathetically designed.*
193		48 Beveridge Rd	98	3-4	This is a newly-constructed, 2-story, vinyl-clad, 4-bay house.
194		63 Alcott Rd	98	30	This property transferred to Frank Cooper of Union City, New Jersey from the Mahwah Company on July 10, 1924. This residence is a small 1950s building constructed on a large lot in keeping with one of the characteristics of this suburban neighborhood for commuters. The house and garage have retained medium levels of integrity.*
195		61 Alcott Rd	98	31	2-story, cedar board clad house constructed after the period of significance.
196		59 Alcott Rd	98	32-33	This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. This house has retained a medium level of integrity.*
197		55 Alcott Rd	98	34-36	This property transferred to Lotta Tucker of New York City from the Mahwah Company on February 1, 1910. Despite the newly applied synthetic materials on the upper part of the exterior of the house, the first floor stone walls and porch columns indicate a bungalow that was constructed with the skill and materials during the early 20th century's Craftsman era. This remains as built, a modest size house on a large lot in keeping with another characteristic of the Cragmere neighborhood. This house has retained a medium level of integrity.*
198		43 Alcott Rd	98	40-44	This corner property transferred to Frederick Waterman of New York City from the Mahwah Company on May 8, 1912. Waterman would buy additional adjoining lots in subsequent years. Frederick Waterman was an participatory member of the Cragmere community. He served as president of the Oweno Lake Tennis Club in 1919. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. This house is also significant as the home of Frederick Waterman, Treasurer of U.S. Steel Company from 1922 until his death on May 21, 1927. This house and garage have retained high levels of architectural integrity.*
199		50 Beveridge Rd	98	5-6	1-story, vinyl clad Ranch with an intersecting gable constructed in 1955. This house has a bow bay window with casement windows, pairs of small 1/1 aluminum frame windows, a wood panel front door, and a new landing at the front entryway constructed from
200		52 Beveridge Rd	98	7-9	This property transferred to Florence B. Rice of Brooklyn, New York from the Mahwah Company on July 14, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. Although this house has received an addition that alters the original massing, the house has retained a high level of integrity.*

Map ID #	Name	Address	Block	Lot	Description
201		226 Mahwah Rd	99	13-14	This property transferred to Susan Austin of New York City from the Mahwah Company on May 17, 1910. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a medium level of integrity.*
202		223 Highland Rd	99	16-17	This property transferred to Roger Klein of Brooklyn, New York from the Mahwah Company on January 20, 1915. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
203		221 Highland Rd	99	18	This property transferred to Mordecai Keller of Bronx, New York from the Mahwah Company on May 12, 1914. This house is a very good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era, especially the use of local stone. It significantly contributes to the character of this early 20th century suburban development. The house has retained a high level of integrity.*
204		219 Highland Rd	99	19	This property transferred to Anita Bigelow of New York City from the Mahwah Company on August 10, 1912. This is a good example of a modest sized Colonial Revival style dwelling constructed on a large lot during the mid-20th century. The house was constructed from quality materials in keeping with earlier construction practices that are an important factor in the constitution of the neighborhood's character. The house and garage have retained medium levels of integrity.*
205		217 Highland Rd	99	20-21	This property transferred to Lillian Meisner of New York City from the Mahwah Company on October 6, 1915. This residence is a small building constructed on a large lot in keeping with one of the characteristics of this suburban neighborhood. This house retains a medium level of integrity.*
206		213 Highland Rd	99	22-23	This property transferred to Lillian Meisner of New York City from the Mahwah Company on October 6, 1915. This residence is a small building constructed on a large lot in keeping with one of the characteristics of this suburban neighborhood. This house retains a medium level of integrity.*
207		205 Highland Rd	99	26-27	This property transferred to Marie Scholler of New York City from the Mahwah Company on February 2, 1911. This house is a good example of a modest-sized dwelling constructed on a large lot with several traits associated with the skill and pride displayed during the early 20th century's Craftsman era. It significantly contributes to the character of this early 20th century suburban development. The house and garage have retained medium levels of integrity.*
208		E. Ramapo Ave	61	3	Way-Quackenbush property was subdivided and sold in two lots. The owner of the Barn lot donated the barn to Mahwah Township and paid for the barn to be relocated to Winter Park, by Winter's pond.

### STANDARDS FOR HISTORIC SITE DESIGNATION

The Municipal Land Use Law requires a Historic Preservation Element to include standards that were used to assess the worthiness of the historic sites included in the inventory. The historic properties inventory, located on the preceding pages, details the construction dates as well as historic elements pertaining to each structure. In general, the sites included in the inventory and recommended for historic status at the local level are structures that date from the period prior to recorded history, and include streetscapes, mine sites, aboriginal sites and ruins, trailways, and natural resources. It is recommended that the Historic Preservation Commission review the inventory and standards established in the 1998 Plan to determine if the guidelines are still relevant and appropriate, incorporate only the sites that meet the standards identified, and then revise the historic preservation ordinance as necessary. The standards used to identify sites included in the 1998 Historic Preservation Plan Element are as follows:

- Are important to the general development of the area and the unique cultural heritage of their community.
- Are a significant example of an architectural style or period.
- Are representative examples of vernacular architecture of the area.
- Are associated with important persons or groups, with important persons or groups, with a social or political movement, or with an historical event.
- Are significant examples of structural or engineering techniques.
- Are significant in their setting, such as landscaping, planning or other aspects of the environment, either natural or man made.



The criteria listed above are less rigid than those of the National and New Jersey Register of Historic Places with special consideration given to sites of national, state, and local significance especially those structures, districts, and buildings important to the history of Mahwah and Bergen County.

Types of sites included were:

Agricultural. Including barns, farmhouse, sheds, minor building and fences.

Commercial. Including stores, office buildings, banks, restaurants, taverns, markets, warehouses, spaces, utility company buildings and gas stations.

Educational. Including schools, academies, colleges, universities, museums, libraries, theaters, concert halls, opera houses and zoos.

Governmental. Including courthouses, Township halls, jails, post offices, custom houses, firehouses, and police stations.

Industrial. Including mills, factories, foundries, furnaces, breweries, tanneries, ropewalks, mines, quarries, kilns, windmills, water mains, dams and machinery.

Landscape Architecture. Including commons, squares, parks, gardens, greens, cemeteries, gazebos, monuments, pavilions, fences, fountains, paving and street furniture such as benches, street lights, and statues.

Medical. Including hospitals, sanitariums, infirmaries, clinics and dispensaries.

Military. Including arsenals, armories, forts, barracks, camp sites, reservations, and battlegrounds.

Recreational. Including racetracks, amphitheaters, swimming pools, gymnasiums, bandstands, stadiums, playfields, courts, parks and cinemas.

Religious. Including churches, chapels, synagogues, meeting houses, seminaries, convents, burial vaults and mausoleums.

Residential. Including houses, cottages, apartment buildings, tenements, industrial housing complexes, hotels and motels.

Scientific and technological. Including laboratories, test sites and agricultural stations.

Social. Including lodges, clubhouses, fraternity houses and amusement parks.

Transportation. Including paths, trails, milestones, railroads, canals, ferries, bridges, aqueducts, viaducts, airport, tollhouses, lighthouses, tunnels, subways, stables, carriage houses, garages, car barns, road markers, boats, ships and train stations.

Other. Architectural curiosities and archeological sites.

## **IMPACT OF OTHER MASTER PLAN ELEMENTS ON HISTORIC PRESERVATION.**

The MLUL also requires that the Historic Preservation Plan element include an analysis of “the impact of each component and element of the master plan on the preservation of historic sites and districts”. Such an analysis is important given the undeniable relationship that historic landmarks and districts have with issues such as land use, housing, circulation, community facilities, recreation and open space. As shown, the policies contained in these master plan elements have generally positive or no impacts on the historic preservation policies provided herein. This conclusion is based on the fact that the historic preservation element was prepared in conjunction with the new comprehensive master plan document which contains all of the Township’s master plan elements. Mahwah’s historic structures are located throughout the Township in various zoning districts. Given the fact that numerous zoning districts and land use designations would be affected by the proposed historic district, this plan recommends a Historic Preservation Overlay zone that would include all the sites identified on the maps. The overlay zone would allow for a property to be utilized in accordance with the land uses and area and bulk regulations identified for the underlying district, while at the same time establishing parameters for the historic structure / or sites preservation. The exact interaction between the underlying zone district and the preservation overlay will be determined once a zoning ordinance is drafted.

## **CONSISTENCY WITH NJ STATE PLAN**

The New Jersey Municipal Land Use Law requires that all Historic Preservation Plan elements for local municipalities be consistent with State Development and Redevelopment Plan. Historic Preservation is one of the goals of the State Plan, as provided below:

*Goal # 7– Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.*

*Policy 1– Identification of historic areas, historic sites, landscapes and archeological site and scenic corridors for inclusion in state and national registers and in county and municipal planning documents.*

*Policy 2— Include historic surveys and scenic corridors in local master plans.*

*Policy 3— Ensure uniformity in guidelines used by all levels of government for the preservation and rehabilitation of historic buildings.*

*Policy 4— Protect the character of historic sites, landscapes, structures and areas through comprehensive planning, flexible application of zoning ordinances, construction codes and other development regulations.*

Further, the State Plan supports local preservation efforts by including a policy on municipal programs that recommends the inclusion of historic surveys and scenic corridors in local master plans. Another policy seeks to coordinate the identification of historic areas, sites, landscapes, archeological sites and scenic corridors for inclusion in registers and planning documents. These places may be designated as “Critical Environmental/historic sites ”(CEHS) on local plans and Resource Planning Management Map of the State Plan. Currently there are no CEHS sites identified in the Township.

Lastly, the State Development and Redevelopment Plan— Vision 2020— states the following:

*In 2020, historic sites and districts are given special recognition in their communities and are integrated into local zoning and development strategies. Seeking to maximize the unique character of their communities, nearly all municipalities have enacted ordinances recognizing the value of local history and providing limited protection of historic resources. In addition, these communities have conducted surveys to identify and map the location of sites, landmarks and districts as part of the master plan process. Utilizing the state’s building code that enables economically viable rehabilitation of historic properties, builders and developers embrace the ideals of conserving resources by revitalizing existing neighborhoods. Creative use of building codes now encourages the retention of historic fabric of our communities.*

## **SUMMARY AND RECOMMENDATIONS**

Mahwah Township has a rich history that is still represented in a number of its buildings, sites and landmarks. It is important that this historical legacy be acknowledged and preserved for future generations — not only

to provide a link to the past, but also to protect local culture and quality of life. An effective historic preservation movement, however, should not rely solely on state or national programs. Instead, preservation efforts should originate at the local level, where citizens can yield greater control over what is preserved and how it is regulated. As such, the Township should consider the following recommendations:

- Update the comprehensive Historic Preservation element from time to time.
- Review and evaluate existing Historic Preservation Ordinance
- Develop design guidelines for use by property owners and the Historic Preservation Commission in reviewing development applications affecting historic landmarks or districts.
- Consider applying for Certified Local Government (CLG) Historic Preservation Fund grants from the New Jersey Department of Environmental Protection, Natural, & Historic Resources, Historic Preservation Office. Eligible historic preservation activities include historic preservation master plan elements, historic resource surveys, National Register nominations, historic preservation education projects, historic structures reports, preservation plans, and CLG training opportunities.

## **BACKGROUND DATA**

### **Relationship to Master Plans of Adjacent Municipalities**

#### **Borough of Upper Saddle River**

Upper Saddle River is a predominantly single-family residential community. The boundary with Upper Saddle River is at the far eastern corner of Mahwah. Mahwah's single-family land use in the area, as well as the Township's portion of the Apple Ridge Country Club, is consistent with the single-family uses in this portion of Upper Saddle River, both existing and in the 2001 Land Use Plan.

#### **Borough of Ramsey**

Mahwah shares a lengthy border with the Borough of Ramsey, a predominantly single-family residential community. The land uses on both sides of the boundary differ extensively; however, they appear to be compatible. West and south of Route 17, Ramsey's sole land use (as per the 2006 Land Use Plan) along its boundary with Mahwah is single-family dwellings. Mahwah also has mostly single-family dwellings along this boundary, but also has some multi-family dwellings, a small amount of office use, and the Darlington County Park located along this boundary. Along the Route 17 corridor and west of Franklin Turnpike, Ramsey is planning for Highway Business uses, the designation of which includes selected industrial and manufacturing uses. Mahwah's existing land use is primarily industrial. East of Franklin Turnpike, Ramsey's land use plan calls for a mix of single-family, multi-family, and office/laboratory uses. Mahwah's existing land uses in the area are single-family and multi-family residential, as well as the southern portion of the Apple Ridge Country Club.

#### **Borough of Allendale**

Mahwah shares a municipal border with Allendale near the southern portion of the Township. As is the case with most municipalities bordering Mahwah, Allendale is a primarily single-family residential community. The Borough also has large areas of parks/open space, as well as a central business district with commercial and higher density residential uses. The 2005 Land Use Plan seeks to continue the existing single-family residential use of the border with Mahwah. The current land uses in Mahwah in this area—mostly single-family dwellings and some private recreation and a mobile home park—are compatible with those in Allendale.

#### **Township of Wyckoff**

Wyckoff is a predominantly single-family residential community. The municipal boundary with Wyckoff is located at the southern corner of Mahwah. This area of Mahwah is currently developed with a mix of land uses, including industrial, commercial, multi-family dwellings, and open space. This is consistent with the corresponding existing land uses and the Land Use Plan of the 1994 Master Plan Reexamination for this section of Wyckoff, which includes industrial, multi-family, and single-family land uses. The residential uses are sufficiently buffered from the industrial uses.

#### **Borough of Franklin Lakes**

The municipal boundary with Franklin Lakes is located along the southern border of the Township. The Borough's 1998 Land Use Plan provides for residential uses of low to medium density along the boundary, which is consistent with Mahwah's single-family dwellings (and a small area of multi-family dwellings) along this boundary. The Campgaw Mountain County Park in Mahwah abuts Franklin Lakes at the western end of the boundary, with the open space extending into Franklin Lakes. The land uses in both municipalities are consistent along their mutual boundary.

#### **Borough of Oakland**

The Borough of Oakland is a predominantly residential community that abuts Mahwah to the southwest. Both sides of the boundary primarily consist of open space—namely, the Campgaw Mountain County Reservation to the east and the Camp Glen Gray area to the west—which lie in both municipalities. Between these open space conservation areas, both Mahwah and Oakland have low density residential uses along the border. Oakland's 2000 Land Use Plan continues to support these uses, which are consistent with this plan.

#### **Borough of Ringwood**

The entire western border of Mahwah abuts the Borough of Ringwood in Passaic County. Ringwood is a predominantly residential and rural municipality with a large amount of open space. Part of this open space, including portions of state and county parklands, compose the entirety of the boundary of Mahwah and Ringwood. Ringwood's 1991 Land Use Plan supports the open space uses along the boundary.

## BACKGROUND DATA

### POPULATION AND SOCIO-ECONOMIC DATA

#### *Population Characteristics*

*Population Size.* According to the 2000 census, the Township experienced a population increase of 34.4 percent to 24,062 residents compared to the 17,905 residents recorded in 1990. The most recent census from 2010 indicates a significant growth with a 5.4% increase from the estimate in 2006.

The accompanying table depicts the Township’s population growth since 1920. As seen below, while population growth was more moderate during the 1970’s (which is reflected in the 1980 census), Mahwah continues to exhibit significant population growth.

**Table 11**  
**Rate of Population Growth, 1920-2000**

Year	Population	Population Change	Percent Change
1920	2,081	---	---
1930	3,536	1,455	69.9
1940	3,908	372	10.5
1950	4,880	972	24.9
1960	7,376	2,496	51.1
1970	10,800	3,424	46.4
1980	12,127	1,327	12.3
1990	17,905	5,778	47.6
2000	24,062	6,157	34.4
2006*	24,560	498	2.0
2010	25,890	1,330	5.4

Source: 2003 Bergen County Data Book. \* NJ Department of Labor Estimate.

*Births and Deaths Statistics.* The number of births in a community is an important element in assessing future needs for community facilities and services, particularly with respect to school systems and recreational facilities. As shown in the following table, the birth and death statistics indicate the Township has experienced a natural net population increase over the past 10 years. The number of births has averaged 331 since 1990, but recent years have seen slower growth. Since 1990, the number of deaths has increased. However, since 1999 the rate of deaths has leveled off somewhat averaging 125 per year. The figures indicate that just over fifty percent of the growth experienced by Mahwah has resulted from migration into the Township.

**Table 12**  
**Births and Deaths, 1990 - 2000**  
**Mahwah, New Jersey**

Year	Births	Deaths	Change in Birth/Deaths
1990	281	94	187
1991	345	102	243
1992	343	87	256
1993	341	108	233
1994	360	111	249
1995	342	124	218
1996	336	104	232
1997	348	101	247
1998	349	98	251
1999	362	129	233
2000	310	114	196
2001	300	132	168
2002	330	124	206
2003	281	123	158
<b>Total</b>	<b>4,628</b>	<b>1,551</b>	<b>3,077</b>

Source: State of New Jersey Department of Health and Senior Services. Bergen County Data Book.

*Age Distribution.* The accompanying table summarizes age distributions in Mahwah. The percentages for the age cohorts has remained relatively static, though the groups between the ages 15 and 34 has declined slightly, while all the cohorts above 34 have increased slightly. The median age of 37.3 years in 2000 increased from the 1990 median age of 32.9 years.

**Table 13**  
**Age Characteristics, 1990 and 2000**  
**Mahwah, New Jersey**

Age Group	1990		2000		2010	
	Total	Percent	Total	Percent	Total	Percent
Under 5	1,156	6.5	1,672	6.9	1,081	4.1
5-14	1,814	10.1	3,012	12.5	3,066	11.8
15-24	2,951	16.5	2,991	12.4	5,182	20.0
25-34	3,842	21.5	3,260	13.5	2,182	8.4
35-44	2,889	16.1	4,486	18.6	3,081	11.9
45-54	2,204	12.3	3,482	14.5	4,399	17.0
55-64	1,636	9.1	2,587	10.8	3,221	12.4
65-74	892	5.0	1,553	6.5	2,070	8.0
75-84	407	2.3	815	3.4	1,230	4.8
85+	114	0.6	204	0.8	378	1.5
<b>Total</b>	<b>17,905</b>	<b>100.0</b>	<b>24,062</b>	<b>100.0</b>	<b>25,890</b>	<b>100.0</b>

Source: U.S. Census; 1990 and 2000. Bergen County Data Book.

**Table 14**  
**Age Characteristics, 2010**  
**Mahwah, New Jersey**

Age Group	2010	
	Total	Percent
Under 18	5,136	19.8
18 and over	20,754	80.1
20-24	2,642	10.2
25-34	2,182	8.4
35-49	5,421	20.9
50-64	5,280	20.3
65 and over	3,678	14.2
<b>Total</b>	<b>25,890</b>	<b>100.0</b>

Source: U.S. Census; 2010.

*Housing Characteristics*

*Household Size.* The Township’s household size has decreased throughout the past three decades. The average household size in the year 1970 was 3.51 persons per household, which was gradually reduced to 3.08 and 2.50 in 1980 and 1990, respectively. The most recent census data indicates 2.43 persons per household.

This decline in household size is consistent with state and national trends, with similar declines registered in most Bergen County’s municipalities. Bergen County’s average household size, for example, decreased steadily from 3.19 persons per household in 1970 to 2.64 in 1990. Of some interest is the fact that the most recent census recorded stabilization in household size for Bergen County as a whole, as a 2.64 person household size was recorded by both the 1990 and 2000 census, though the figure for Mahwah has continued to decline.

**Table 15**  
Average Household Size, 1970 – 2010  
Mahwah, New Jersey

Year	Number of Households	Household Size: Mahwah	Household Size: Bergen County
1970	2,944	3.51	3.19
1980	3,721	3.08	2.79
1990	6,800	2.50	2.64
2000	9,340	2.43	2.64
2010	9,868	2.42	2.64

*Dwelling Units.* As shown in the following tables, the number of dwelling units has been increasing since 1970. Of the 9,577 housing units recorded, 9,340 housing units are occupied. According to the 1990 census, 6,800 of 7,249 dwelling units were occupied. And in 2010 there were a total of 9,868 housing units with 7,839 units that were owner occupied. The percentage of vacant housing units declined between 1990 and 2000 from 6.2 percent to 2.5 percent.

Table 16 indicates that the vast majority of dwelling units in the Township are owner occupied. The percentage of residents who own the dwelling they occupy increased from 76 percent to 82.5 percent during the 10 year period between 1990 and 2010.

**Table 16**  
Dwelling Units: 1970-2010  
Mahwah, New Jersey

Year	Total Units	Change (#)	Change (%)
1960	2,113	--	--
1970	3,038	925	43.8
1980	3,823	785	25.8
1990	7,249	3,426	89.6
2000	9,577	2,328	32.1
2010	9,868	291	3.0

Source: Bergen County Data Book, and 2010 US Census

**Table 17**  
Housing Units by Tenure & Occupancy Status, 1990 and 2000  
Mahwah, New Jersey

Category	1990		2000		2010	
	No. Units	%	No. Units	%	No.	%
Owner-Occupied Units	5,476	75.5	7,851	82.0	7,839	82.5
Renter-Occupied Units	1,324	18.3	1,489	15.5	1,666	17.5
Vacant Units	449	6.2	237	2.5	363	3.7
<b>Total Units</b>	<b>7,249</b>	<b>100.0</b>	<b>9,577</b>	<b>100.0</b>	<b>9,868</b>	<b>100.0</b>

The following table outlines the type of housing counted in Mahwah during the 2000 and 2010 census. Residential structures in Mahwah are largely single family detached homes as this type of housing stock represents 49.5 percent of the total dwelling units. The second largest component of dwelling units are single family attached dwellings, which comprise 29 percent. Structures containing 10 units or more represent 14 percent of the total residential dwellings, which is the third largest component. The figures provided in the number column represent the number of people living in that type of structure, not the number of structures of that type.

**Table 18**  
Units in Structure, 2000 and 2010  
Mahwah, New Jersey

Units in Structure	2000		2010	
	Number	Percent	Number	Percent
Single Family, Detached	4,209	43.9	4,886	49.5
Single Family, Attached	2,456	25.6	2,881	29.1
2	228	2.4	146	1.5
3 to 4	387	4.0	236	2.9
5 to 9	686	7.2	422	4.3
10 or more	1480	15.5	1,399	14.2
Other	131	1.4	217	2.2
<b>Total</b>	<b>9,577</b>	<b>100.0</b>	<b>9,868</b>	<b>100.0</b>

Source: U.S. Census, 2000 and 2010.

*Value of Housing Units.* The median value of owner occupied housing in 2000 was recorded as \$334,100, which is an approximately 22 percent increase compared to the 1990 median owner occupied housing value of \$274,800. Additionally, the 2000 census data indicates the median rent value as \$1,160.

**Table 19**  
**Specified Owner-Occupied Housing Units by Value, 1990,2000 and 2010**  
**Mahwah, New Jersey**

Value Range	1990		2000		2010	
	Units	%	Units	%	Units	%
Less than \$50,000	43	1.1	47	0.8%	162	1.9%
\$50,000 to \$99,999	148	3.8	90	1.5%	157	1.9%
\$100,000 to \$149,999	206	5.3	303	5.1%	167	2.0%
\$150,000 to \$199,999	666	17.0	593	10.1%	122	1.5%
\$200,000 to \$249,999	568	14.5	771	13.1%	604	7.2%
\$250,000 to \$299,999	664	16.9	737	12.5%		
\$300,000 to \$399,999	832	21.2	1,193	20.2%	3,173	38.0%
\$400,000 to \$499,999	403	10.3	804	13.6%		
\$500,000 or more	390	9.9	1,358	23.0%	3,969	47.5%
<b>Total</b>	<b>3,920</b>	<b>100.0</b>	<b>5,896</b>	<b>100.0%</b>	<b>8,354</b>	<b>100%</b>
<b>Median Value</b>	<b>\$274,800</b>		<b>\$334,100</b>		<b>\$478,700</b>	

Source: U.S. Bureau of the Census, 1990 & 2000.

*Income Characteristics*

The comparison between 1989 and 1999 household income is reported in the following table. The median household income reflects a substantial increase from \$56,468 in 1989 to \$79,500 in 1999, a 41 percent increase. In Bergen County, the median household income was reported as \$49,249 in 1990 and \$65,241 in 1999. Household income in Mahwah is 22% higher than in Bergen County as a whole.

**Table 20**  
**Household Income, 1989 and 1999**  
**Mahwah, New Jersey**

Income Category	1989		1999	
	Total	Percent	Total	Percent
Less than \$10,000	365	5.4	298	3.2
\$10,000 to \$14,999	133	2.0	216	2.3
\$15,000 to \$24,999	363	5.4	465	5
\$25,000 to \$34,999	702	10.4	575	6.1
\$35,000 to \$49,999	1,323	19.6	1,113	11.9
\$50,000 to \$74,999	1,627	24.1	1,727	18.5
\$75,000 to \$99,999	846	12.5	1,398	14.9
\$100,000 to \$149,999	894	13.2	1,624	17.4
\$150,000 or more	512	7.6	1,939	20.7
<b>Total</b>	<b>6,765</b>	<b>100.0</b>	<b>9,355</b>	<b>100</b>
<b>Median Household</b>	<b>\$56,468</b>		<b>\$79,500</b>	
<b>Bergen County</b>	<b>\$49,249</b>		<b>\$65,241</b>	

Source: U.S. Bureau of the Census, 1990 and 2000.

*Employment Characteristics*

Employment data is obtained from New Jersey Employment and Wages Covered by Unemployment Insurance developed by the New Jersey Department of Labor and the U.S. Census 2000.

*Employment Base.* The following table outlines the top five municipalities in Bergen County with the largest employment base. The 1999 annual average of both private and public employment data was used as a basis of this analysis. Mahwah is in the top five largely because of its private employment base.

**Table 21**  
**Top Five Municipalities Private and Public Employment , 1999**  
**Bergen County, New Jersey**

Municipality	Private	Public	Total
Paramus	41,482	2,640	44,122
Hackensack	37,654	5,148	42,802
Fort Lee	14,277	1,270	15,547
Englewood	13,973	807	14,780
Mahwah	13,381	653	14,484

Source: State of New Jersey, Department of Labor; New Jersey Employment and Wages Covered by Unemployment Insurance by Municipality (1999)

*Employment Status.* The following table summarizes the employment status of residents aged sixteen and older. Approximately 70 percent of the residents are classified in the labor force category. The table also includes an unemployment rate of 3.9 percent. The municipal unemployment rate is above the Bergen County unemployment rate, which was recorded at 2.3 percent in the 2000 census.

**Table 22**  
**Employment Status of Residents Sixteen & Over, 2000**  
**Mahwah, New Jersey**

Status	2000	
	Number	Percent
In Labor Force	<u>13,481</u>	<u>70.4</u>
In Civilian Labor Force	13,481	70.4
Employed	12,731	66.5
Unemployed	750	3.9
Armed Forces	---	---
Not In Labor Force	5,665	29.6
<b>Total</b>	<b>19,146</b>	<b>100.0</b>

Source: U.S. Bureau of the Census, 2000.

*Journey to Work.* Table 16 indicates that 64 percent of the Township’s employed population works within Bergen County. Seventeen percent work outside the county, and 19 percent work outside of New Jersey.

**Table 23**  
**Employed Residents 16 and Over by Place of Work: 2000**  
**Mahwah, New Jersey**

Place of Work	Number	Percent
Worked in county of residence	8,058	64
Worked outside county of residence	2,185	17
Worked outside state of residence	2,322	19
<b>Total</b>	<b>12,565</b>	<b>100</b>

Source: U.S. Bureau of the Census, 2000.

*Means of Transportation and Travel Time to Work.* According to the 2000 Census, 80 percent of Mahwah residents commute to work alone in a vehicle. Only 6 percent carpool, 7 percent use public transportation and 2 percent walk. Approximately 55% of the population had a commute time that was less than the average for the State of New Jersey, which was 28.6 minutes. The national average in 2000 was 24.3 minutes.

**Table 24**  
**Employed Residents 16 and Over by Commute to Work: 2000**  
**Mahwah, New Jersey**

Commuting to Work	Number	Percent
Car, truck, or van -- drove alone	10,109	80
Car, truck, or van – carpoled	781	6
Public transportation (including taxicab)	838	7
Walked	292	2
Worked at home	523	4
Other	22	1
<b>Total Workers 16 years and over</b>	<b>12,565</b>	<b>100.0</b>

Source: U.S. Bureau of the Census, 2000.

**Table 25**  
**Employed Residents 16 and Over by Travel Time to Work: 2000**  
**Mahwah, New Jersey**

Travel Time to Work	Number	Percent
Less than 10 minutes	1,876	15
10 to 19 minutes	3,142	25
20 to 29 minutes	1,962	16
30 to 45 minutes	2,129	17
45 to 59 minutes	1,040	8
60 to 89 minutes	1,331	11
90 or more minutes	562	4
Worked at home	523	4
<b>Total</b>	<b>12,565</b>	<b>100.0</b>

Source: U.S. Bureau of the Census, 2000.

Employment Characteristics. The following tables describe the employment characteristics and occupational patterns of the residents of Mahwah. The first table indicates the residents of Mahwah are employed in a diverse array of industries. The second table identifies resident employment by occupation. It indicates that 50 percent of the population's employment is concentrated in management, professional, and related occupations.

**Table 26**  
**Employed Residents Sixteen and Over, By Industry, 2000**  
**Mahwah, New Jersey**

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	24	0.2
Construction	416	3.3
Manufacturing	1,532	12.0
Wholesale Trade	865	6.8
Retail Trade	1,546	12.1
Transportation and Warehousing, and Utilities	681	5.3
Information	696	5.5
Finance, Insurance, Real Estate, and Rental and Leasing	1,557	12.2
Professional, Scientific, Management, Administrative, and Waste Management Services	1,944	15.3
Educational, Health and Social Services	2,093	16.4
Arts, Entertainment, Recreation, Accommodation and Food Services	736	5.8
Other Services (except Public Administration)	398	3.1
Public Administration	243	1.9
<b>Total</b>	<b>12,731</b>	<b>100.0</b>

Source: U.S. Bureau of the Census, 2000.

**Table 27**  
**Employed Residents Sixteen and Over By Occupation, 2000**  
**Mahwah, New Jersey**

Occupation	#	%
Management, Professional, and Related Occupations	6,323	49.7
Service Occupations	1,181	9.3
Sales and Office Occupations	3,932	30.9
Farming, Fishing, and Forestry Occupations	8	0.1
Construction, Extraction, and Maintenance Occupations	533	4.2
Production, Transportation, and Material Moving Occupations	754	5.9
<b>Total</b>	<b>12,731</b>	<b>100</b>

Source: U.S. Bureau of the Census, 2000.

*Recent Development Activity*

The data provided in the following tables reflects the developed nature of Mahwah. The proliferation of both residential and nonresidential development has decreased.

**Table 28**  
**Residential Development Activity**  
**Certificates of Occupancy & Demolition Permits Issued, 1996-2005**

Year	C.O.'s	Demolition Permits
1996	268	6
1997	420	7
1998	120	26
1999	77	0
2000	48	4
2001	189	8
2002	54	9
2003	58	12
2004	35	6
2005	23	5
<b>Total</b>	<b>1,292</b>	<b>83</b>

Source: New Jersey Department of Community Affairs.

**Table 29**  
**Square Footage of Non-Residential Space Approved, 1996 - 2005**  
**Mahwah, New Jersey**

Year	Office	Retail	Places of Assembly	Industrial	Hotel/Motel	Educational	Institutional	Storage	Total
1996	459		6,300			26,000		62,000	94,759
1997	1,215		1,600			45,611			48,426
1998	1	113,200	29,150		212		5,056		147,619
1999			3,155						3,155
2000	463,085							6,820	469,905
2001			3,155		1				3,156
2002	2,880	14,844	10,163			86,000		18,225	132,112
2003	44,897		1	110,863					155,761
2004	43,290	10,488				240		31,370	85,388
2005	19,120	10,488	3,346	110,863		38,684		960	183,461
<b>Total</b>	<b>574,947</b>	<b>149,020</b>	<b>56,870</b>	<b>221,726</b>	<b>213</b>	<b>196,535</b>	<b>5,056</b>	<b>119,375</b>	<b>1,323,742</b>

A review of the approved but-not-yet-built developments in the Township continues to reflect the slower pace of growth. The new residential development that is occurring is comprised of small subdivisions in areas already developed. Similarly, the small amounts of nonresidential development occurring is taking place on parcels already developed as well. The only development applications recently before the Zoning Board of Adjustment relating to land use trends involve a small number of approvals for residential lots being built on unimproved roads. The data for this development is seen in the accompanying table.

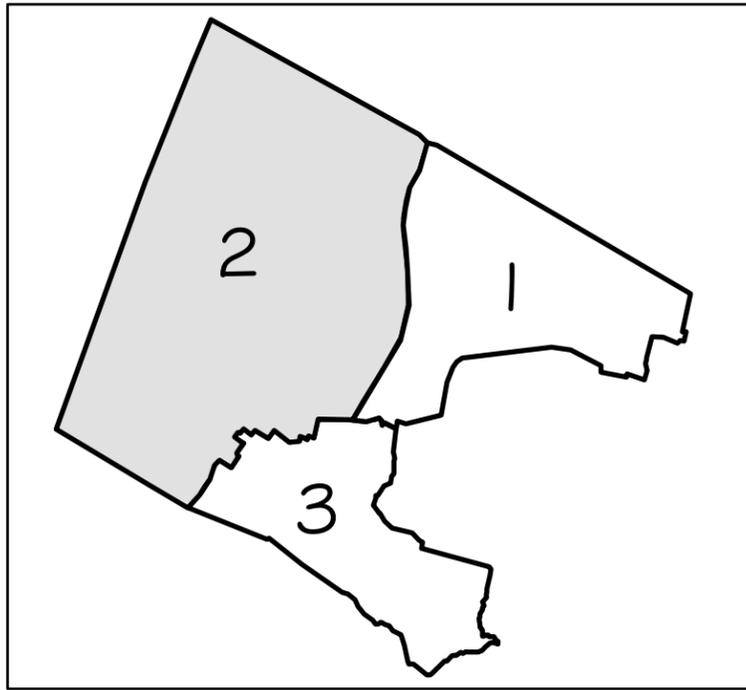
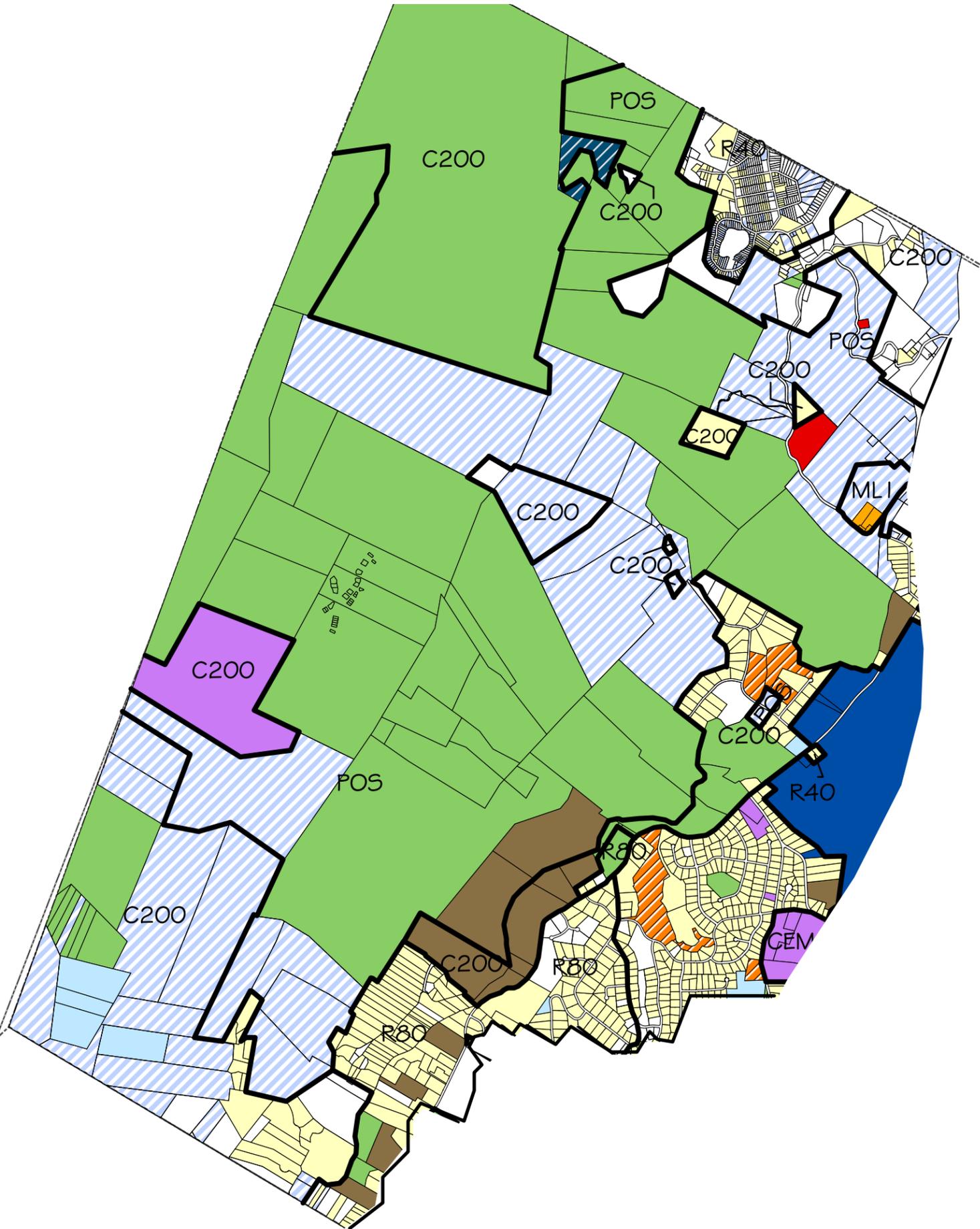
**Table 30**  
**Approved But-Not-Yet-Build Development**  
**Mahwah, New Jersey**

<b>Block</b>	<b>Lot</b>	<b>Type of Application</b>	<b>Result</b>
54	27	Subdivision	Two new residential lots.
173	129	Subdivision	Three new residential lots.
136	1	Site Plan	Two-story commercial building replaced with a 70-room hotel.
40	65,66	Subdivision	One new residential lot
110.01	4	Site Plan	5,692 square foot addition to a medical office.
38	1,2,3	Subdivision	One new residential lot.
109	2,3	Subdivision	Eight new residential lots.
77	9	Subdivision	One new residential lot.
1	157	Site Plan	Single Family dwelling on an unimproved road.
11	9-14	Site Plan	Single Family dwelling on an unimproved road.
42	21,22	Site Plan	Single Family dwelling on an unimproved road.
7	19-23	Site Plan	Single Family dwelling on an unimproved road.

## Appendix of Pull out Maps



2



**BURGIS ASSOCIATES, INC.**  
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Project Title  
**Master Plan  
 Area 2**  
 TOWNSHIP OF MAHWAH  
 BERGEN COUNTY, NEW JERSEY

Key Map  
 Scale: 1" = 4,200'

- Dwg. Legend
- Existing Land Use**
- Vacant
  - Residential
  - Multifamily
  - Mobile Home Park
  - Commercial
  - Office
  - Agriculture
  - Education
  - Quasi-Public
  - Public
  - Park/Open Space
  - Private Recreation
  - Railroad
  - Utility
  - Parking
  - Industrial
  - Public-Vacant
  - Subdivided Property
  - Municipal Boundary
  - County Boundary

- Zoning**
- Zone Line
  - R5 - One Family Residential
  - R10 - One Family Residential
  - R11 - Two Family Residential
  - R15 - One Family Residential
  - R20 - One Family Residential
  - R40 - One Family Residential
  - R80 - Two Family Residential
  - ML1#ML2 - Mount Laurel Housing Districts
  - FRD4 - Planned Res. Development
  - FRD4S - Planned Res. Development
  - FRD6 - Planned Res. Development
  - GA200 - Garden Apartment
  - RMG - Mobile Home
  - CED/R40 - Controlled Economic Develop.
  - OP200 - Office Research Park
  - ORP200 - Office Research Park
  - IP120 - Industrial Park
  - B10 - Neighborhood Business
  - B12 - General Business
  - B40 - Highway Business
  - B200 - Shopping Center
  - GI80 - General Industry
  - GI200 - General Industry
  - LOD - Limited Office District
  - CB360 - Community Business
  - PED - Public Education
  - POS - Public Open Space
  - C200 - Conservation
  - CEM - Cemetery
  - BZ - Buffer Zone

Dwg. Title  
 Preliminary  
 Existing Land Use and Zoning

Graphic Scale  
 0 875 1,750 3,500 Feet

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 NEW JERSEY LIC. NO. 2450

Project No.	180113
Sheet No.	1 of 1
Date	12/19/06
Drawn	KAK
Checked	
File Name	180113elu
Dwg. No.	elu

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Sources:

1. Parcels: County of Bergen, Department of Planning & Economic Development, May 2004.
2. County & Municipal Boundaries: NJDEP.
3. Existing Land Use: Municipal tax records/Field investigations, Burgis Associates, Spring 2007.





2	Subdivision Block 173 Lot 129	01	23	12	RW	BB
1	Zng revisions per Twp	07	12	11	RW	BB
Rev	Description	Date	Dwn	Ckd		

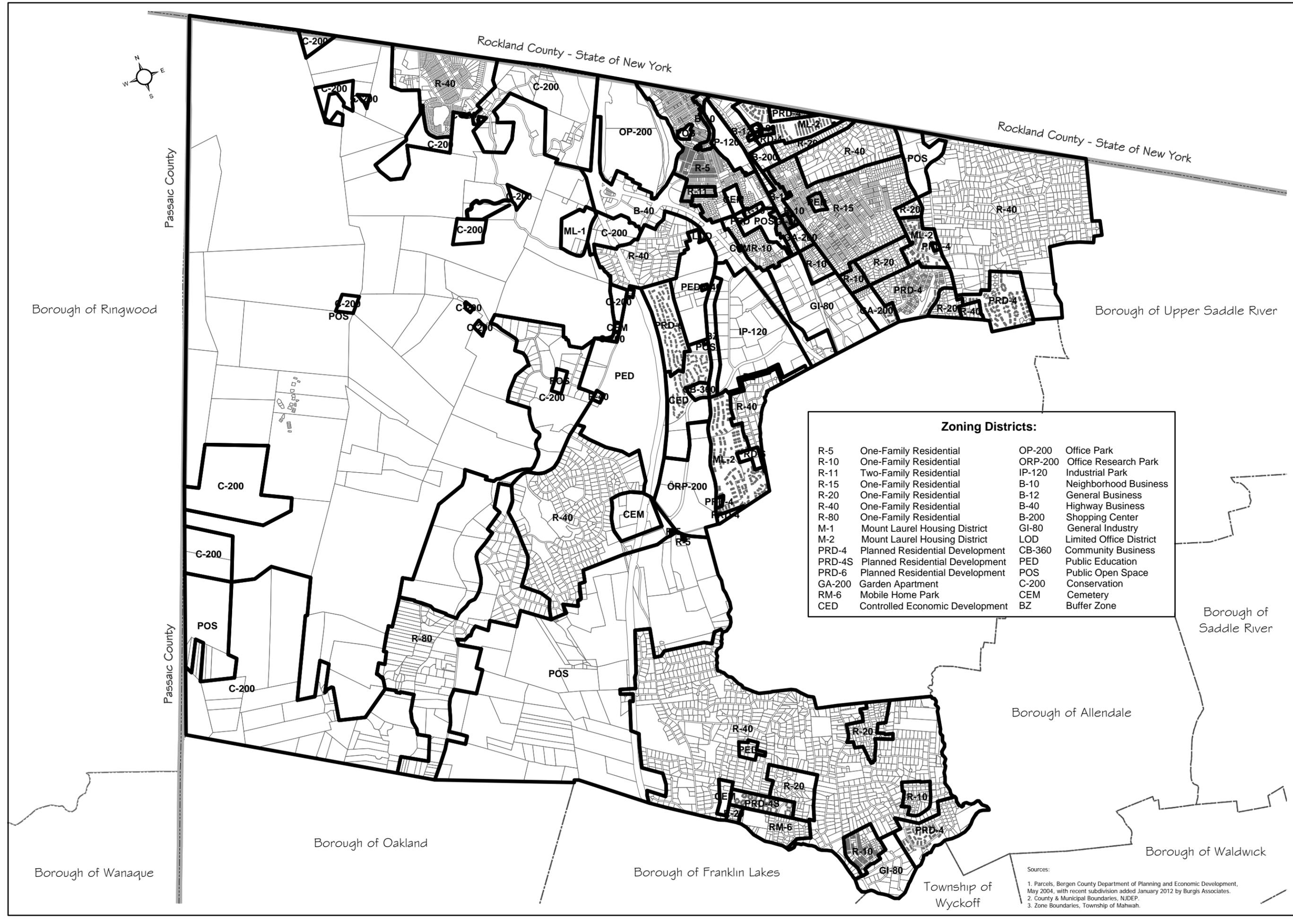
Dwg. Title  
 Existing Zoning

Graphic Scale

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 NEW JERSEY LIC. NO. 2450

Project No.	1801.13
Sheet No.	1 of 1
Date	7/1/11
Drawn	RW
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File Name	EXZNG
Dwg. No.	EXZNG

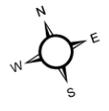
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**Zoning Districts:**

R-5	One-Family Residential	OP-200	Office Park
R-10	One-Family Residential	ORP-200	Office Research Park
R-11	Two-Family Residential	IP-120	Industrial Park
R-15	One-Family Residential	B-10	Neighborhood Business
R-20	One-Family Residential	B-12	General Business
R-40	One-Family Residential	B-40	Highway Business
R-80	One-Family Residential	B-200	Shopping Center
M-1	Mount Laurel Housing District	GI-80	General Industry
M-2	Mount Laurel Housing District	LOD	Limited Office District
PRD-4	Planned Residential Development	CB-360	Community Business
PRD-4S	Planned Residential Development	PED	Public Education
PRD-6	Planned Residential Development	POS	Public Open Space
GA-200	Garden Apartment	C-200	Conservation
RM-6	Mobile Home Park	CEM	Cemetery
CED	Controlled Economic Development	BZ	Buffer Zone

Sources:  
 1. Parcels, Bergen County Department of Planning and Economic Development, May 2004, with recent subdivision added January 2012 by Burgis Associates.  
 2. County & Municipal Boundaries, NJDEP.  
 3. Zone Boundaries, Township of Mahwah.



**County Boundary**  
 Municipal Boundary  
 Parcels

**Land Use Plan Categories**

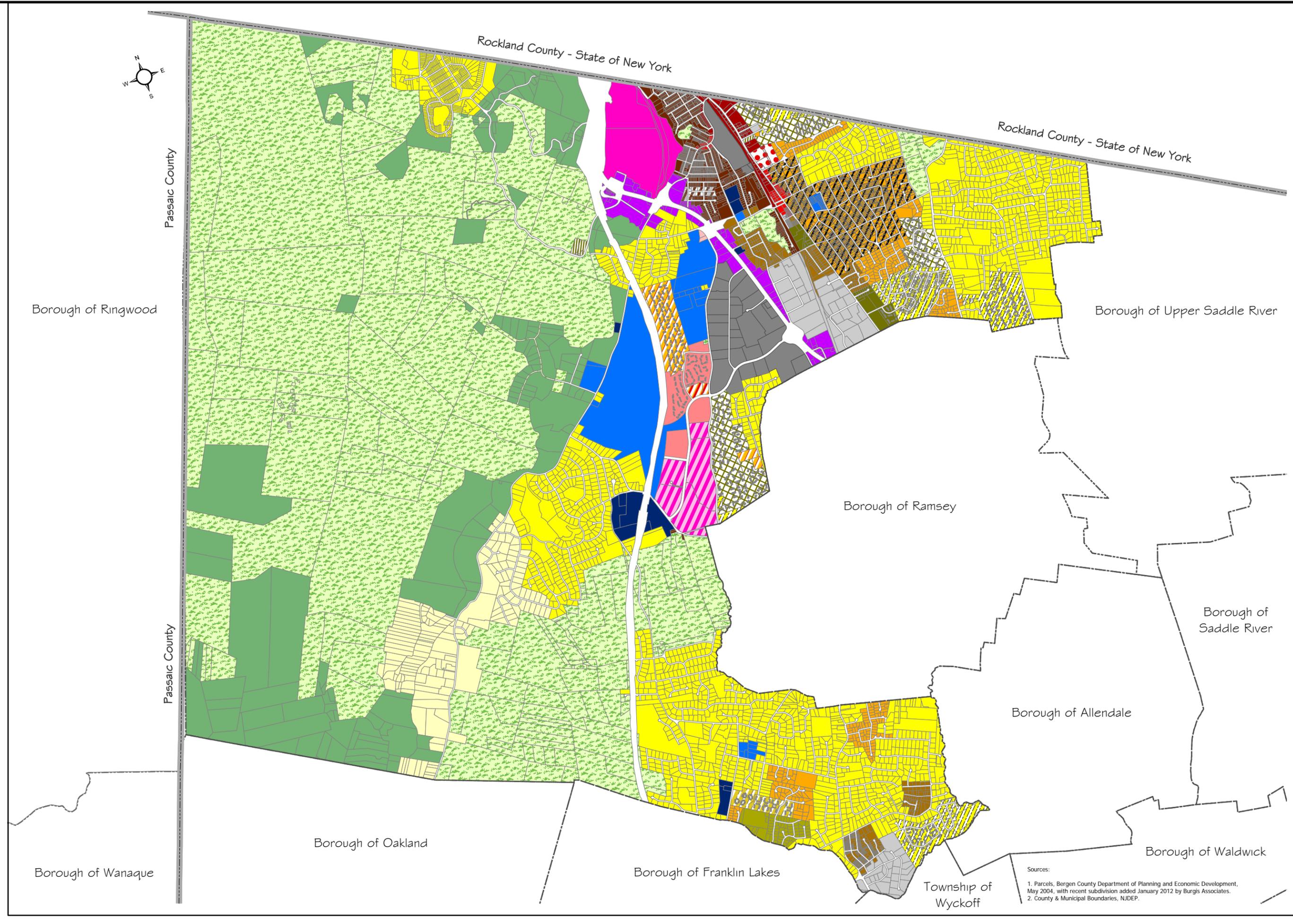
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- Rural Density Res
- Low Density Res
- Low-Moderate Density Res - 1/2
- Low-Moderate Density Res - 1/3
- Moderate Density Res
- Moderate-High Density Res
- Two-Family Res
- Planned Residential Dev - 4
- Planned Residential Dev - 4S
- Planned Residential Dev - 6
- Mobile Home Housing
- Garden Apartment
- Mount Laurel Housing - 1
- Mount Laurel Housing - 2
- Neighborhood Business
- General Business
- Highway Business
- Shopping Center
- Community Business
- Limited Office
- Office Park
- Office Research Park
- Controlled Economic Development
- General Industry
- Industrial Park
- Open Space & Recreation
- Public Education
- Cemetery
- Buffer Zone

1	Subdivision Block 173 Lot 129	01	23	12	RW	BB
Rev	Description	Date	Dwn	Ckd		
Dwg. Title						
Land Use Plan Map						

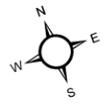
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 NEW JERSEY LIC. NO. 2450

Project No.	1801.13
Sheet No.	1 of 1
Date	7/19/11
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Dwg Scale	N.T.S.
File Name	LUP
Dwg. No.	LUP

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Sources:  
 1. Parcels, Bergen County Department of Planning and Economic Development, May 2004, with recent subdivisions added January 2012 by Burgis Associates.  
 2. County & Municipal Boundaries, NJDEP.



Dwg. Legend

- Municipal Boundary
- County Boundary
- Category One Waterways
- Streams
- 300-Ft Buffer
- Steep Slopes
- Wetland
- Lake
- Flood Zone**
- 100-Year
- 500-Year

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1	Revised per updated parcel data.	05	11	07	KAK	
Rev	Description	Date	Dwn	Ckd		

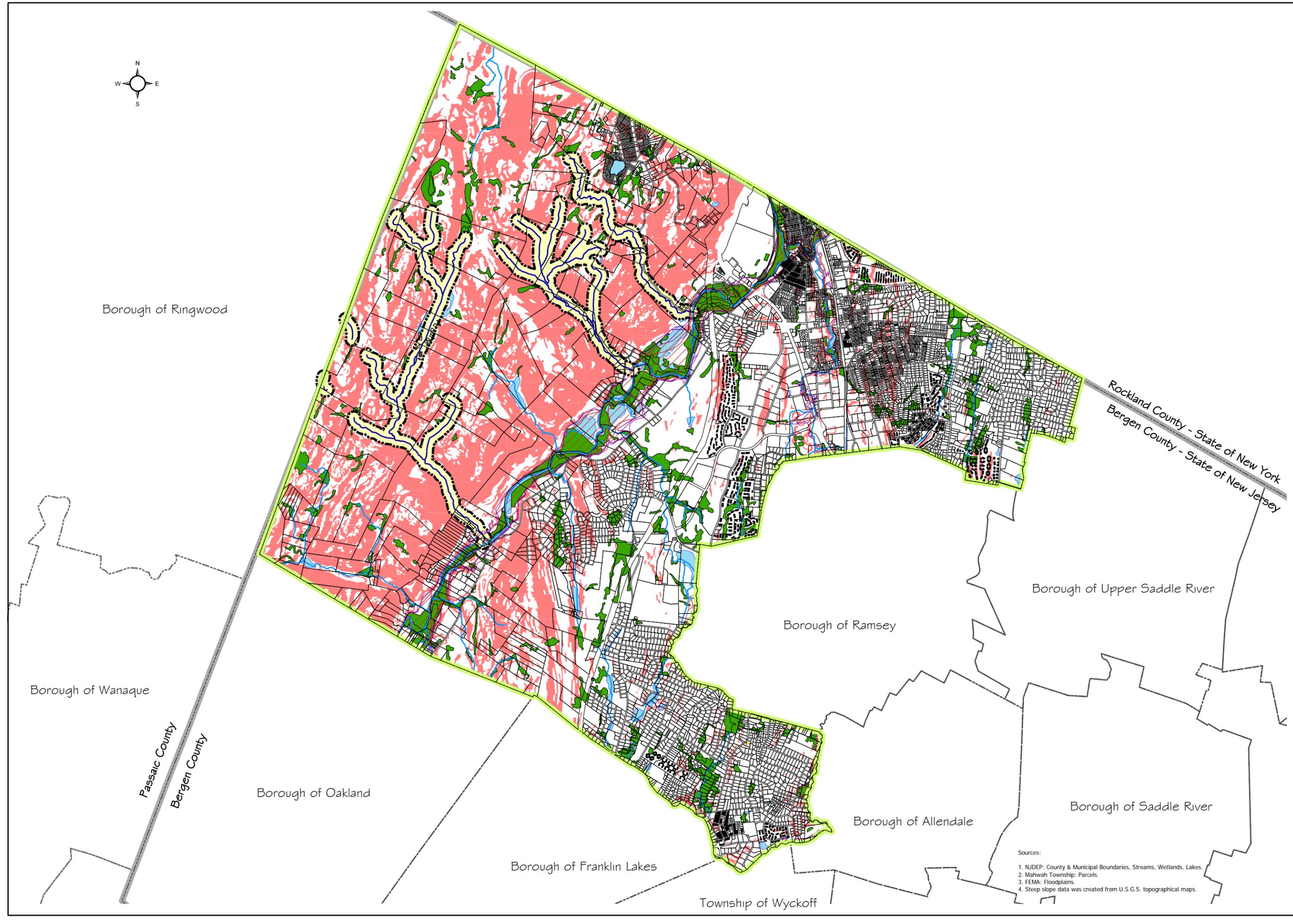
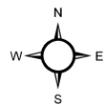
Dwg. Title

Environmental Features



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Project No. 1801.13  
 Sheet No. 1 of 1  
 Date 12/19/06  
 Drawn KAK  
 Checked  
 File Name 1801.13env



- Sources:
1. NJDEP: County & Municipal Boundaries, Streams, Wetlands, Lakes.
  2. Mahwah Township: Parcels.
  3. FEMA: Floodplains.
  4. Steep slope data was created from U.S.G.S. topographical maps.

 County Boundary  
 Municipal Boundary  
 Parcels  
**Floodplains**  
 100-Year  
 500-Year

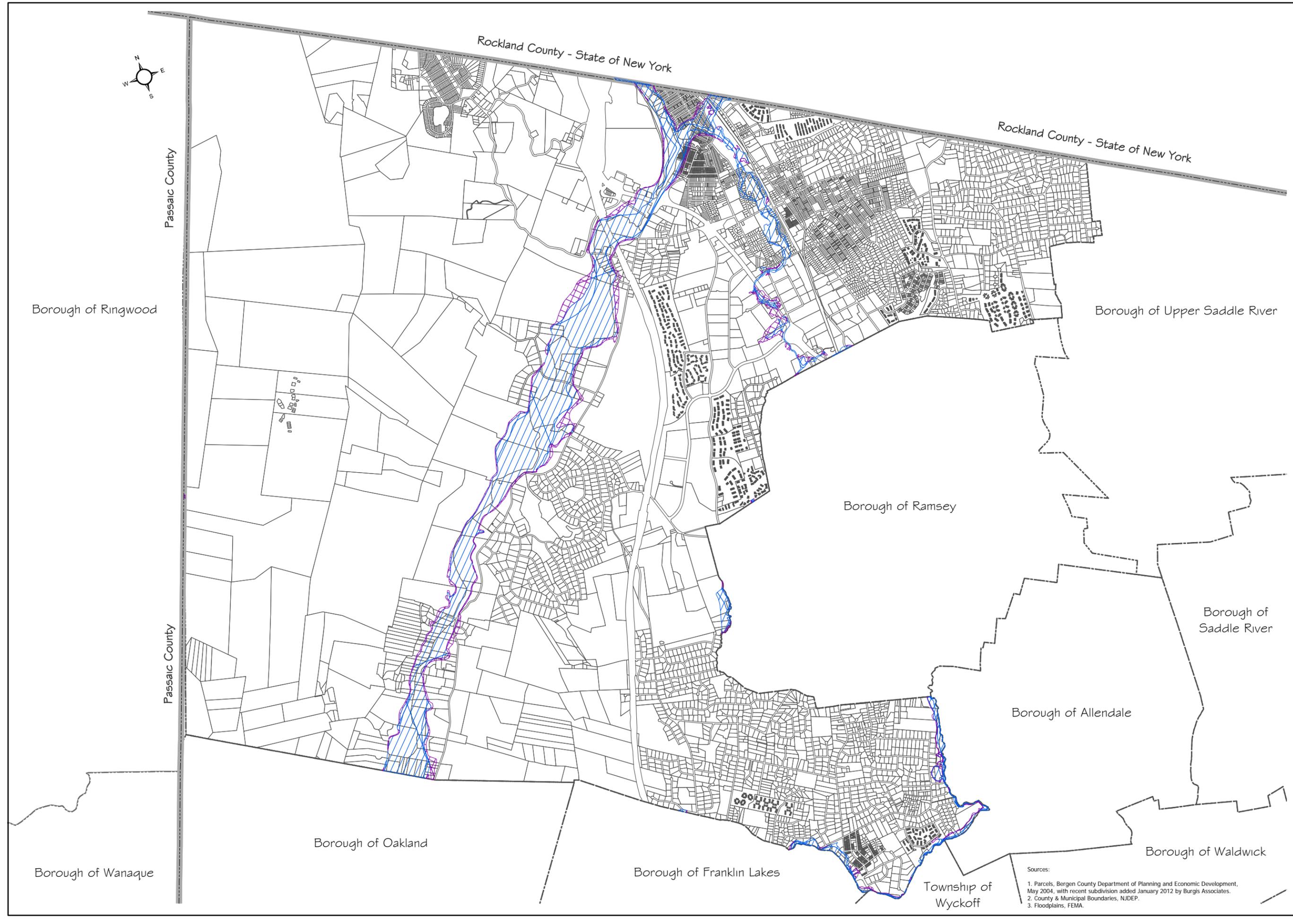
1	Subdivision Block 173 Lot 129								
Rev	Description	Date	Dwn	Ckd					

Dwg. Title  
 Floodplain Boundaries

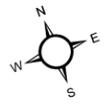
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Project No.	1801.13
Sheet No.	1 of 1
Date	12/5/11
Drawn	BB/RW
Dwg Scale	N.T.S.
File Name	FLOOD
Dwg. No.	FLOOD

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- Sources:
1. Parcels, Bergen County Department of Planning and Economic Development, May 2004, with recent subdivision added January 2012 by Burgis Associates.
  2. County & Municipal Boundaries, NJDEP.
  3. Floodplains, FEMA.



1.	Subdivision Block 173	01	23	12	RW	BB
2.	Lot 129					
	Revised per updated parcel data.	05	11	07	KAK	
Rev	Description	Date	Dwn	Ckd		

Dwg. Title

Soils Map

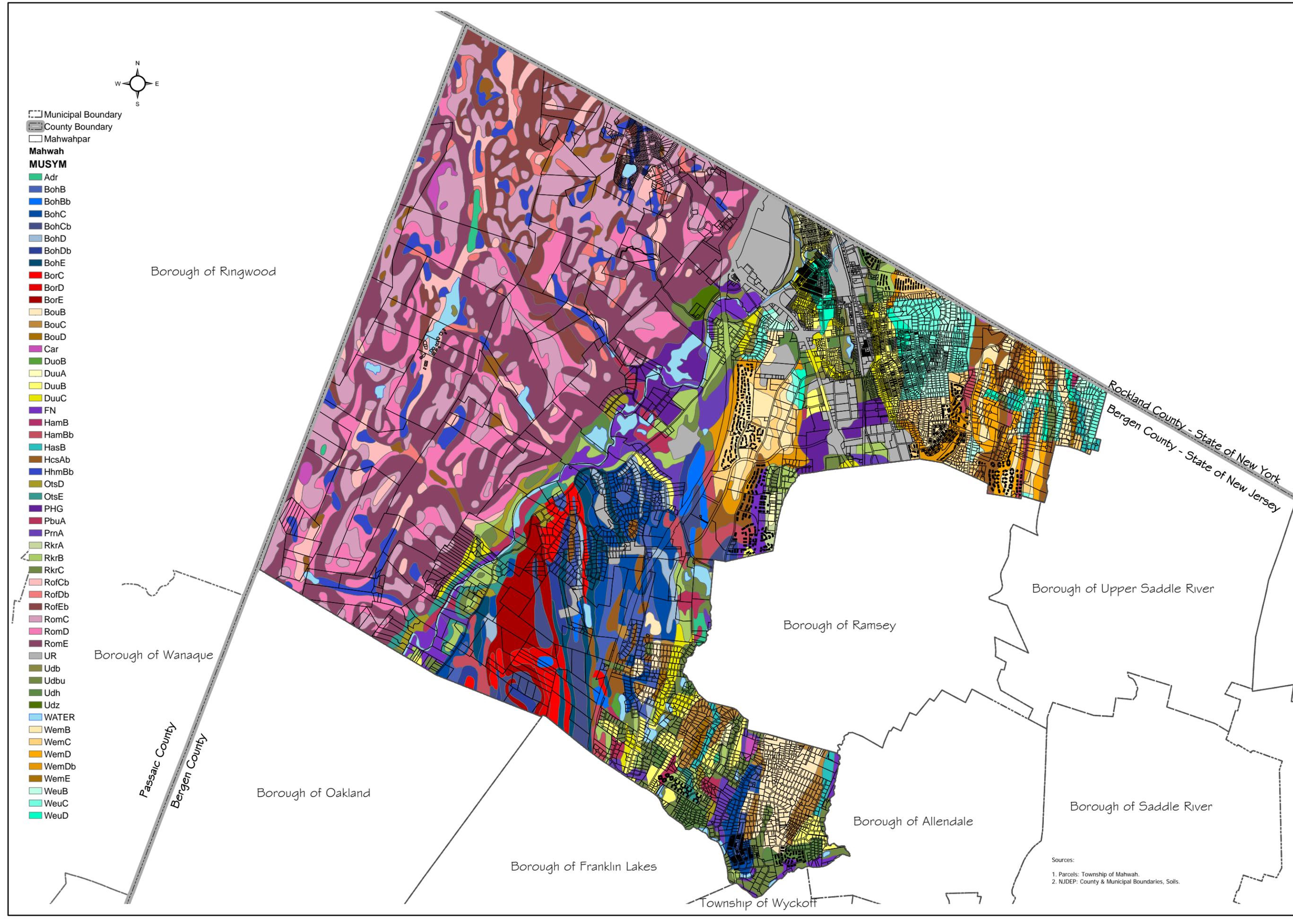
Graphic Scale

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 NEW JERSEY LIC. NO. 2450

Project No.	1801.13
Sheet No.	1 of 1
Date	12/19/06
Drawn	KAK
Checked	
File Name	1801.13soils
Dwg. No.	soils

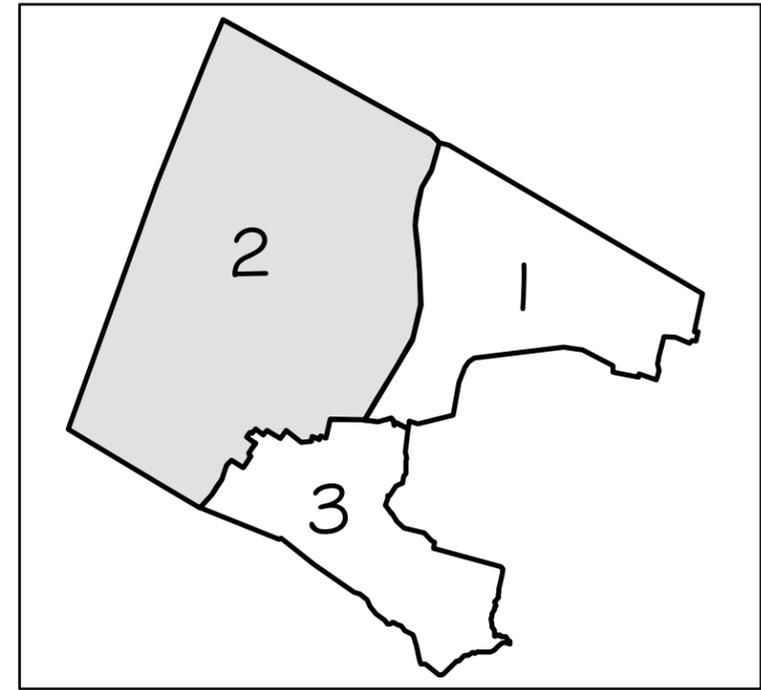
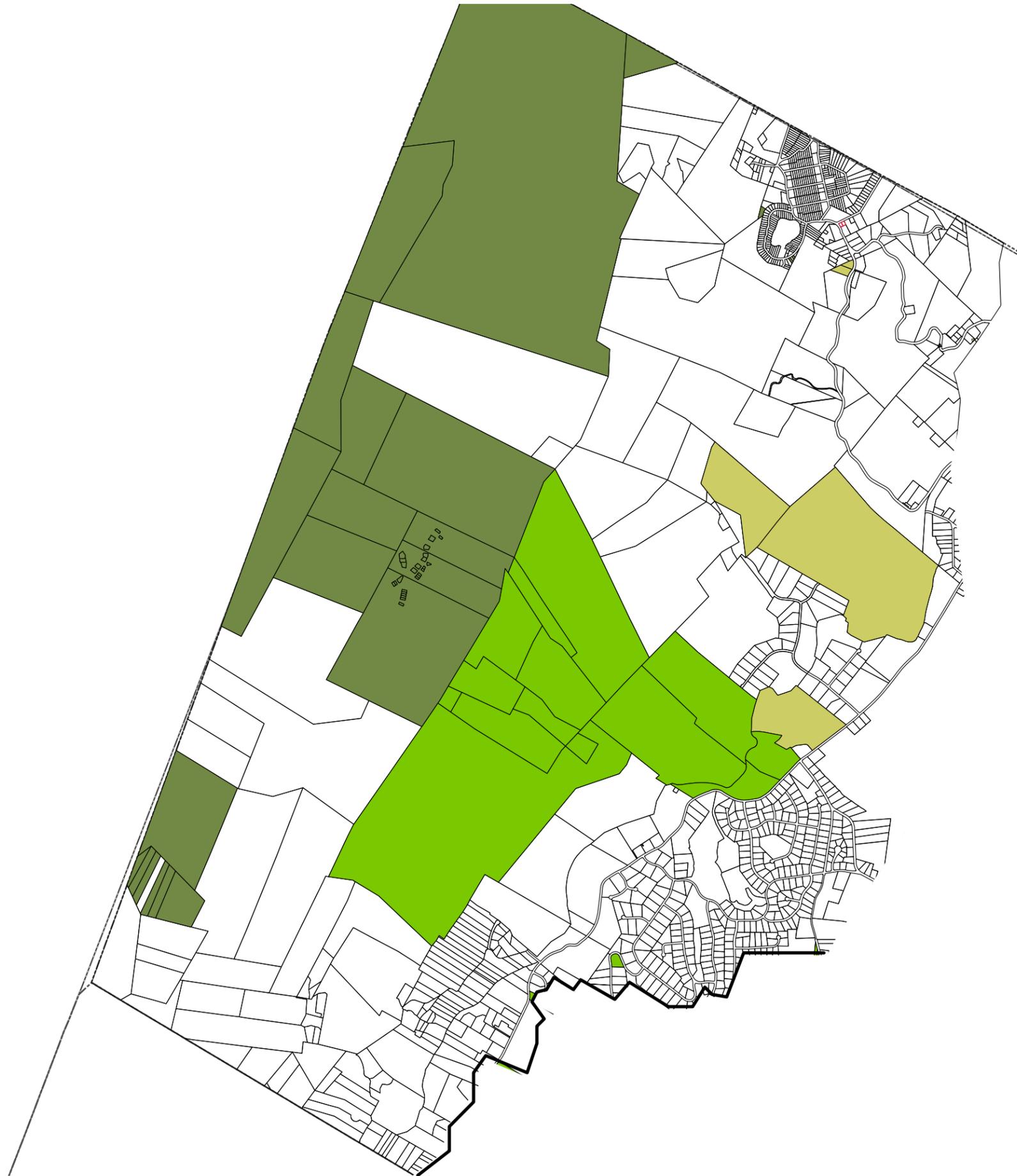
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- Municipal Boundary
- County Boundary
- Mahwahpar
- Mahwah**
- MUSYM**
- Adr
- BohB
- BohBb
- BohC
- BohCb
- BohD
- BohDb
- BohE
- BorC
- BorD
- BorE
- BouB
- BouC
- BouD
- Car
- DuoB
- DuuA
- DuuB
- DuuC
- FN
- HamB
- HamBb
- HasB
- HcsAb
- HhmBb
- OtsD
- OtsE
- PHG
- PbuA
- PrnA
- RkrA
- RkrB
- RkrC
- RofCb
- RofDb
- RofEb
- RomC
- RomD
- RomE
- UR
- Udb
- Udbu
- Udh
- Udz
- WATER
- WemB
- WemC
- WemD
- WemDb
- WemE
- WeuB
- WeuC
- WeuD

Sources:  
 1. Parcels: Township of Mahwah.  
 2. NJDEP: County & Municipal Boundaries, Soils.

2



**B** BURGIS ASSOCIATES, INC.  
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 Fax: (201)-666-2599

Project Title  
**Master Plan  
 Area 2**  
 TOWNSHIP OF MAHWAH  
 BERGEN COUNTY, NEW JERSEY

Key Map  
 Scale 1" = 4,100'

- Dwg. Legend
- County Boundary
  - Municipal Boundary
  - State Open Space
  - County Open Space
  - Municipal Open Space
  - Board of Education
  - Library
  - DPW
  - Fire Station
  - Police Station
  - Ambulance Service
  - Municipal Building
  - Parcels

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
Community Facilities

Graphic Scale  
 0 875 1,750 3,500 Feet

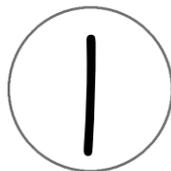
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 NEW JERSEY LIC. NO. 2450

Project No.	180113
Sheet No.	1 of 1
Date	10/29/07
Drawn	KAK
Checked	
File Name	CommFac2
Dwg No.	CommFac_Map2

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Sources:  
 1. Parcels: County of Bergen, Department of Planning & Economic Development, May 2004.  
 2. County & Municipal Boundaries: NJDEP.

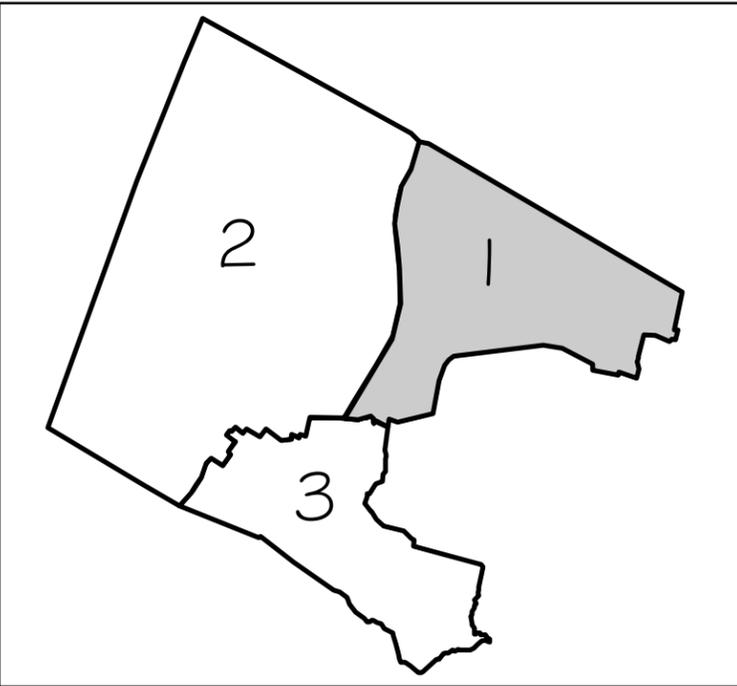




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 Westwood, New Jersey 07675  
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 Fax: (201)-666-2599

Project Title  
**Master Plan  
 Area 1**  
 TOWNSHIP OF MAHWAH  
 BERGEN COUNTY, NEW JERSEY

Key Map  
 Scale 1" = 4,100'



- Dwg. Legend
- County Boundary
  - Municipal Boundary
  - State Open Space
  - County Open Space
  - Municipal Open Space
  - Board of Education
  - Library
  - DPW
  - Fire Station
  - Police Station
  - Ambulance Service
  - Municipal Building
  - Parcels

Rev	Description	Date	Dwn	Ckd

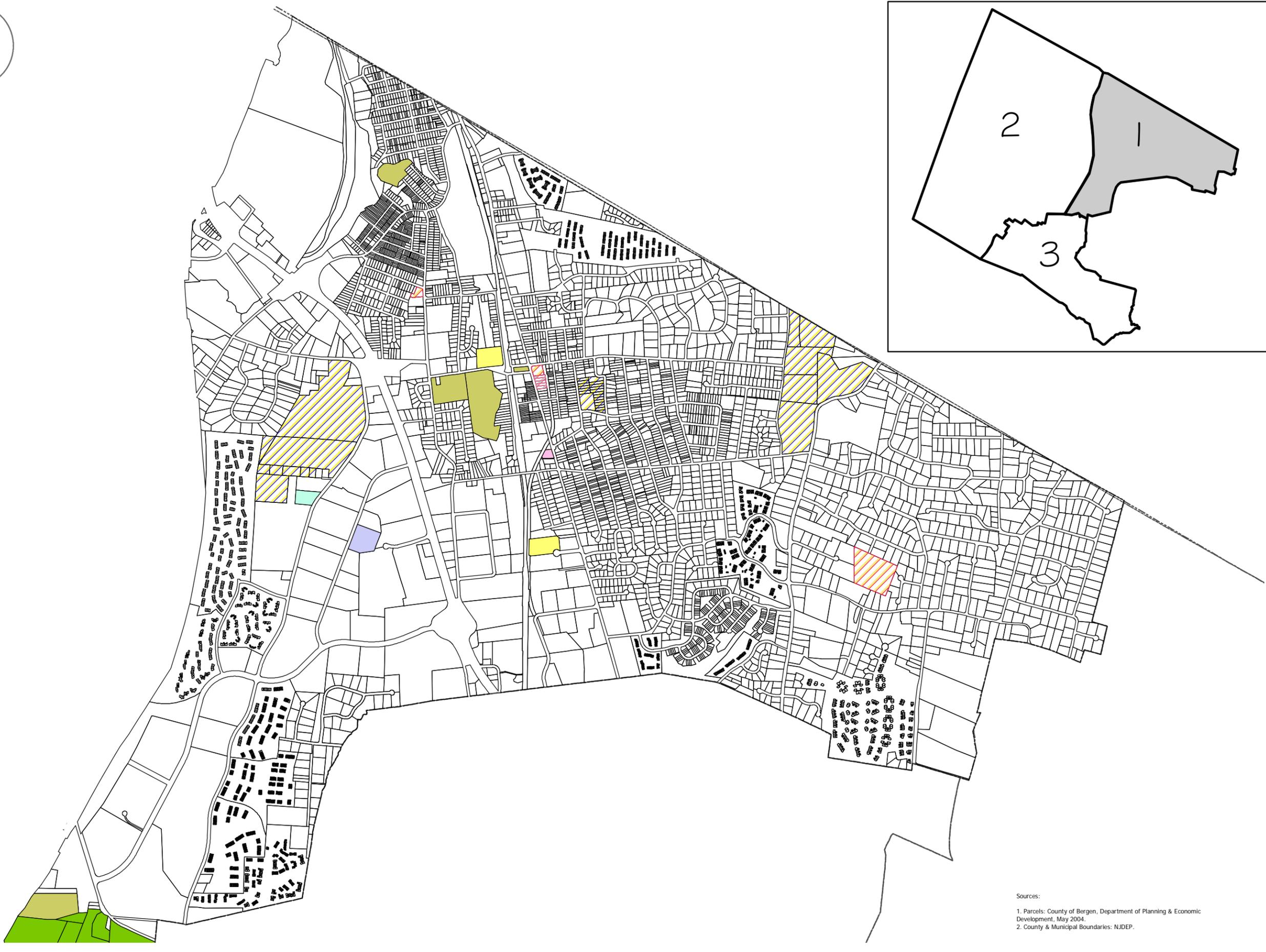
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Community Facilities



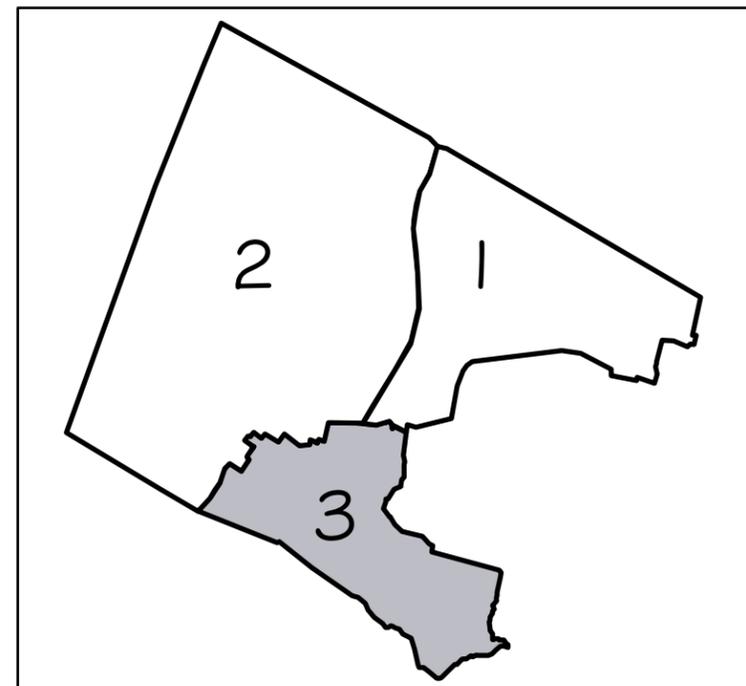
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 NEW JERSEY LIC. NO. 2450

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 Date 10/29/07  
 Drawn KAK  
 Checked  
 File Name CommFac1  
 Dwg No. CommFac\_Map1  
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Sources:  
 1. Parcels: County of Bergen, Department of Planning & Economic Development, May 2004.  
 2. County & Municipal Boundaries: NJDEP.



3



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Project Title  
**Master Plan  
 Area 3**  
 TOWNSHIP OF MAHWAH  
 BERGEN COUNTY, NEW JERSEY

Key Map  
 Scale 1" = 4,100'

- Dwg. Legend
- County Boundary
  - Municipal Boundary
  - State Open Space
  - County Open Space
  - Municipal Open Space
  - Board of Education
  - Library
  - DPW
  - Fire Station
  - Police Station
  - Ambulance Service
  - Municipal Building
  - Parcels

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
Community Facilities

Graphic Scale  
 0 500 1,000 2,000 Feet

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 NEW JERSEY LIC. NO. 2450

Project No. 1801.13  
 Sheet No. 1 of 1  
 Date 10/29/07  
 Drawn KAK  
 Checked  
 File Name CommFac3  
 Dwg No. CommFac\_Map3  
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Sources:  
 1. Parcels: County of Bergen, Department of Planning & Economic Development, May 2004.  
 2. County & Municipal Boundaries: NJDEP.



Legend

- Developed & Partially Developed
- Wholly Undeveloped
- Municipal Boundary
- County Boundary
- Parcels

Borough of Ringwood

Rockland County - State of New York  
 Bergen County - State of New Jersey

Borough of Upper Saddle River

Borough of Ramsey

Borough of Wanaque

Passaic County  
 Bergen County

Borough of Oakland

Borough of Allendale

Borough of Saddle River

Borough of Franklin Lakes

Township of Wyckoff

Sources:

1. Parcels, Township of Mahwah.
2. NJDEP, County & Municipal Boundaries.

Project Title

Master Plan

TOWNSHIP OF MAHWAH  
BERGEN COUNTY, NEW JERSEY

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Recreation and Open Space Inventory

Graphic Scale



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Project No.	1801.13
Sheet No.	1 of 1
Date	03/11/09
Drawn	KAK
File Name	ParksandOpenSp

Legend

-  County Boundary
-  Municipal Boundary
-  Parcels



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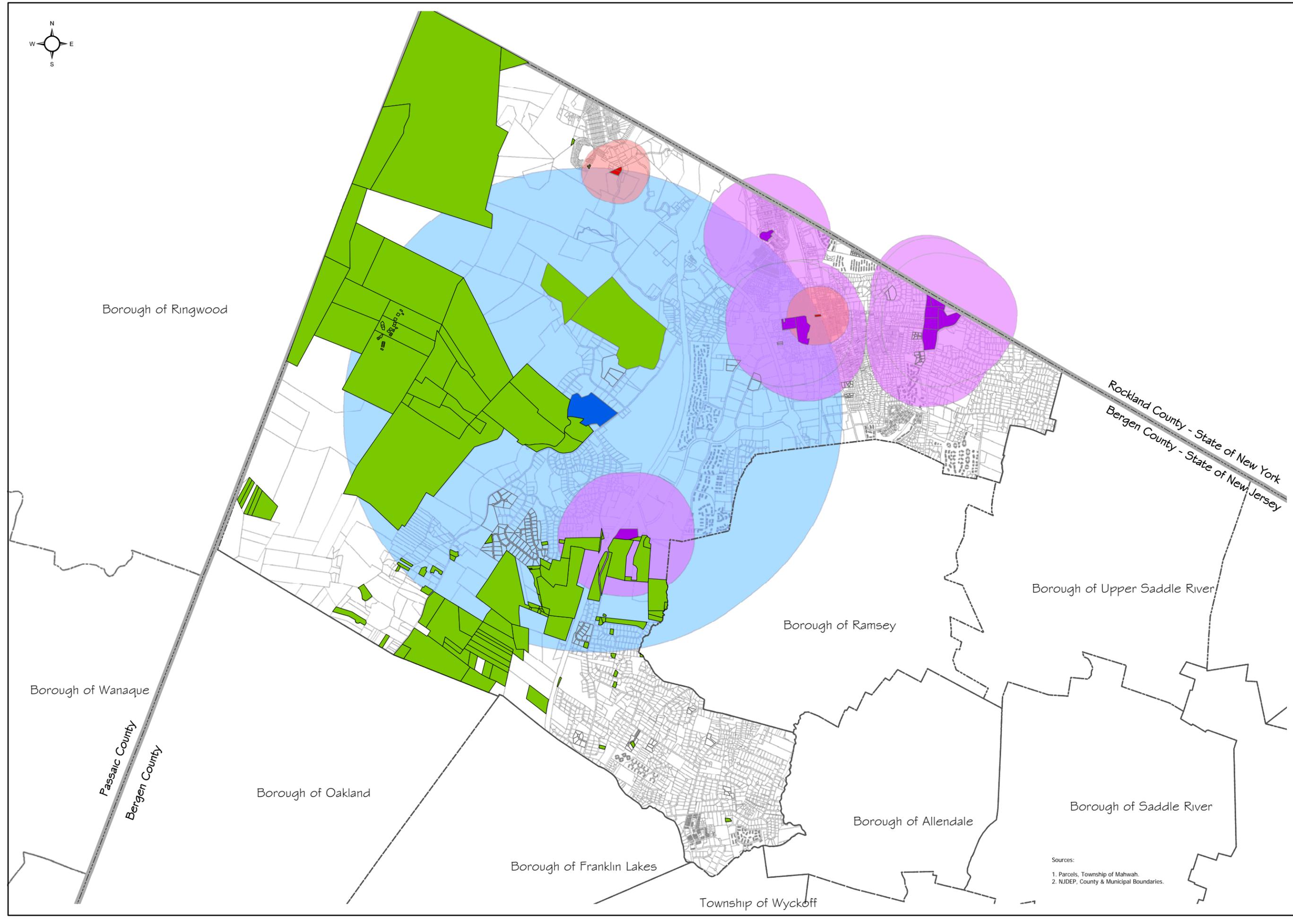
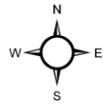
Rev	Description	Date	Dwn	Ckd



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Project No.	1801.13
Sheet No.	1 of 1
Date	03/11/09
Drawn	KAK
File Name	ParksandOpenSp

Sources:  
 1. Parcels, Township of Mahwah.  
 2. NJDEP, County & Municipal Boundaries.

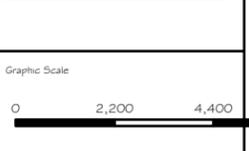


**Legend**

- Regional Park Reserves
- County Boundary
- Municipal Boundary
- Mini-Park
- Neighborhood Parks
- Community Park
- 1/4-Mile Service Radius
- 1/2-Mile Service Radius
- 2-Mile Service Radius

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
**Mini-Park Service Radius**



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Project No.	1801.13
Sheet No.	1 of 1
Date	1/9/12
Drawn	EW
File Name	Mini-Park

Sources:  
 1. Parcels, Township of Mahwah.  
 2. NJDEP, County & Municipal Boundaries.

Rev	Description	Date	Dwn	Ckd
4.	Updated water & sewer info	02 06 12	RW	BB
3.	Subdivision Block 173 Lot 129	01 23 12	RW	BB
2.	Revised layout	01 06 09	KAK	
1.	Rev per updated parcel data	05 11 07	KAK	

Dwg. Title

Utility Service Map

Graphic Scale

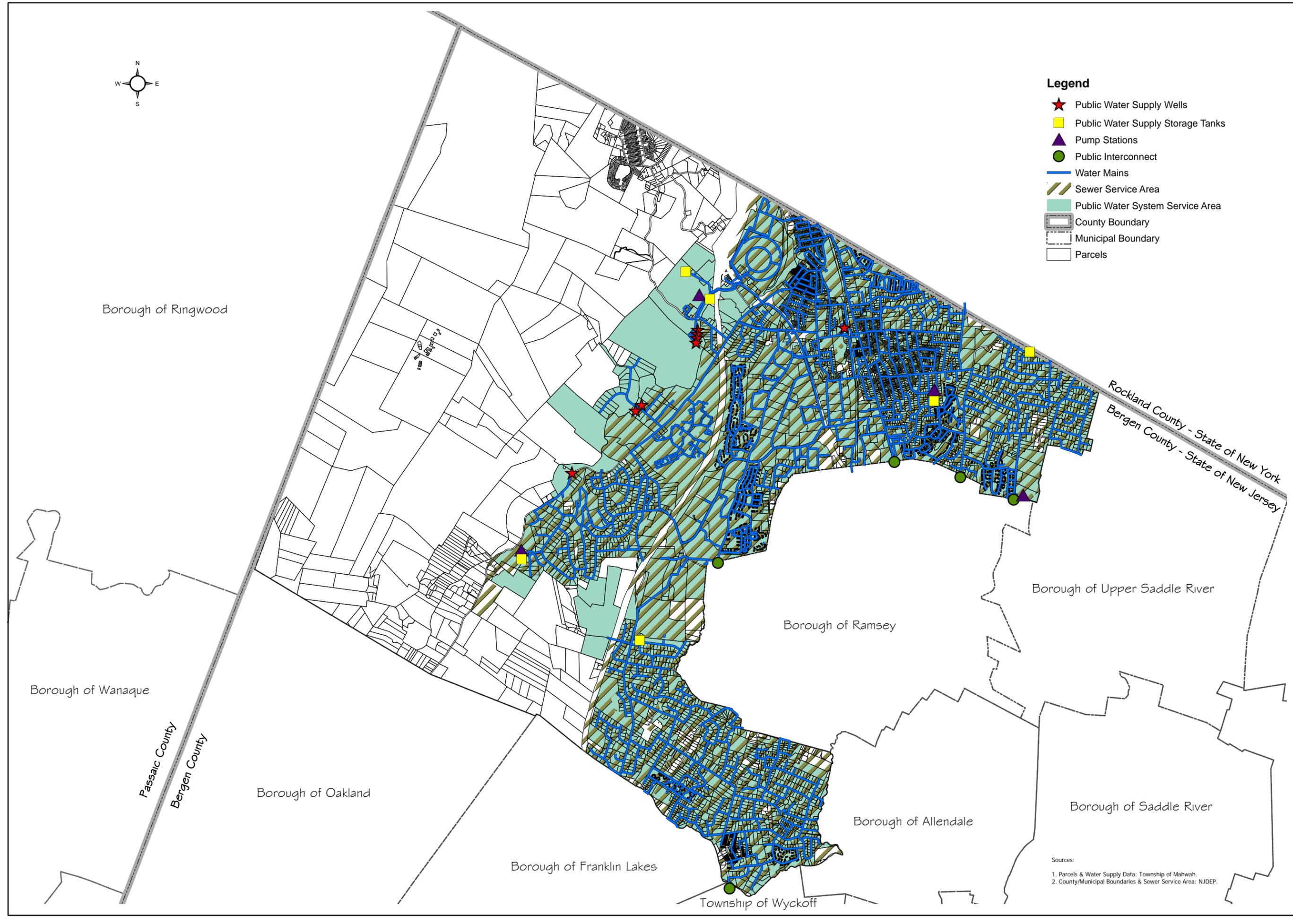
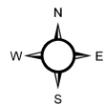
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Project No.	1801.13
Sheet No.	1 of 1
Date	12/19/06
Drawn	KAK
Checked	
File Name	1801.13util

Dwg. No.  
util

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- Legend**
- ★ Public Water Supply Wells
  - Public Water Supply Storage Tanks
  - ▲ Pump Stations
  - Public Interconnect
  - Water Mains
  - ▨ Sewer Service Area
  - Public Water System Service Area
  - ▭ County Boundary
  - - - Municipal Boundary
  - Parcels



Borough of Ringwood

Rockland County - State of New York  
 Bergen County - State of New Jersey

Borough of Upper Saddle River

Borough of Ramsey

Borough of Wanaque

Passaic County  
 Bergen County

Borough of Oakland

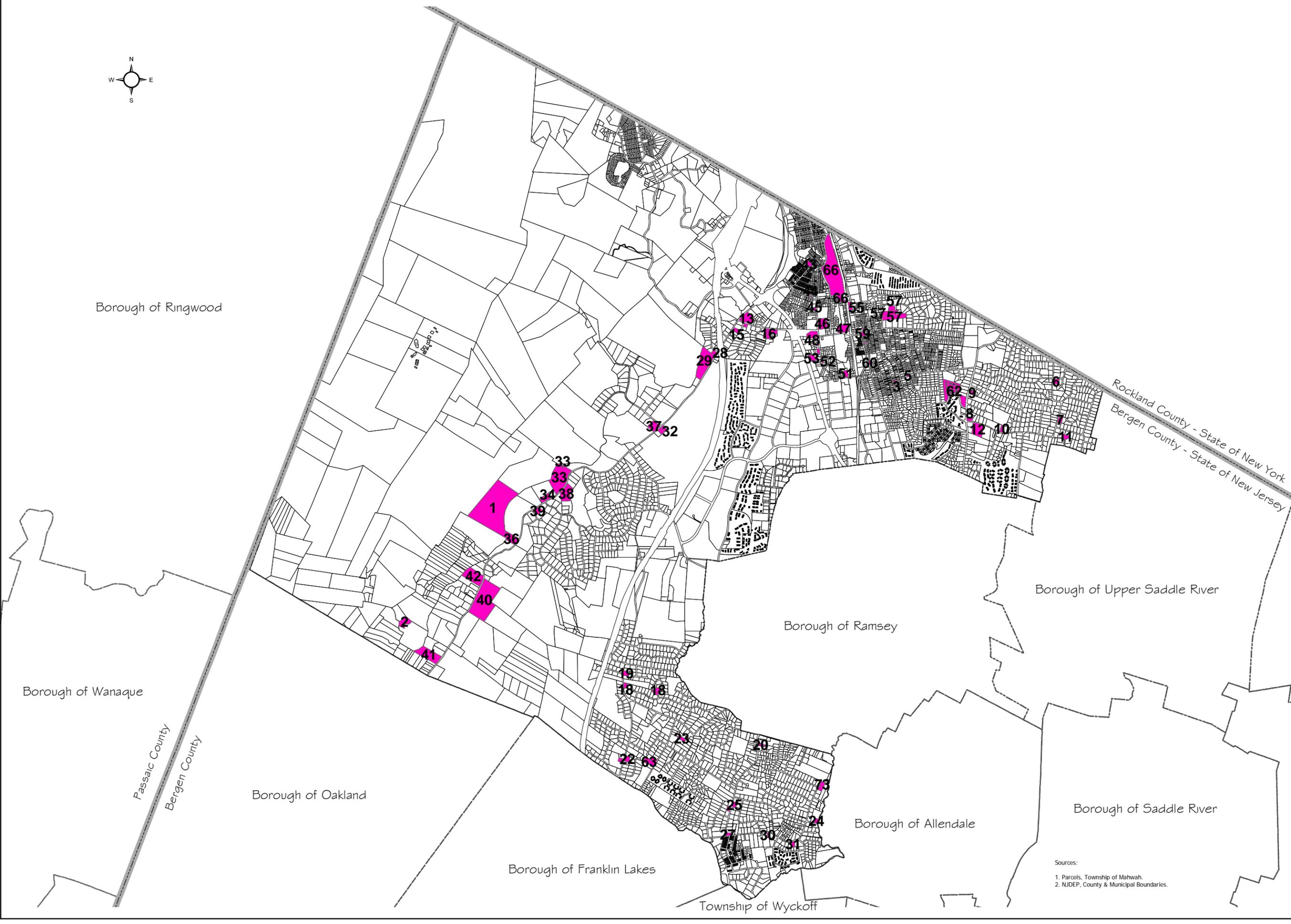
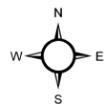
Borough of Allendale

Borough of Saddle River

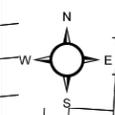
Borough of Franklin Lakes

Township of Wyckoff

Sources:  
 1. Parcels & Water Supply Data: Township of Mahwah.  
 2. County/Municipal Boundaries & Sewer Service Area: NJDEP.



Sources:  
 1. Parcels, Township of Mahwah.  
 2. NJDEP, County & Municipal Boundaries.



Dwg. Legend



Rev	Description	Date	Dwn	Clk

Dwg. Title  
**Historic Properties Map**  
 Mahwah Historic Preservation  
 Commission Properties



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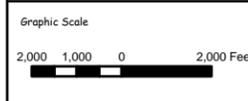
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 Date 12/13/10  
 Drawn MA  
 Checked  
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Dwg. No.  
 Historic (MHPC)  
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Sources:  
 1. Parcels, Township of Mahwah.  
 2. NJDEP, County & Municipal Boundaries.

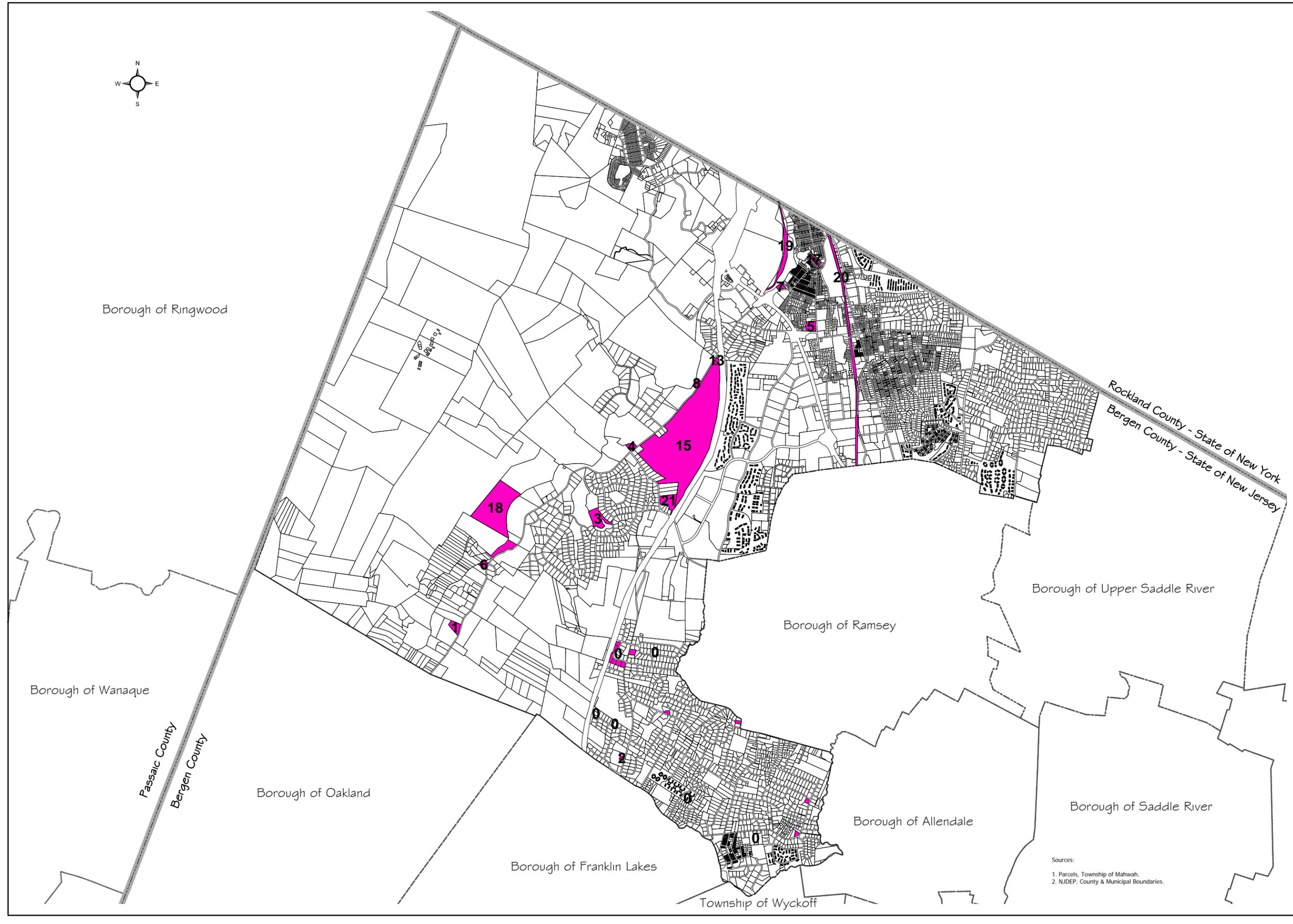
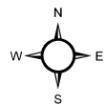
1	Subdivision Block 173 Lot 129	01	23	12	RW	BB
Rev	Description	Date	Dwn	CKd		

Dwg. Title  
**Historic Properties Map**  
 National and State Register



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 NEW JERSEY LIC. NO. 2450

Project No.	1801.13
Sheet No.	1 of 1
Date	12/13/10
Drawn	MA
Checked	
File Name	1801.13base



- Sources:  
 1. Parcels, Township of Mahwah.  
 2. NJDEP, County & Municipal Boundaries.