

MASTER PLAN REEXAMINATION REPORT

**Borough of Madison
Morris County, New Jersey**

**Adopted by the
Madison Borough Planning Board
on May 4, 1999**

Prepared by

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**RESOLUTION
OF THE
MADISON BOROUGH PLANNING BOARD**

WHEREAS, pursuant to N.J.S.A. 40:55D-89, the Madison Borough Planning Board has undertaken a general re-examination of the Master Plan and Development Regulations of the Borough of Madison; and

WHEREAS, the results of this re-examination are embodied in a report entitled "MASTER PLAN REEXAMINATION REPORT, Borough of Madison, Morris County, New Jersey", prepared by Heyer, Gruel & Associates, PA, Community Planning Consultants; and

WHEREAS, the Board is required to adopt its re-examination report by resolution, and to cause a copy of the report and resolution to be sent to the Morris County Planning Board and the clerk of each adjoining municipality.

NOW THEREFORE, BE IT RESOLVED pursuant to N.J.S.A. 40:55D-89 that the Madison Borough Planning Board hereby adopts the 1999 Master Plan Re-Examination Report prepared by Heyer, Gruel & Associates, PA, as its findings on re-examination of the Master Plan and Development of the Borough of Madison.

IT IS FURTHER RESOLVED that the Secretary to the Board shall send by regular mail a copy of the report and this resolution to the Morris County Planning Board and the municipal clerks of the Borough of Florham Park, Borough of Chatham, Township of Chatham, Township of Harding and Township of Morris.

ADOPTED AND APPROVED
May 25, 1999
MADISON PLANNING BOARD

INTRODUCTION

This report constitutes the Master Plan Reexamination Report for the Borough of Madison as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the reexamination report is to review and evaluate the local master plan and development regulations on a periodic basis in order to determine the need for update and revisions. The Borough of Madison adopted its last Master Plan in October of 1992. This report also serves as an amendment to the 1992 Master Plan.

Section A of this report identifies the goals and objectives which were established in the 1992 Master Plan. Sections B and C describe what changes have occurred in the Borough and the State since the adoption of the 1992 Master Plan. Finally, Sections D and E discuss recommended actions to be addressed by the Borough in the future.

PERIODIC REEXAMINATION

The Statute requires that the Reexamination Report contain the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

THE MAJOR PROBLEMS AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN THE BOROUGH OF MADISON AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN.

The 1992 Master Plan of the Borough of Madison identified the following goals which formed the basis for the plans, policies, statements and proposals of the Master Plan:

1. To promote a balanced variety of residential, commercial, recreational, public and conservation land uses.
2. To preserve the existing single-family residential character of the Borough while providing a mix of housing types and uses.
3. To promote the preservation of natural systems and environmentally sensitive areas, particularly wetlands, flood hazard and aquifer recharge areas.
4. To maintain and improve the downtown business district.
5. To guide the proper development of the remaining large parcels and scattered vacant sites within neighborhoods.
6. To provide adequate community facilities and services in order to maintain the quality of life for existing and future Borough residents.
7. To encourage preservation of historic buildings and the downtown historic district.
8. To provide for additional parkland and preserve existing open spaces.
9. To ensure that the Borough's Land Use Plan is compatible with those of adjacent municipalities, the County and State.

The following objectives were established based upon the above referenced goals:

Land Use Plan Element

Residential

1. To preserve the integrity of existing residential areas: by preventing intrusion of nonresidential uses into residential neighborhoods; and by maintaining existing development intensity and population density consistent with residential neighborhood patterns.
2. To permit multi-family residential use at appropriate densities in locations accessible to major roadways, commercial services, and public facilities.
3. To encourage the preservation of open space within future multi-family and single-family residential developments.
4. To provide for single-family cluster housing on large developable parcels where appropriate.

Commercial

1. To enhance existing commercial areas through rehabilitation programs for curbing, landscaping, front facade, rear facade, parking, signage, and buffering.
2. To improve the existing commercial areas on East Main Street and limited commercial areas of Park Avenue.
3. To strengthen the downtown shopping area.
4. To insure that signage enhances commercial and adjacent residential areas.

Housing Plan Element

1. To provide a variety of housing opportunities for all income levels in appropriate locations consistent with environmental constraints.
2. To meet the Borough's affordable housing obligation.
3. To maintain the quality of existing housing by updating maintenance codes and enforcement regulations.
4. To continue the rehabilitation program of existing housing within the Borough.
5. To develop senior citizen housing at appropriate locations to meet future needs of an aging Borough population.

Circulation Plan Element

1. Develop strategies for reducing traffic demand through carpooling, "flextime" and staggered work hours.
2. Develop techniques for reducing through-traffic on residential streets.
3. Encourage the use of mass transportation.
4. Encourage pedestrian circulation facilities (sidewalks and bikeways) serving as connections between community facilities, commercial areas and employment sites.

Utility Service Plan Element

1. To monitor potable water supply and encourage programs to provide adequate supply of potable water for future needs in accordance with the principles of federal and state law.
2. To provide adequate sanitary sewer service to all residents and in accordance with principles of federal and state law.
3. To regulate storm drainage effectively and alleviate flooding damage in the Borough and in downstream areas.

Community Facilities Plan Element

1. To encourage the establishment of convenient well-located community facilities for all residents of the Borough.
2. To coordinate construction and installation of improvements with the Borough's Capital Improvement Program to insure that community facilities are available when needed.

Historic Preservation

1. To preserve and enhance historic places, buildings and districts.

Park, Recreation and Open Space Plan Element

1. To provide a network of publicly owned park areas and permanently preserved open space.
2. To provide, maintain and upgrade the recreation facilities, both active and passive, to meet the needs of all Borough age groups.
3. To acquire and retain passive open space as development occurs by encouraging cluster development, conservation easements and other preservation methods.

Conservation Plan Element

1. To identify and preserve environmentally sensitive areas within the Borough.
2. To encourage cluster development to protect environmentally sensitive areas and to maintain open space.
3. To promote conservation easements on environmentally sensitive lands in private ownership to prevent future disturbance.
4. To encourage the preservation of existing vegetation.
5. To protect streams, waterways, wetlands and aquifer recharge areas through careful stormwater and wastewater management practices.

Compatibility with Other Planning Efforts

1. To provide for compatibility between the zoning of Madison Borough and of adjoining municipalities.
2. To be consistent with the Morris County Master Plan and County planning policies.

General

In addition to the Borough goals and objectives discussed above, the legislated purposes of the Municipal Land Use Law are adopted as general Borough planning objectives.

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, 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 manmade disasters;
3. To provide adequate light, air and open space;
4. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of 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 which will promote the free flow of traffic while discouraging location of such facilities and routes which 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 in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
11. To encourage planned unit developments which 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 efficient use of land;
14. To promote utilization of renewable energy sources; and
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 compliment municipal recycling programs.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED.

All of the goals and planning objectives detailed in the 1992 Master Plan continue to remain valid. Several of the objectives have been reduced, although continue to remain as planning issues.

Land Use Plan Element Progress Report (1992 - 1999)

The 1992 Master Plan noted that the Borough has "a special character generated by an ethnically diverse population, wide range of housing types, unique historic development . . . and strong educational, cultural and historic amenities." Further, its downtown was described as one of the few thriving central business districts in the State. Finally, the Plan concluded that the Borough is approaching "a state of full development and continues to encourage selective redevelopment." Several basic challenges were identified, including:

- the preservation of open space and historically valuable properties
- the control of vehicular traffic in residential neighborhoods
- the maintenance of a diverse housing stock
- the maintenance of attractive, thriving commercial and professional districts

The description contained in the 1992 Master Plan and the above referenced challenges still remain valid. There has been increasing emphasis on quality of life issues as they relate to land use. Since 1992, the pressure to subdivide residentially zoned properties in established neighborhoods has increased. In fact, there has also been a trend in the Borough of demolishing older homes and constructing much larger houses. These trends are due to the desirability of Madison as a stable residential neighborhood. Further, there has been concern expressed that the scale and bulk of new single-family housing although in compliance with the ordinance standards is often out of character with the existing neighborhood. It is recommended that specific emphasis be placed on preserving existing residential neighborhoods from such incompatible development. As such, the Borough should continue to review standards which may address the scale of infill development such as increased setbacks, increased lot sizes and elevation standards. Imposition of a Floor Area Ratio (F.A.R.) requirement or reducing the maximum permitted building height is not recommended.

The Borough of Madison, and most other communities throughout New Jersey, have experienced growth in the 65 years old and over population. Since 1992, there has been increasing demand for assisted living facilities (ALF) which target the "frail" elderly. These facilities provide a much needed service and create unique challenges to the Borough from a land use perspective. Two assisted living development applications have been filed with the Zoning Board of Adjustment during the past several years. One

application proposed to construct a 75-unit ALF on a portion of the 300 Madison Avenue site. After the Board denied the application, the applicant litigated. The Superior Court upheld the Board's denial. In 1996, Sunrise Corporation proposed to construct a 77-unit ALF on a portion of the Bayley Ellard High School site. The Zoning Board denied the application, the applicant litigated and the Superior Court upheld the Board's denial. As a result of the need for such housing, however, the Borough amended the Land Development Ordinance in 1997 to permit assisted living facilities as conditional uses, subject to compliance with certain conditions. Sunrise Corporation, however, has recently filed a complaint in Federal Court alleging the ordinance is in violation of the Fair Housing Act. It should be noted that several assisted living facilities have been recently constructed in adjacent municipalities. Since 1992, Sunrise has developed an ALF in Morris Plains, Marriott has constructed a facility in Florham Park and Chelsea Management Corp. has also recently completed an ALF in Florham Park. Further, Kessler has received development approvals for an ALF in Chatham Township.

The strong office market in Morris County has resulted in several development applications and approvals at Giralda Farms, one of the premiere planned office parks in the State. In 1998, Reckson Associates received development approvals to construct 435,000 square feet of office space on the 40 acre site at the corner of Dodge Drive, Madison Avenue and Loantaka Way. Seven Giralda Farms recently received amended site plan approval to construct a 202,000 square foot multi-tenanted office building at the corner of Loantaka Way and Woodland Road. Finally, a child care facility located at American Home Products Corporate Headquarters was approved in 1994 to serve the tenants of Giralda Farms. The build-out of the Madison portion of Giralda Farms through development approvals is complete with the Reckson approval. The original projected build-out was 2,250,000 square feet of office space. Based on existing and approved development within Giralda Farms, approximately 1.65 million square feet will be constructed.

There continues to be increasing emphasis on the maintenance and enhancement of the Borough's Central Business District (CBD). One of the key considerations in assessing the viability of any CBD is the amount and location of parking which is available to all groups using the CBD. These groups include customers, merchants and commuters. In response to concern that parking in the CBD may not be adequate, a Parking Study was completed in 1997. The Study concluded that existing public and private parking spaces are fully utilized throughout the weekday. However, commuter lots are underutilized on weekends and weekday evenings. Further, certain properties owned by the Borough could be developed as merchant and/or customer parking lots. Both marketing and signage efforts were recommended. Subsequent to completion of the Study, the Planning Board, Mayor and Borough Council have addressed parking issues through short term and long term strategies. Short term approaches include new signage and development of a merchants lot on Central Avenue adjacent to the Health Center. Sixteen parking

spaces have been created. Long term strategies include additional signage and reconstruction of the merchants lot on Green Avenue which will add 15 parking spaces. Discussion of additional action strategies is ongoing.

Another aspect of the Borough efforts regarding CBD enhancement is signage. The entire sign ordinance has been revised. The revisions were intended to improve signage, particularly within the CBD, and coordinate efforts of the Planning Board, the Sign and Facade Committee and the Historic Preservation Committee. The revised sign ordinance was adopted in March 1998 after extensive public involvement, including merchants.

During 1994, 16 lots in the southwest section of the Borough adjacent to the Madison golf course were annexed from Chatham Township to Madison Borough. The majority of the area has been developed. Alma Avenue, Rachael Avenue and Peach Tree Lane were paper streets, which have subsequently been improved. The area was zoned R-3 Single-Family Residential.

Since 1992 the Borough Land Development Ordinance has been revised to implement a number of the 1992 land use recommendations. The following details the status of the 1992 recommendations:

- *Madison Golf Course:* The golf course is located in the area of the Borough that has been designated by the New Jersey Geological Survey as critical to the recharge of the Buried Valley Aquifer, the source of Madison's water supply. In addition, this parcel is one of the few remaining large open space parcels in the Borough. To preserve the current use of the property which has been a golf course since the late 1800's, a private outdoor recreation zone was proposed with golf courses as the only principally permitted use. This recommendation was not implemented but continues to be an appropriate land use proposal.
- *Bayley Ellard:* The land use proposal for Bayley Ellard provided for comprehensive and appropriate adaptive reuse of the existing school facilities, should Bayley Ellard cease to operate as a school in the future. Cluster residential zoning with a gross density based on 25,000 square foot lots and a 50 percent open space requirement was proposed to be the principal permitted use. The development of a comprehensive senior housing facility or CCRC (continuing care retirement center), was recommended to be conditionally permitted. This land use recommendation continues to remain valid and should be implemented through rezoning.
- *Loantaka Moraine and Gibbons Place:* The 1992 Land Use Plan recommended cluster zoning for the sites to preserve their unique and sensitive environmental features. The sites were also recommended for acquisition by the County as part of the Loantaka Brook Reservation system.

The Loantaka Moraine was acquired in 1994 by the County with Green Acres funds and has become part of the Loantaka Brook Reservation system. Gibbons Place has been acquired by the Borough. The Borough has been awarded Green acres funds to offset the cost of acquisition.

- *Loantaka Way:* The remaining nine lots on Loantaka Way and Shunpike Road currently in the R-1 zone were proposed to be rezoned R-2 since only three of the nine lots conform to the R-1 standards. This recommendation has not been implemented but continues to be a valid proposal.
- *Park Avenue:* Park Avenue was characterized in the 1992 Master Plan as continuing to maintain its residential character, except for two isolated commercial areas, although it is an arterial road and has seen steady increases in traffic volumes. As such, it was recommended that the existing residential and commercial zones remain. This recommendation continues to remain valid.
- *Elm Street:* The Elm Street area contained and continues to contain a mix of apartments and two, three and four family residences, some of which are deteriorating. As a result, the 1992 Master Plan recommended rezoning lots with frontage on Elm Street from Park Avenue to the railroad and contiguous lots along the south side of Park Avenue from Elm Street to near Loveland Street to permit multi-family uses. This land use recommendation continues to remain valid.
- *Transition "T" Zone South of East Main Street:* The "T" zone was originally intended to provide areas for residential development and parking accessory to uses on East Main Street. The majority of the "T" zone divided single-family residences into two zones, placing the backyards in the Transition designation. It was recommended in the 1992 Plan that the transition zone be eliminated and redesignated as single-family residential. This rezoning has not occurred, however, it should be implemented.
- *East Main Street:* East Main Street planning issues in 1992 included the prevalence of auto-related uses, the traffic impact of scattered retail uses, the potential for additional retail sprawl, the location of parking areas in the front yards and the future development pattern in terms of appropriate uses and densities. The Plan proposed retail uses be restricted to four retail nodes and that the remaining area be developed for small scale office and multi-family development. Bulk and design standards were recommended which would address the identified planning issues along East Main Street. The East Main Street area was rezoned in 1994 to permit a mix of retail, office and multi-family residential along the entire length. In addition, a number of bulk and design standards were included in the zoning amendment. It was determined that the concern regarding permitting retail uses along the entire length of East Main Street could be addressed through design standards.
- *Samson Avenue:* There are three industrial uses located north of the railroad by the Kings Road and Samson Avenue overpass. These uses are currently in the R-3 zone. The 1992 Plan

recommended the area be designated for attached single-family development as a long term land use and that industrial uses be conditionally permitted with appropriate standards to protect adjacent residences. This land use recommendation was discussed at Borough Council. There was significant opposition from the property owners to any rezoning. It is recommended that the existing residential zoning remain in place.

- *Drew University:* A small lot on the northwestern corner of Drew University off of Vinal Place is zoned R-3; however, the lot is owned by the University and has been merged with the adjacent University owned lot. It was recommended this lot be rezoned University consistent with the remaining area of the University. This recommendation continues to remain valid.
- *Open Space/Government Use:* A government use and open space designation was proposed to encompass the Borough parking lots, municipal building, train station, rescue squad and senior citizen building. This zone was also intended to apply to major public open space lands and recreation areas in the Borough. Finally, conditional use standards were recommended to permit limited commercial uses through reuse of the train station. This land use recommendation has not been implemented but continues to remain an appropriate land use recommendation.
- *Green Avenue Professional Area:* The 1992 Master Plan recommended that the lots that front on Shunpike be proposed for office development while the lots fronting on Garfield Road should be proposed for single-family attached residential development. It is recommended that the remaining P Professional zoning is valid for this area and should remain in place.
- *Green Village Road Professional Area:* It was recommended in the 1992 Master Plan that the existing P Professional zone remain. This continues to be a valid recommendation.
- *CBD Zone:* The 1992 Plan recommended the slight expansion of the CBD boundaries to include uses on Greenwood Avenue just north of Elmer Street as well as lots fronting on Main Street near Greenwood Avenue and Alexander Avenue. The Plan also recommended that repair garages be deleted as conditional uses in the CBD and that consideration of off-site parking should be permitted. The proposed expanded area was included in the CC zone when the zone was established in 1994. The remaining land use recommendations continue to be valid.
- *University Zone:* The Plan recommended that bulk standards similar to the adjacent PCD-O zone be considered for the University zone and that a facilities master plan be required. This continues to be an appropriate recommendation.
- *FDU:* The 30 acre parcel owned by FDU located along Madison Avenue was recommended to be considered for rezoning to permit faculty housing similar to the zoning related to the Drew University faculty housing in addition to permitting use by the Housing Authority on four acres. This recommendation is not proposed to be implemented.

- *Accessory Buildings:* The 1992 Plan proposed to modify regulations governing the size of accessory buildings and structures in residential zones to relate them to the proportion of the lot size rather than the size of the principal structure. An amendment to the Land Development Ordinance occurred in 1994 which limited the size of accessory buildings to 500 square feet or one-third the size of the floor or ground area of the principal building, whichever is greater.
- *Receive Only Satellite Dish Regulations:* The 1992 Plan recommended that regulations governing these antennas be revised to make them accessory uses in all zones with amended standards to reflect recent legal precedence and Federal regulations. This recommendation has been implemented through an amendment to the Land Development Ordinance in 1995.
- *Accessory Uses for Auto Service Stations:* The Plan recommended that the Land Development Ordinance be revised to clearly indicate that retail uses are not acceptable as accessory uses for service stations. The Ordinance was revised in 1994 to reflect this recommendation.
- *Home Offices as Accessory Uses in Residential Zones:* The 1992 Plan recommended that the Borough Ordinance be revised to permit home offices as permitted accessory uses in all residential zones, provided that no non-residential employees use the premises and that visits by clients are not a customary part of the office use. The Borough Ordinance was revised in 1996 to acknowledge home occupations as an accessory use under a two-tiered review process with certain standards triggering review.
- *Institutional Uses:* The 1992 Plan recommended that conditions governing institutional uses be revised to recognize the characteristics of existing uses or structures and to differentiate among the various types of institutional uses. This recommendation has been partially implemented. For example, the assisted living facilities ordinance has been adopted and there has been significant discussion regarding ordinance revisions which would relate to mausoleums.

Finally, the Zoning Board in its 1997 annual report recommended that consideration be given to modifying the R-3 and R-4 district zone lines along Kings Road between Cross Street and the railroad underpass. The suggestion was in response to creating zoning which accurately reflects existing development. It is recommended that the southerly side of Kings Road be zoned R-3 and the northerly side be zoned R-4.

The accompanying land use plan map identifies 11 land use designations for the Borough ranging from single-family detached homes to university.

Housing Progress Report (1992 - 1999)

The housing conditions in Madison are excellent. The majority of the housing stock is single-family detached housing; however, over 30 percent of the housing contain two or more units. The developed nature of the Borough continues to limit the potential of any additional large scale residential development. Since 1992, a total of 135 building permits have been authorized in the Borough. The majority of these units (62%) have been for single-family dwellings. The Borough continues to maintain a diversity of housing types, including providing low and moderate income units.

The Borough received substantive certification from the Council on Affordable Housing in 1995. The certified plan includes a credit of 134 units. Since April of 1980 the Borough, through the Madison Housing Authority, has constructed 134 units of low and moderate income housing. Since 1992, an addition 12 units of senior housing were completed on Cook Avenue. The project was funded through HUD funds. The ten unit obligation which the Fair Share Plan addressed included the construction of eight affordable rental housing units through the Madison Housing Authority on a site on Park Avenue. Funding for the project is through the HUD conventional public housing monies. The plan also proposed continued participation in the rehabilitation of substandard housing through the Morris County Community Development Rehabilitation Program.

Circulation Progress Report (1992 - 1999)

Several changes have occurred since 1992 which have affected the circulation network of the Borough. The Route 24 Freeway has been opened since 1993. This has diverted traffic from Main Street. According to NJDOT traffic counts, average daily traffic along Main Street has decreased from 1991 to 1997. The feasibility of constructing two additional interchanges was under study by the NJDOT in 1992. Since then, the interchanges, known as the Chatham Connector and the East Madison Connector, have been dropped from consideration and the Borough does not support these connectors.

One of the objectives of the 1992 Master Plan was encouraging the use of mass transportation. The completion of the NJ Transit Midtown Direct rail line has increased ridership and demand. During 1996, approximately 868 commuters utilized the Madison train station during weekday AM peak hours. In comparison, ridership during 1990 weekday AM peak hours was 511 commuters. Although this increase creates additional demand for commuter parking, it has a positive impact on CBD revitalization efforts. The Borough has reduced the percentage of out-of-town permits. The Borough should consider the relationship between commuter parking needs and other Borough parking needs.

The need to address commuter parking is an important element to the Borough's overall parking issue. As previously noted, the Borough prepared a Parking Study for the CBD in 1997 which established a base

inventory and utilization of parking within the CBD. It was determined that commuter parking is utilized at capacity and that more commuter parking opportunity should be provided in cooperation with NJ Transit. The Borough recently applied for a jitney service grant from NJ Transit. Although it did not receive the grant, the Borough encourages future opportunities to support jitney service.

The Borough and Friends of the Madison Train Station, a non-profit entity, are working with NJ Transit to restore and upgrade the train station which is listed on the State and National Register of Historic Places. The Friends of the Madison Train Station are currently focusing their efforts on restoring the sidewalks and curbs around the Crescent and to restore lighting and to recreate the landscaping in keeping with its historic period in collaboration with Friends of Madison Shade Trees.

Four programmed County road improvements have occurred since 1992. Green Village Road, Shunpike Road, Loantaka Way and Central Avenue were resurfaced in 1993, 1995, 1996 and 1997, respectively. The New Jersey Department of Transportation also paved Route 124 in 1998. Further, scheduled resurfacing of selected Borough roads occurs annually.

The Master Plan also encouraged opportunities for increased bicycle and pedestrian facilities. The Borough has recently received a bikeway grant in order to initiate a bikeway plan during 1999. Although there have been no additional sidewalks constructed, the Borough continues to repair existing sidewalks.

Community Facilities Progress Report (1992 - 1999)

As noted in the 1992 Master Plan, Madison is served by extensive and well-maintained community services, including municipal programs and services, emergency services and schools. The location of community facilities is already largely determined in the developed Borough. The Borough's population is generally stable. As a result, no major facility expansion was proposed; rather, the emphasis was recommended to be on the maintenance and more efficient usage of existing facilities. The 1992 Plan, however, mentioned several deficiencies in existing facilities, including the municipal court, senior citizen center and the health center.

The health facility on Cook Avenue operates as a regional health department for Madison residents and 10 surrounding communities which contract for services with the Madison Board of Health, an autonomous department. The health facility was described as inadequate in terms of condition and space needs for labs in the 1992 Plan. Since 1992, the lab has been eliminated. With capital improvements including ADA compliance, the facility would be adequate for health and other community uses.

The existing senior center on Maple Avenue was also deemed inadequate to serve the current and future needs of the senior citizen population. There are also, however, existing senior centers at the Community House on Cook Avenue, at the YMCA, at Chateau Thierry Rexford Tucker Senior housing and at the Time Out Center on Division Avenue. The Mayor and Council are currently evaluating the existing and future needs of seniors and teens in the Borough.

The Borough has recently contracted with an architect to renovate the municipal building so that it will be ADA compliant. Expected improvements include the relocation and upgrade of the municipal court and installation of an ADA compliant elevator.

Since 1992, the 4,200 square foot addition to the Borough library has been completed and the catalogue file has been computerized.

According to the 1992 Master Plan, total school enrollment had experienced a declining trend since 1980 of approximately 29 percent. The Master Plan projected a gradual increase in enrollment from the 1990-1991 school year through 1993-1994 school year and then a stable enrollment. In fact, enrollment during the past six years has been significantly greater than projected. The average daily enrollment has steadily increased from 1,665 students in the 1991-92 school year to 1,920 students during the 1998-99 school year, an increase of 255 students. Average daily enrollment is projected to increase another 68 students during the next school year. In order to accommodate growth, additions to all three elementary schools (Central Avenue, Kings Road and Torey J. Sabatini) were constructed during the 1997-98 school year. Further, renovations of three science rooms at Madison High School were completed from 1992 through 1995.

Parks, Recreation and Open Space Progress Report (1992 - 1999)

The 1992 Master Plan noted that the Borough has 180 acres of open space which constituted seven percent of Madison's area. Although there is and continues to be a scarcity of vacant land, four additional parcels were recommended as Borough open space:

- The 9 acre wooded tract that runs parallel to the railroad right-of-way between Samson and Union Avenues
- A vacant parcel located at the Gibbons Place/Loantaka Way intersection
- The Loantaka Moraine parcel
- Part of the public library tract

The acquisition of these lands has been partially accomplished. As previously discussed, the Loantaka Moraine parcel has been purchased by Morris County with Green Acres funds and has become a part of the open space inventory. The Gibbons Place/Loantaka Way tract was purchased by the Borough and the cost will be reimbursed by State Green Acres Funds. The nine acre tract which runs parallel to the railroad right-of-way has been developed for single-family homes. It is recommended that part of the library tract not be considered for open space designation. Finally, a conservation easement was recommended in 1992 to preserve the golf course as open space. This continues to be a valid recommendation.

Conservation Progress Report (1992-1999)

The emphasis of the 1992 Conservation Element was to ensure protection of the Buried Valley Aquifer in order to provide water free from contaminants. Three land use strategies were identified as mitigating the impacts of development on the Aquifer. These were:

- Preservation of open space in the southern end of the Borough.
- Low density cluster zoning (e.g. Bayley Ellard and Loantaka Moraine/Gibbons Place)
- Best Management Practices (BMP's)

Protection of the Buried Valley Aquifer continues to be a priority. A number of the strategies discussed in the 1992 Plan have been implemented. These include preservation of open space through purchase of the Loantaka Moraine/Gibbons Place tract and implementation of Best Management Practices which incorporate Integrated Pest Management.

Since 1992, the 10 Towns Coalition has been established as an alternative to the proposed Great Swamp Planning Commission. The 10 towns, including Madison, have all or a portion of their lands in the Great Swamp Watershed. The Coalition, which is voluntary, is addressing regional issues such as stormwater management. The Borough proposes to continue to participate in the Coalition in order to address regional issues which may impact the Borough.

Utility Progress Report (1992-1999)

The 1992 Master Plan identified the extension of the Borough's sanitary sewer service into a small corner of southwestern Madison as underway. This extension has been completed with the installation of a force main and 16 individual grinder pumps.

In 1995, the Borough initiated a 20 year Capital Improvement Plan which addresses improvements to roadways and water service. All remaining 4 inch water mains will be replaced, thereby improving flow

and quality. All roadways are scheduled for resurfacing or reconstruction during the 20 year cycle. Necessary repairs to curbing, sidewalk, storm sewers and sanitary sewers are made in conjunction with the road improvement projects.

The Borough has maintained a rigorous program to address inflow and infiltration to the Borough's sanitary sewer conveyance system. Prior to any road improvement project, the sanitary sewer is video taped to identify any broken or cracked pipe. In 1999, the Madison Chatham Joint Meeting will install flow monitoring equipment to further target areas of consistent inflow and infiltration. As maximum plant capacity is approached, it will be critically important to reduce any extraneous flow entering the system.

In 1995, an air stripping facility was installed at two of Madison's water supply wells. The treatment facility has successfully maintained the wells within Federal and State water quality standards. In 1999, the Borough initiated a study to introduce treatment to two additional wells. Various treatment alternatives will be considered.

The Borough's Electric Department is consistently working to improve service quality. This is of particular concern with the advent of deregulation of the industry. Maintenance and upgrades of primary and secondary circuits will minimize outages. Changes in staffing and structure within the Electric Department will contribute to improved service.

Economic Progress Report (1992-1999)

Covered employment in the Borough has substantially increased. In 1990, there were 5,319 covered jobs in the Borough. By the third quarter of 1996, the employment base grew to 6,885 jobs or 29 percent. The 1992 Plan projected that any increase in employment would be generated by the continued development of Giralda Farms. The recent development approvals of the Reckson site have resulted in an approved build-out of Giralda Farms of 1.6 million square feet which is less than the projected build-out of 2.25 million square feet. Greater emphasis should be placed on the preservation and continuous enhancement of the CBD as an economic development tool.

Historic Preservation Progress Report (1992-1999)

Historic preservation continues to be a significant issue in the Borough. The 1992 Plan relied on an inventory of historic sites which was prepared for the Morris County Heritage Commission in 1987. The Borough Historic Preservation Commission, which was created in 1993, has recently undertaken an update of the 1987 inventory of historic sites. The updated Inventory is detailed in Appendix A. The following introduction to the 1996 Historic Survey Update was prepared by the Historic Preservation Commission and gives a comprehensive status overview:

"The update of the Madison Historic Resources Survey was carried out December 1995 through January 1996. Every site recorded in the 1986 Morris County survey was revisited, and notes were taken on any changes in condition on the visible exterior of the site. Special attention was made to recording streetscapes and districts more accurately, for these groups of historic resources make up a significant number of buildings in Madison.

In summary, in the past ten years, Madison has lost some very important buildings. The most significant bit of our town's architectural heritage to have been lost was Wisteria Lodge and its associated outbuildings, recorded as survey number 1417-006. The most historically important building to have been lost was the Bottle Hill Tavern, (survey #1417-65) visited by Lafayette in 1824, and when threatened with demolition in 1922, created the cause around which the Madison Historical Society coalesced. Other recorded buildings lost in the past decade include an 18th-century house which stood on Elm Street, recorded as part of the Elm Street Railroad District (survey #1214-014B); a late 19th-century cottage on Wilmer Street (#1417-43); and the Seward House, recorded as part of a Green Village Road Streetscape (#1417-38).

In the same time, Madison created a Historic Preservation Commission, had the downtown business area placed on the State and National Registers of Historic Places as the Madison Civic and Commercial District, and the Historic Preservation Society (an outgrowth of the effort to save Wisteria Lodge) sponsored annual walking tours highlighting historic neighborhoods, which drew large and enthusiastic crowds. Historic preservation is openly discussed in Planning and Zoning Board meetings as another valid concern of the community. Although as of this writing there is no ordinance to specifically control the demolition or alteration of historic structures, there is interest in establishing such an ordinance in Madison as part of the zoning regulations.

Historic structures are defined for the purposes of the National Register as being at a minimum fifty years old, and having some historical significance, either at the state, local or national level. This definition has guided the author of the survey update and the Madison Preservation Commission in their work. As time rolls on, much of Madison's building stock falls into the fifty-year age criterion, and almost anything can be found to have "local significance." The survey's job then is to both record and edit, and there are bound to be concerns over why some resources are recorded here and others are not.

In general, all 18th-century structures remaining in Madison have been noted in the survey. The survivors are all residences. Most have been substantially altered over time, and none retain much of their original setting or outbuildings. Yet, they are valuable as survivors of the earliest years of settlement of the community, and they gain significance as part of a group, where comparisons can be made between them to determine the "typical" window type or room arrangement or fireplace construction technique of the early residence of Bottle Hill.

The 19th century spans a century of change in Madison, as it turned from a small farming village in Chatham Township, to a small town linked by railroad to the larger world, to a comfortable suburban residential enclave, established as its own Borough in Morris County. Surviving buildings from the 19th century have also been almost completely recorded, most of them in streetscapes and districts. The tight concentration of buildings from this time reflects the fact that it was a pedestrian-oriented town, with neighborhoods established within easy walking distance to the town center and the railroad station. Scattered sites, some of them parts of the great estates which characterized the Madison-Morristown area at the turn of the century, are also noted.

Increasing suburban development in the 20th century relied on the automobile, and the subdivisions of the pre-World War II years are now old enough to be considered historically significant. Many of them were established on tracts of land which had been estates in the 19th century, and are some distance from the center of town. From the first decade of the century comes Fairwoods (survey #1417-11), a neighborhood reflecting the popular bungalow and Craftsman styles of the era. Houses in the 1920's took a more eclectic turn, based on European and medieval models. This is best represented in the Oak Court development (#1417-01), added in this survey. By the 1930's, the Colonial Revival style became dominant in Madison's housing stock, as seen in two well-preserved neighborhoods - the modest houses of Shady Lawn Drive (#1417-02) and the more expansive houses of Cross Gates (#1417-117).

Many, many houses of similar age and style are found throughout town, filling in lots which were platted earlier. Only where the houses exist in groups of five or more, and are particularly notable for the level of architectural detail and/or their architectural integrity (how much of the original exterior fabric is maintained and preserved) were they recorded

for this survey. A full house-by-house survey may be warranted for Madison as its housing stock ages even more, but could not be undertaken in the scope of this project.

The survey update has been interweaved with the 1986 survey, so that comparisons may be made between the two, and demolished buildings are still in the record for information. No budget was made for photography updates or further research on any recorded sites, although this is a laudable goal for further updates. The new updates have been done on computer and so may be updated in the future more easily than completely retyping the hard copy, as was the case in this project.

The historic survey is only the groundwork of preservation activities in a community, but it is an important one. The sites and structures which are recorded as historic communicate many important aspects of the town. They range from 18th century farmsteads to 19th century immigrants neighborhoods to 20th century subdivision, and all are part of the story of Madison. By preserving these historic sites, in all their diversity, the diverse history of the people of a town can be remembered and enjoyed in the future.”

There has been significant effort from various groups, including the Historic Preservation Commission, to draft an Historic Preservation Ordinance which has broad based support. This effort has been ongoing for the past several years and has included seminars and community meetings. A draft Historic Preservation Ordinance is presently under review. It is expected that the Planning Board, the Mayor and Council will be reviewing the revised draft Ordinance this year.

Recycling Progress Report (1992-1999)

The Borough ordinance satisfied the State regulations with the exception of the requirements detailed in NJSA 40:55D-28(12) which relate to disposal of recyclable in all developments of 50 or more single family residences, 25 or more multi-family units and commercial industrial developments using 1,000 square feet or more land. The 1992 Plan recommended that the ordinance be amended to include these requirements. These amendments have been adopted.

THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIAL AND CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES.

Since the 1992 Master Plan, there have been changes affecting the assumptions, policies and objectives forming the basis of the Master Plan. These include the following:

Cross Acceptance II of the State Development and Redevelopment Plan

The State Plan was adopted by the State Planning Commission on June 12, 1992. The State Planning Act requires that the State Planning Commission conduct a periodic review and update of the State Plan. The 1997 Reexamination Report and Preliminary State Plan represented the Commission's first update of the Plan since its 1992 adoption. The Cross Acceptance II (CA II) process by which the 1997 Plan is reviewed, began with the release of the Preliminary Plan. In September 1997, Phase I, the Comparison Phase of the CA II process, anticipated that each municipality would undertake a consistency review and identify recommended revisions to the Preliminary Plan.

The Borough of Madison prepared a Cross Acceptance Report in the Fall of 1997 which was subsequently incorporated into the Morris County Cross Acceptance Report. Madison concluded that the Borough's planning documents were consistent with the goals and policies of the Preliminary Plan. Further, Madison functions as an existing Town Center while the CBD has the characteristics of a core, functioning as a traditional linear "Main street" model. The Borough, however, recommended that the plan should make every effort to reinforce the positive attributes of Towns such as Madison. As such, the Plan should be careful not to encourage significant redevelopment; in particular, increased development intensity which would be inconsistent with the existing development character. Finally, the Cross Acceptance Report recommended that more emphasis be placed on State agencies review and implementation.

Council on Affordable Housing (COAH)

Under the Fair Housing Act and COAH regulations, each municipality has a fair share obligation. COAH is currently in its second 6-year obligation period which is a cumulative obligation running from 1987 through 1999.

The Borough received substantive certification from COAH in 1995. Certification provides the Borough with a 6-year period of repose until 2001.

Telecommunications Facilities

The siting of the communications facilities has become a significant land use issue. A subcommittee has been formed to address all telecommunications issues. It is recommended that the Borough consider adopting an ordinance which regulates their locations and establishes standards.

Group Homes

In January 1998, the Municipal Land Use Law was amended to address group homes in residential districts. N.J.S.A. 40:55D-66.1 states that:

“Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries shall be a permitted use in all residential districts of a municipality, and the requirements therefore shall be the same as for single-family dwelling units located within such districts.”

This change should be incorporated into the revised Land Development Ordinance.

Sexually Oriented Businesses

It is recognized and documented by numerous expert studies and reports throughout the country that adult entertainment uses, because of their very nature, have serious objectionable operational characteristics that result in a deleterious effect upon adjacent areas.

Title 2C of the New Jersey Code of Criminal Justice, effective September 15, 1995, regulates the location and building requirements of sexually oriented businesses as defined by Statute. Further, in January 1998 the Appellate Division of the Superior Court of New Jersey (Township of Saddle Brook vs. A.B. Family center, Inc., et al.) remanded the case for further proceedings “in light of our conclusion that N.J.S.A. 2C:34-7 renders municipal boundaries irrelevant where the buffer can not be satisfied within a particular municipality and that the statute avoids the constitutional infirmity of not providing alternative means of communication within a single municipality.”

It is recommended that the provisions of sexually oriented businesses in the Madison Land Development Ordinance be evaluated in light of the 1995 New Jersey Criminal Code and the 1999 Supreme Court case.

Residential Site Improvement Standards (RSIS)

The Residential Site Improvement Standards were adopted in January 1997 and govern any site improvements carried out in connection with a residential development application. According to the

Statute, the standards are intended to create uniform standards and ensure predictability. The rules supersede municipal standards for residential development. The rules took effect June 3, 1997.

It is recommended that the amended Land Development Ordinance contain provisions which are consistent with RSIS.

SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS.

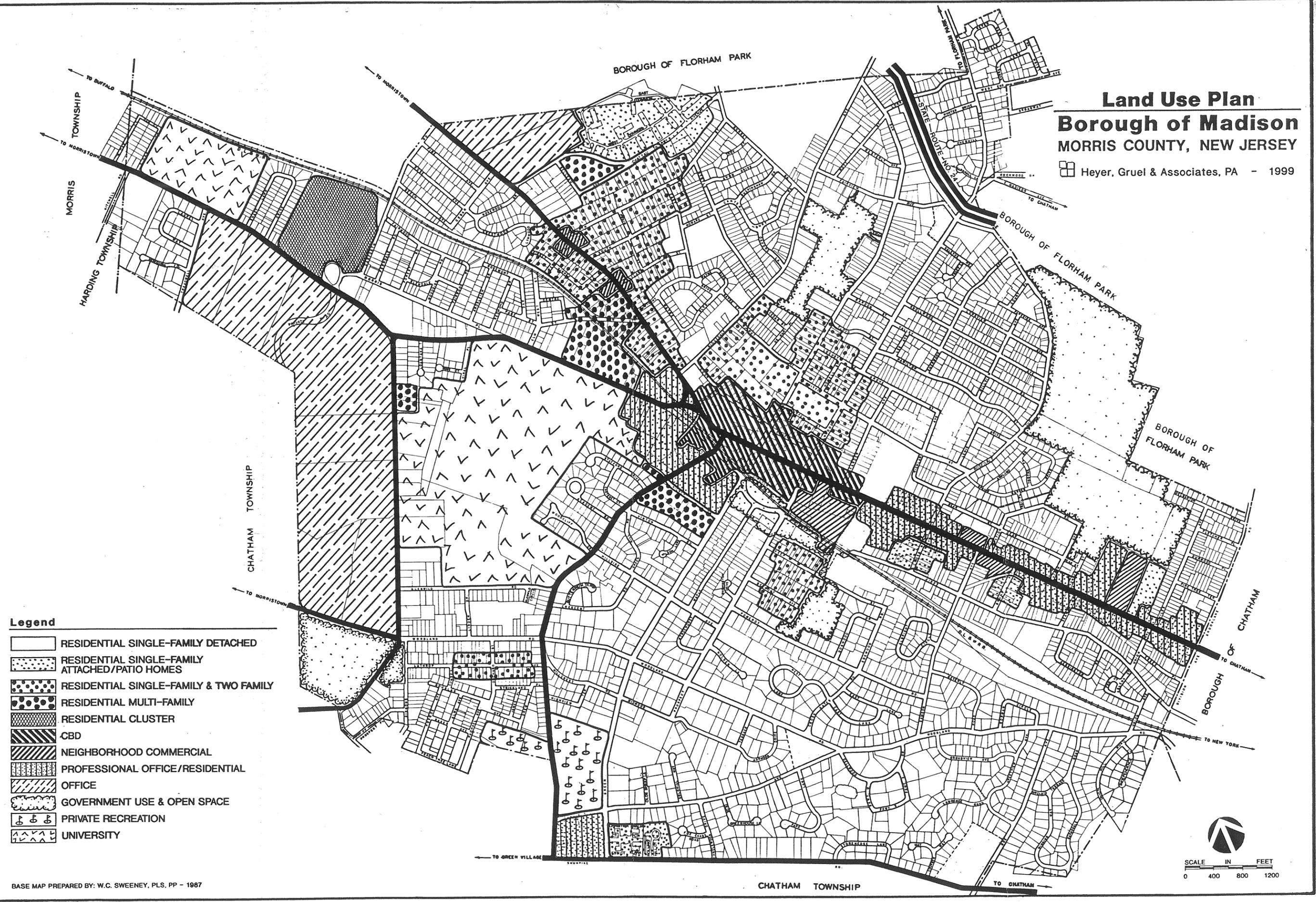
It is recommended that the Planning Board and Mayor and Council continue to prepare a comprehensive revision to the Borough Land Development Ordinance. Articles I (Definitions), II (Establishment) and III (Procedures) have already been revised and adopted. Further, the sign ordinance has been amended. The revisions to the ordinance should be consistent with the attached Land Use Map which is incorporated as part of the current Master Plan.

Land Use Plan

Borough of Madison

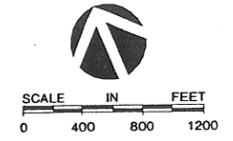
MORRIS COUNTY, NEW JERSEY

Heyer, Gruel & Associates, PA - 1999



- Legend**
- RESIDENTIAL SINGLE-FAMILY DETACHED
 - RESIDENTIAL SINGLE-FAMILY ATTACHED/PATIO HOMES
 - RESIDENTIAL SINGLE-FAMILY & TWO FAMILY
 - RESIDENTIAL MULTI-FAMILY
 - RESIDENTIAL CLUSTER
 - CBD
 - NEIGHBORHOOD COMMERCIAL
 - PROFESSIONAL OFFICE/RESIDENTIAL
 - OFFICE
 - GOVERNMENT USE & OPEN SPACE
 - PRIVATE RECREATION
 - UNIVERSITY

BASE MAP PREPARED BY: W.C. SWEENEY, PLS. PP - 1987



CHATHAM TOWNSHIP

RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE ELEMENT OF THE MASTER PLAN.

There may be areas in the Borough appropriate for designation as an area in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. These areas include certain parcels within the Central Business District and parcels which contain non-conforming uses.

APPENDIX A

MADISON HISTORIC RESOURCES SURVEY

1996

I N D E X

MADISON HISTORIC RESOURCES SURVEY MADISON, MORRIS COUNTY, NEW JERSEY 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
Academy Road	Academy Road Historic District, ca. 1920	1417-37	
Alexander Avenue	Brittin-Alexander Historic District, ca. 1900-1925	1417-89	
Alma Avenue, east side	Streetscape, 1945	1417-32	
Bardon Street # 7,8,11,15	Streetscape, 1920	1417-75	
Brittin Street, between Greenwood Ave. & Highland Ave.	Brittin-Alexander Historic District, ca. 1900-1925	1417-89	
12 Brooklake Road	Individual Site, late 18th or early 19th century	1417-99	2302/19
Bruns Street, between Kings Road & Main Street	Streetscape, ca. 1860	1417-104	
Central Avenue, between Brittin Street and Floyd Street	Streetscape, ca. 1900	1417-73	
Central Avenue, between Bardon Street and Fairview Ave.	Streetscape, ca. 1875-1925	1417-77	
Central Avenue, between Fairview Ave. and Lorraine Road	Streetscape, ca. 1880-1920	1417-80	
Central Avenue, between Lorraine Road and Ridgedale Avenue	Streetscape, ca. 1910	1417-81	
Central Avenue School	Individual Site, 1909	1417-71	1601/1
53 Central Avenue Bethel AME Church	Individual Site, 1905	1417-72	1701/1
Cole Park	Individual Site, 1918	1417-85	1004/19

I N D E X

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block / Lot</u>
Cook Avenue between Central Ave. & Community Place	Streetscape	1417-70	
36 Cook Avenue First Baptist Church	Individual Site , 1900	1417-69	1601/16
Crescent Road	Streetscape, ca. 1900	1417-49	
CrossGates Road	CrossGates Historic District, 1930s	1417-117	
Dellwood Drive Dellwood Parkway East Dellwood Parkway West	Dellwood Historic District, 1930s	1417-111	
Drew University Mead Hall (1835) Tilghman House (1900)	Drew University Historic District (1865-1940) Individually listed on the National Register of Historic Places Madison Avenue Streetscape	1417-23 1417-08	3001/1
East Lane	Cross Gates Historic District, 1930s	1417-117	
54 East Street Lucy D. Anthony School (now F.M. Kirby Child Care Center)	Individual Site, 1930	1417-15	1107/8
Elm Street, between Park Ave. and Railroad Bridge	Streetscape, ca. 1850-1900	1417-14B	
Fairleigh Dickinson University	Individual Site, 1895 (only 1 building in Madison; part of a larger potential historic district)	1417-04	101/6.01
Fairview Avenue, between Ridgedale Ave. & Greenwood Ave.	Streetscape, ca. 1880-1920	1417-79	
Fairwoods at Madison	Fairwoods Historic District, 1911	1417-11	
1 Fairwood Road	Individual Site, ca. 1870	1417-10	1001/69

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
Forest Road	Fairwoods Historic District, 1911	1417-11	
Garfield Avenue, north side between Shepard Lane & Colonial Drive	Streetscape, ca. 1890	1417-55	
61 Garfield Avenue	Individual Site, ca. 1820	1417-54	4502/8
125 Garfield Avenue	Individual Site, 1890	1417-110	4601/2
Gibbons Place between Lathrop Place and Prospect Place	"The Orchard" Historic District ca. 1860-1920	1417-31	
Glendale Road	Fairwoods Historic District	1417-11	
Green Avenue, west side between Wilmer street and Hillside Avenue	Streetscape, ca. 1900	1417-44	
Green Avenue, east side between HDM and Hillside Avenue	Green-Maple-Prospect Historic District ca. 1885-1935	1417-61	
Green Avenue Madison Golf Club	Individual Site, 1903	1417-52	4401/14
19 Green Avenue Presbyterian Church of Madison	Individual Site, 1887, 1928	1417-42	2801/7
144 Green Avenue	Individual Site, 1900	1417-57	4402/35
158 Green Avenue	Individual Site	1417-56	4402/34
Green Hill Road	"The Green Tract" Historic District, 1910	1417-48	
Green Village Road, west side between Lathrop Avenue and Strickland Place	Streetscape, ca. 1925	1417-33	
Green Village Road, west side between Woodland Road and Glenwild Road	Streetscape, ca. 1925	1417-35	

INDEX

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
Green Village Road, west side between Kings Road and opp. Wilmer Street	Streetscape, ca. 1910	1417-40	
26 Green Village Road St. Vincent the Martyr Catholic Church	Individual Site, 1912	1417-41	2801/8
39 Green Village Road Greenville Apartments	Individual Site, ca. 1925	1417-38A	
46-50 Green Village Road Madison Court Apartments	Individual Site, ca. 1925	1417-38B	
55 Green Village Road Henry Pilch House	Individual Site, 1908	1417-39	3002/8
86 Green Village Road Jeremiah O'Brien House	Individual Site, ca. 1870	1417-36	3501/11
Greenwood & Fairview Avenues Cole Park	Individual Site, 1918	1417-85	
Greenwood Avenue between Elmer Street & Locust Street	Streetscape, ca. 1880-1920	1417-76	
Greenwood Avenue, between Knollwood Ave & Valevue	Streetscape, ca. 1890-1930	1417-76A	
72 Greenwood Avenue	Streetscape, ca. 1900	1417-76B	
74 Greenwood Avenue	Streetscape, ca. 1900	1417-76B	
Greenwood Avenue # 82, 84, 86	Streetscape, ca. 1920	1417-75	
92 Greenwood Avenue	Individual Site, ca. 1900	1417-74	1004/38
196 Greenwood Avenue	Individual Site, 18th century	1417-83	707/28
216 Greenwood Avenue	Individual Site, ca. 1840	1417-82	707/45

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block / Lot</u>
Grove Street, between Greenwood Ave. & Highland Ave.	Grove-Highland Historic District ca. 1890-1910	1417-88	
Highland Avenue, between Brittin Street & Grove Street	Grove-Highland Historic District ca. 1890-1910	1417-88	
45 Highland Avenue	Individual Site, ca. 1915	1417-95	
Highview Terrace	Highview Historic District, ca. 1900-1918	1417-51	
Hillcrest Road	Highview Historic District, ca. 1900-1918	1417-51	
Hillside Avenue, north side between Green Ave. & Green Hill Road	Streetscape, ca. 1880	1417-47	
3 John Marshall Lane	Individual Site, ca. 1800 & later	1417-84	707/8
Kings Road, north side east of Seaman Street	Streetscape, ca. 1915	1417-122	
242 Kings Road E.R. Bruen House	Individual Site, late 18th c.	1417-102	5101/12
286 Kings Road	Individual Site, c. 1860	1417-100	5201/11
299 Kings Road	Individual Site, ca. 1800 & 1860	1417-101	4806/3
Lathrop Avenue between Gibbons Place and Green Village Road	"The Orchard" Historic District ca. 1860-1920	1417-31	
Lincoln Place	Madison Civic and Commercial Historic District Listed on the State and National Register of Historic Places		
114 Loantaka Way	Individual Site, c. 1895	1417-27	3405/2
136 Loantaka Way No 136	Individual Site, ca. 1920	1417-28	3404/1

3404/1
72 Glen wild

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
144 Loantaka Way	Individual Site, ca. 1895	1417-29	3404/55
152 Loantaka Way	part of Woodland Road Streetscape, ca. 1930	1417-34	
192 Loantaka Way	Individual Site, ca. 1760	1417-30	4303/5
4 Madison Avenue Grace Episcopal Church	Individual Site, 1857 & later	1417-26	3001/6
Madison Avenue, sw side # 16 Madison Avenue # 18 Madison Avenue # 20 Madison Avenue # 22 Madison Avenue	Streetscape, ca. 1900-1915	1417-25	3001/5 3001/4 3001/3 3001/2
Madison Avenue Methodist Episcopal Church	Individual Site, 1870	1417-24	3001/2
47 Madison Avenue David Howell House	Individual Site, ca. 1810	1417-20	1301/13
57 Madison Avenue George Saxe House	Individual Site, ca. 1870	1417-21	1301/8
61 Madison Avenue	Individual Site, ca. 1890	1417-22	1301/6
95 Madison Avenue	Individual Site, ca. 1900	1417-09C	209/20
99 Madison Avenue	Individual site, ca. 1900	1417-09A	209/19
105 Madison Avenue	Individual site, ca. 1900	1417-09B	209/16
114 Madison Avenue	Individual Site, c. 1895	1417-08C	
116 Madison Avenue	Individual Site, c. 1895	1417-08B	3101/1
120 Madison Avenue	Individual Site, ca. 1895	1417-08A	1301/21

I N D E X

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block / Lot</u>
123 Madison Avenue	Individual Site, ca. 1850	1417-07	209/6
205 Madison Avenue Bayley Ellard School	Individual Site, 1911-1913	1417-05	201/1
223 Madison Avenue 233 Madison Avenue 245 Madison Avenue	part of Shadylawn Historic District, 1930s	1417-02	
285 Madison Avenue Fairleigh Dickinson University	Individual Site, 1895 (only 1 building in Madison; part of a larger potential historic district)	1417-04	101/6.01
300 Madison Avenue Enos Wilder House	Individual Site, 1891-92	1417-03	3301/1
Madison Golf Club	Individual Site, 1903	1417-52	4401/14
Main Street, between Park Avenue and driveway/parking lots at 66 Main Street & Chemical Bank Parking Lot	Madison Civic and Commercial Historic District Listed on the State and National Register of Historic Places	1417-67	
Main Street, between Masonic Hall (site # 1417-91) and Elks Hall (site # 1417-94)	Streetscape, ca. 1890	1417-93	
Main Street Madison Junior School (built as Madison High School)	Individual Site, 1924	1417-90	2001/16
108 Main Street	Individual Site, 1820 & later	1417-66	1802/12
170 Main Street Masonic Lodge (built as Old Presbyterian Church)	Individual Site, 1825	1417-91	2001/17
Main Street Hillside Cemetery (Presbyterian Church Burying Ground)	Individual Site, 1750	1417-92	2601/19

INDEX

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
192 Main Street	Individual Site, ca. 1800 & 1890	1417-94	2001/24
250 Main Street Brittin-Bruen House	Individual Site, 18th century	1417-97	2206/5
268 Main Street	Individual Site, ca. 1850	1417-98	2209/3
Maple Avenue	Green-Maple-Prospect Historic District ca. 1885-1935	1417-61	
Midwood Terrace	Streetscape, ca. 1910-1940	1417-58	
North Oak Court	Oak Court Historic District, 1925	1417-01	
North Street	Streetscape, ca. 1900-1930	1417-14A	
Oak Court	Oak Court Historic District, 1925	1417-01	
"Orchard, The"	The Orchard Historic District ca. 1860-1920	1417-31	
Orchard Street between Woodland Avenue and Lathrop Avenue	The Orchard Historic District ca. 1860-1920	1417-31	
Park Avenue Force Houses and Iron Works #38 Park Avenue #42-44 Park Avenue # 49 Park Avenue	Individual Site, c. 1880	1417-17	1402/8 1402/7 1101/7
Park Avenue - West Side between Elm Street and Madison Ave	Streetscape, ca. 1850-1900	1417-19	
57 Park Avenue	Individual Site, ca. 1876	1417-18	1101/8
Pomeroy Road, between Prospect St. & Dogwood Drive	Streetscape, ca. 1890	1417-107	

INDEX

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
70 Pomeroy Road	Individual Site, 1903	1417-108	3804/1
83 Pomeroy Road	Individual Site, early 19th century	1417-109	4004/2
Presbyterian Church of Madison (current - Green Ave.)	Individual Site	1417-42	2801/7
(old - Main Street)	Individual Site	1417-91	2001/17
Prospect Place	The Orchard Historic District ca. 1860-1920	1417-31	
Prospect Street, between King's Road & Belmont Avenue	Green-Maple-Prospect Historic District ca. 1885-1935	1417-61	
Prospect Street, east side between Belmont Ave. & Pomeroy Road	Streetscape, ca. 1920	1417-60	
Prospect Street, west side between Belmont Ave. & Hillside Ave.	Streetscape, c. 1860	1417-60A	
15 Prospect Street	Individual Site, ca. 1795	1417-64	2702/20
82 Prospect Street	Individual Site, ca. 1900	1417-59	4001/61
Ridgedale Avenue, between Park Avenue & Boro Boundary	Streetscape, ca. 1750-1910	1417-16	
139 Ridgedale Avenue	Individual Site, ca. 1860	1417-78	1001/72
Rose Avenue	Streetscape, ca. 1925	1417-12	
137 Rosedale Avenue	Individual Site, mid-19th century	1417-86	701/1.02
100 Rosedale Avenue	Individual Site	1417-87	904/9
St. Vincent's Roman Catholic Church	Individual Site, 1912	1417-41	2801/8
St. Vincent's Cemetery	Individual Site, 1862	1417-112	4701/24

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
Samson Avenue, between Main St. & Kings Road	Streetscape, 1900 - 1925	1417-105	
85 Samson Avenue	CrossGates Historic District, 1930s	1417-117	
89 Samson Avenue	CrossGates Historic District, 1930s	1417-117	
Shadylawn Drive	Shadylawn Historic District, 1930s	1417-02	
Station Road Madison Water & Light Plant	Individual Site, 1890	1417-96	2208/19
3 Stonegate Court	Individual Site, c. 1880 with later alterations	1417-113	4701/45
South Oak Court	Oak Court Historic District, 1920s	1417-01	
50 Union Hill Road	Individual Site, c. 1750	1417-116	4805/2
35 Vinton Road	Individual Site, ca. 1890 & later	1417-45	3601/16
9 Vinton Road 11 Vinton Road 15 Vinton Road	part of "The Green Tract" Historic District, ca. 1900	1417-48	
Waverly Place	Madison Civic and Commercial Historic District Listed on the State and National Register of Historic Places		
West Street, between Elm Street and Railroad tracks	Streetscape, ca. 1860	1417-14C	
36 West Street	Individual Site, ca. 1890	1417-13	306/40
West Lane	CrossGates Historic District, 1930s	1417-117	
Woodland Road, north side, between CrossGates Road and Samson Avenue	CrossGates Historic District, 1930s	1417-117	
Woodland Road, south side, between Gibbons Place and Green Village Road	The Orchard Historic District, ca. 1860-1920	1417-31	

MADISON HISTORIC RESOURCES SURVEY, MADISON, NEW JERSEY, 1996

<u>Street Address</u>	<u>Type of Resource/ Date if known</u>	<u>Survey Number</u>	<u>Block/ Lot</u>
Woodland Road, both sides, between Green Village Road and Green Avenue	Streetscape, ca. 1860-1920	1417-50	
Woodland Road, north side, east of Loantaka Way	Streetscape, ca. 1935	1417-34	
19 Woodland Road	Individual Site, mid-19th century	1417-115	3904/1
91 Woodland Road	Individual Site, ca. 1750	1417-114	3904/21
222 Woodland Road	Individual Site, ca. 1920	1417-121	4101/7
253 Woodland Road	Individual Site, ca. 1920	1417-119	4001/47
254 Woodland Road	Individual Site, ca. 1920	1417-120	4101/1
263 Woodland Road	Individual Site, ca. 1920	1417-118	4001/48
325 Woodland Road	Individual Site, ca. 1910	1417-50A	4201/19
333 Woodland Road	Individual Site, ca. 1910	1417-50B	4201/20
334 Woodland Road	Individual Site, ca. 1910	1417-50C	4203/2
393 Woodland Road	Individual Site, 1908	1417-34A	3403/43
Woodside Road	Fairwoods Historic District, 1911	1417-11	

