


EX AL-21 2/27/24 

IMPACTS OF RESIDENTIAL TRENDS

Concern has been raised about the impacts of infill subdivisions, the demolition and replacement of existing homes with larger new homes, and the construction of large additions on existing dwellings in the Village.

- Study and, if necessary, amend the land use plan to address infill subdivisions and the demolition and replacement of existing homes that are incompatible with and/or detrimental to surrounding residential neighborhoods. Amend the development regulations, as necessary and appropriate, to implement and be consistent with any such plan amendments.
- Evaluate the regulations concerning the use, size, scale and location of accessory buildings; if necessary, amend the regulations to ensure that such buildings continue to respect the neighborhood character and the rights of adjacent property owners.
- Evaluate and, if appropriate, revise the current provision that regulates coverage and floor area ratio within a specified distance of the front lot line, as suggested by the Board of Adjustment.
- Review the coverage and floor area ratio provision for undersized (e.g., nonconforming lots), in order to determine

if a more practical and reasonable standard is warranted, as suggested by the Board of Adjustment.

SCENIC CORRIDORS AND VIEWS

↓ New Jersey's State Development and Redevelopment Plan (SDRP) provides a starting point for adopting policies with regard to scenic resources. The SDRP's policies are designed to protect, enhance, and where appropriate, rehabilitate historic, cultural and scenic resources. These policies are also designed to protect and enhance the natural and visual values of scenic and historic corridors by promoting the management of new growth and development in ways that complement the scenic and historic values associated with these corridors. The SDRP makes it clear that it is vital to New Jersey's future that scenic and historic resources be properly managed.

The Vision Plan stresses the desire to preserve the Village's feel and character, and the Historic Preservation Element identifies designated and future sites of historic importance. In addition to specific properties and districts, there are several important vistas and scenic corridors in the Village that warrant planning consideration.

The Route 17 corridor in the vicinity of Valleau Cemetery, the Schedler Property, and the Old Paramus Reformed Church is an important part of the Village's history. The views associated

with these sensitive properties should be protected from out of scale visual intrusion. Developments that would be out of scale with the existing built environment along the developed portions of the Route 17 corridor should be restricted. Among possible intrusions that should be regulated include billboards, power lines, poorly designed and inappropriately located buildings, and inadequately screened unsightly land uses.

Similarly, the Ridgewood Avenue corridor is an important part of the Village's historic character and the residential and commercial built environment. The architectural standards in the historic district should be reviewed and supplemented if needed to include consideration of the overall character of the corridor.

Other important vistas in the Village include the area along Crest Road, which includes areas designed for scenic overlooks and uninterrupted views of Manhattan. For some residents, the views from Crest Road may offer a poignant reminder of where they were on September 11, 2001. Any developments throughout the Village that would impact the viewshed from Crest Road should be carefully evaluated in that context.

Terminating vistas are buildings or other features that are at the end, or in the middle of a road or view corridor. These are features seen when looking down a long corridor that give places their unique character (think of the Arc



switches, guidelines for easy-grip handles for doors (e.g. a d-shaped handle, also called a lop handle, is easier to grip than the traditional circular ones), pull-out cabinets in the kitchen and pantry areas, multilevel countertops, etc. These do not need to be requirements for construction, but optional design guidelines to provide guidance and suggestions for development.

LU-6. SCENIC CORRIDORS AND VIEWS

RECOMMENDATIONS

1. To protect the Village’s scenic character and charm, and to prevent disruption of important viewsheds and scenic corridors, the Zoning Ordinance should be amended to regulate and restrict development that may be potentially harmful or incompatible with these important resources.



At minimum, the following features should be considered for protection:

- a. The Route 17 corridor in the vicinity of the Schedler Property, Valleau Cemetery, and the Old Paramus Reformed Church.

- b. The Ridgewood Avenue corridor between the downtown central business district and the Ho-Ho-Kus Brook.
- c. The Crest Road viewshed.
- d. The Wilsey Building turret terminating vista.

Any structure that will impact the scenic qualities of a designed corridor, viewshed, or terminating vista should be designed in a manner, and at a scale, so as not to negatively impact the scenic resource.

Ordinance recommendations should consider limitations on the placement of billboards, requirements that powerlines and other visible overhead utilities be placed underground, screening with evergreen plantings and other appropriate landscaping should be used to block dumpsters, utilities, and other unsightly features, and contextually appropriate architectural designs should be provided that will not detract from the scenic resources.

LU-7. TREE ORDINANCE

RECOMMENDATIONS

1. Align the sections of the Village Ordinance related to tree planting, preservation, and removal with the ongoing update to the Community Forestry Management Plan.



2. Support the Village Shade Tree Commission in pursuing grants for tree plantings, tree maintenance, and general green space improvements.



3. The Village recently updated Chapter 260 Trees and Shrubs to require replacement plantings, or contributions in lieu of planting for the removal of any trees with a diameter at breast height of eight inches or greater. The Village should monitor the effectiveness of the amendments and further consider a sliding scale to require more replacement plantings to offset the removal of larger trees.



4. The Village should track the effectiveness of the newly established Tree Fund and ensure that in lieu contribution fees are kept up-to-date with actual tree planting costs.

