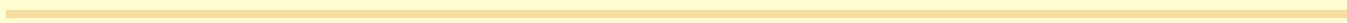


3



## SECTION 3: MAPLEWOOD TODAY

### DEMOGRAPHIC AND ECONOMIC TRENDS

#### Population Overview

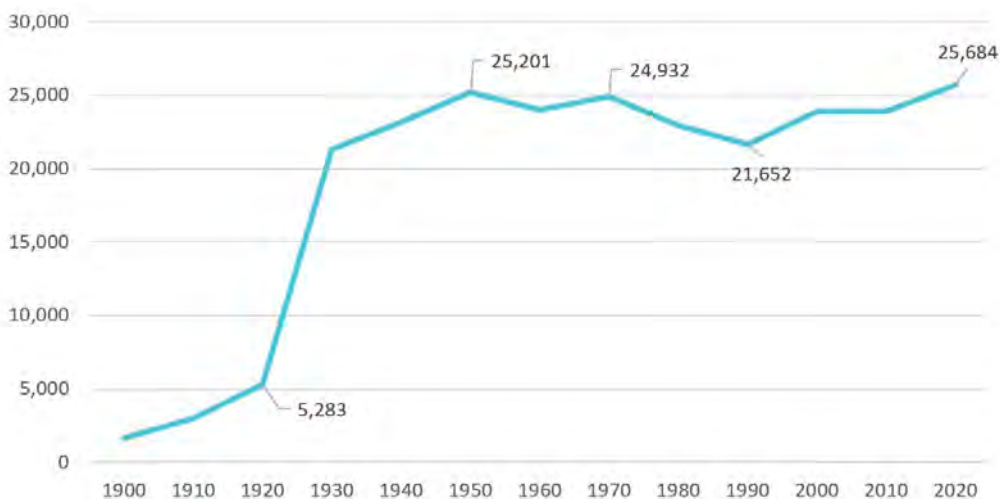
Since 2000, which represents the decennial Census reflected in Maplewood's last full Master Plan (2004), the Township's population has increased 7.6%, from 23,868 residents to 25,684 residents, with nearly all (88%) of that growth coming since 2010. However, Maplewood's population has increased at a slower rate than Essex County overall, both for the full 20-year period and for the past decade. The County's population grew 8.8% from 2000 to 2020, and 10.2% since 2010. Chart 1 depicts the historic population change in Maplewood since 1900. As shown, the Township experienced its most dramatic growth from 1920 to 1930, which is when many of Maplewood's neighborhoods were developed. Population projections from the North Jersey

Transportation Planning Authority (NJTPA) estimate that growth in Maplewood and Essex County will both slow through 2050, but that the County's growth rate will remain slightly higher for the period, with projected annualized growth of 0.423% for the Township and 0.431% for the County, for the period from 2015-2050.<sup>2</sup>

In terms of density, Maplewood had 10.3 residents per acre in 2020, similar to Essex County, at 10.7 residents per acre, and consistent with comparable suburban communities in the region. Both the Township and the County saw an increase in density from 2000 to 2020, but all of Maplewood's increase came after 2010, which could reflect more recent construction of new housing units.

**Chart 1: Historic Population in Maplewood, 1900-2020**

Source: U.S. Census Bureau, Decennial Censuses, 1900-2010; 2020 P.L. 94-171 Redistricting File



<sup>2</sup> Source: NJTPA 2015-2050 socioeconomic forecasts, Approved September 13, 2021, and NYMTC 2015-2055 SED Forecasts, Approved October 22, 2020.

### Age Composition

Due to a high margin of error in the Census Bureau’s 2020 5-Year Estimate of the population by age, a reliable detailed analysis of Maplewood’s age distribution was not possible. While it is clear that the Township’s population has become older since 2000, as shown by its increasing median age, its median has grown at a lower rate since 2000 than Essex County’s (8.6% for the County vs. 5.8% for Maplewood).

This difference with the County is seen in population changes for Maplewood in two key age groups. Since 2010, population growth in both places has been led by seniors 65 or older, with growth of 21% for Essex County and 15% for Maplewood. However, the Township saw significantly greater growth in its working-age and youth populations. Maplewood’s working aged population (aged 18-64) increased 5.2% since 2010, compared with nearly flat (0.1%) growth in that group in the County. Leading the increase in the Township was the 18-34 age group, which saw growth of 19% from 2010-2020, an unusual trend compared with other suburban communities. Typically, this young adult age cohort is declining in the suburbs, as the high cost of housing creates a barrier for people starting out in their careers. Data for Maplewood appear to indicate the Township is an entry point to the housing market for both renters and owners, but that many of these people may not remain long-term. The next older cohort, age 35-49, fell 5.8% from 2010 to 2020. The changes in the past 10 years may reflect the construction and occupancy of several large

rental complexes in Maplewood, which provided additional housing options targeted at young professionals and seniors.

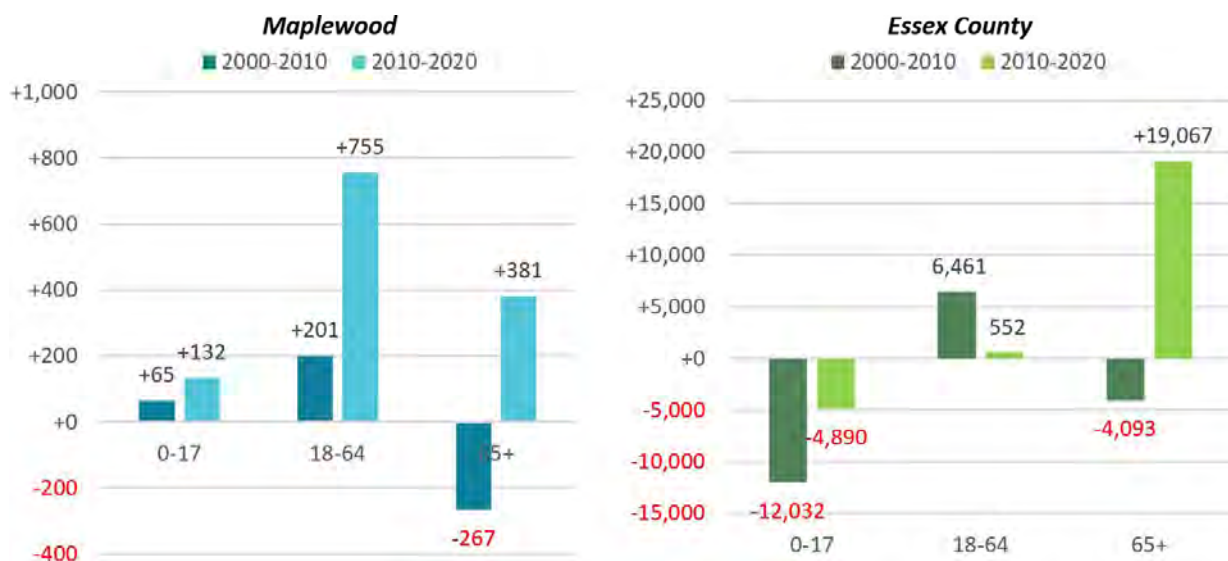
In addition, while Essex County experienced a decline of 2.5% in its population under 18 since 2010, the Township saw growth of 2% among youth in the same period. However, this increase in Maplewood’s youth population occurred at the middle and high school levels, with the percentage of children aged 10-14 increasing 14.4% and the share of children aged 15-17 growing 7.5%. The population under the age of 10 declined 5.7% in the Township over the period.

These age composition trends suggest Maplewood’s strength in attracting young people without children and families with somewhat older children. This would be consistent with anecdotal evidence indicating that the Township often draws residents from urban centers such as Hoboken, Jersey City, and Brooklyn, as their young families outgrow small housing units. At the older end, Maplewood appears to be attractive to empty-nesters and retirees, similar to Essex County overall.

Looking at age of householder trends, the share of householders aged 25-54 decreased in both Maplewood and Essex County from 2010 to 2020. Households aged 55 and older were responsible for nearly all of the gains since 2010 in both areas, a reflection of the aging population and the fact that people are waiting longer to have children.

**Chart 2: Population Change by Major Age Groups in Maplewood and Essex County, 2000-2020**

Sources: US Census Bureau, 2000-2010 Decennial Census, ACS 2016-2020 5-Year Estimate.



### Households and Tenure<sup>3</sup>

Maplewood and Essex County both added relatively few households during the early 2000s, but over the past decade, growth has accelerated. The Township added 626 new households (+7.6%), while the County added 29,201 households (+10%). The past two decades marked a shift in household character in the County as a whole, with a sharp rise in the number of non-family households either living alone or with unrelated roommates, as households with children fell in number. In Maplewood, however, household growth was led by married-couple households with children, adding 193 such households, or growth of 5.2%, and largely offsetting a drop in single-parent family households. The only non-family household type that saw growth in the Township over the past decade was householders over 65 living alone, which grew 51 units, or 6.7%, since 2010 after declining 1.6% from 2000 to 2010.

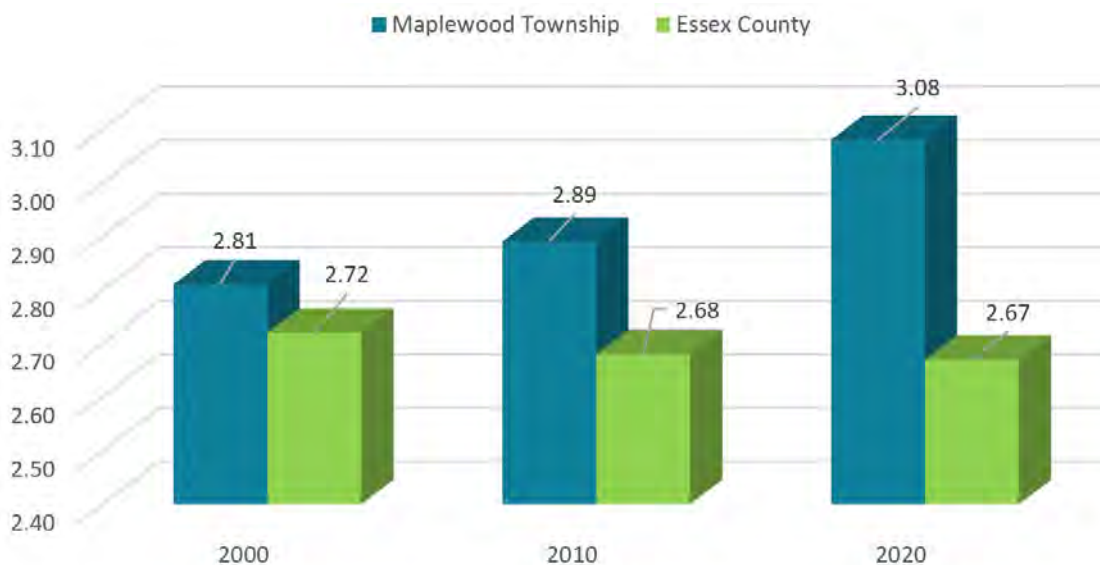
Average household size in Maplewood has grown since 2000 regardless of tenure, rising 5% for home-owning households and 12% for renting households. The Township's 2020 average household size for both owners and renters (3.18 and 2.67, respectively) is significantly larger than Essex County (2.99 for homeowners and 2.42 for renters).

Additional data on housing tenure (rental vs. ownership) is problematic due to the timing of construction of several significant rental housing developments in Maplewood, which occurred at the end of the decade. It is assumed that some developments may have been constructed – and thus counted by the 2016-2020 American Community Survey (ACS) as housing units – but not yet occupied, and identified as vacant units. The full release of the decennial 2020 Census may provide additional data that would address this issue.

Among owner households, both the Township and the County saw increases, but the minimal (0.5%) growth in Essex County overall was among owner households of four persons or fewer, while Maplewood saw 2.3% growth. The Township's increase was driven by owner households with four persons or more, but it also saw growth among single-person owner households.

### Chart 3: Average Household Size in Maplewood and Essex County, 2000-2020

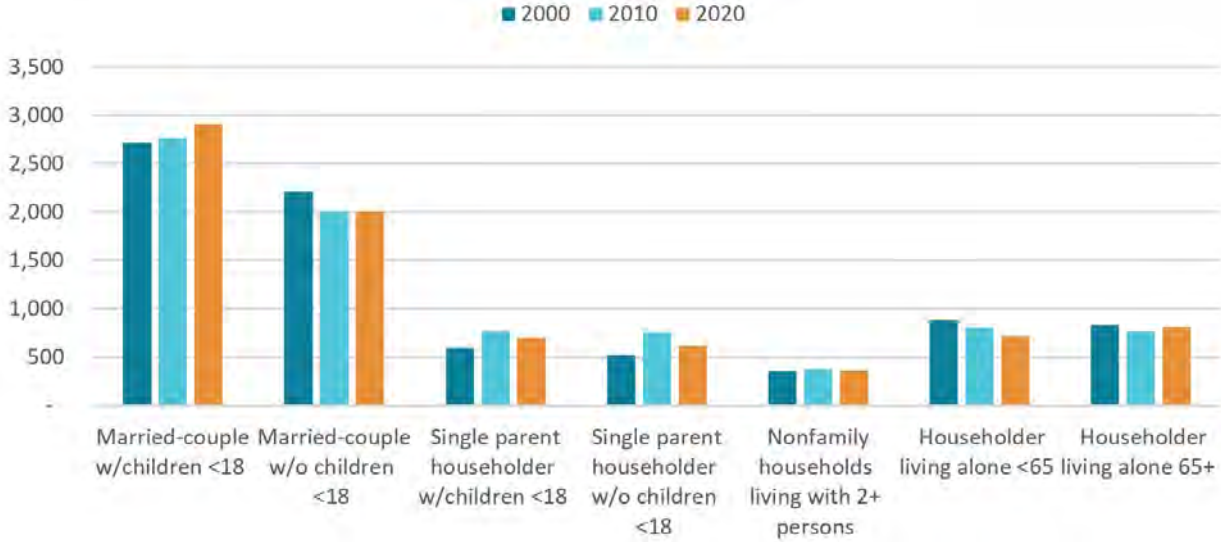
Source: U.S. Census Bureau, 2000-2010 Decennial Census, ACS 2016-2020 5-Year Estimate



<sup>3</sup> Under Census Bureau methodology, housing units and households are closely linked, but distinct. A housing unit refers to the physical structure, while a household refers to the person or people occupying that structure. A household is essentially an occupied housing unit.

**Chart 4: Households by Type in Maplewood, 2000-2020**

Source: U.S. Census Bureau, 2000-2010 Decennial Census, ACS 2016-2020 5-Year Estimate



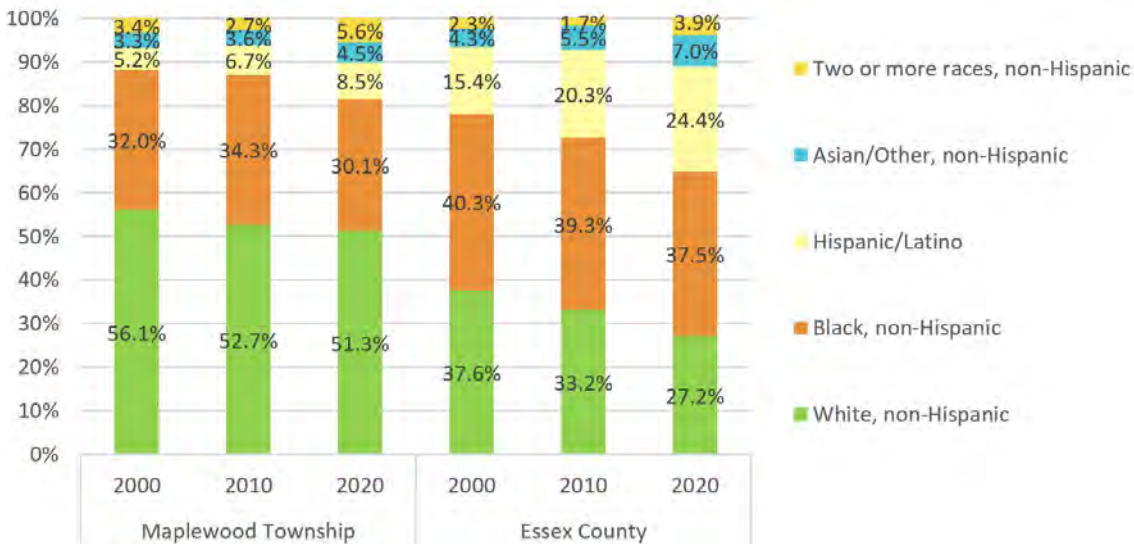
### Race and Ethnicity

Maplewood is a very diverse community in terms of race and ethnicity, with nearly half (49%) of residents identifying as people of color, up from 44% in 2000. Over the past decade, the Township’s population growth has been driven by non-Hispanic individuals who identify as belonging to two or more races (up 796 people), followed by those who identify as Hispanic (up 587 people) and white non-Hispanic (up 585 people). The share of the population identifying as Black non-Hispanic decreased in size by 449 residents (down 5.5%).

Maplewood has a sizeable number of residents (24%) who speak a language other than English at home, an increase from 19% in 2000 but still well below the County’s share of such residents of 37%. Of residents who speak non-English languages at home, more than half speak an Indo-European language other than English or Spanish (which may include Haitian Creole, French, Portuguese, Italian, Russian, or various languages from India). Another one-quarter of such residents are Spanish speakers.

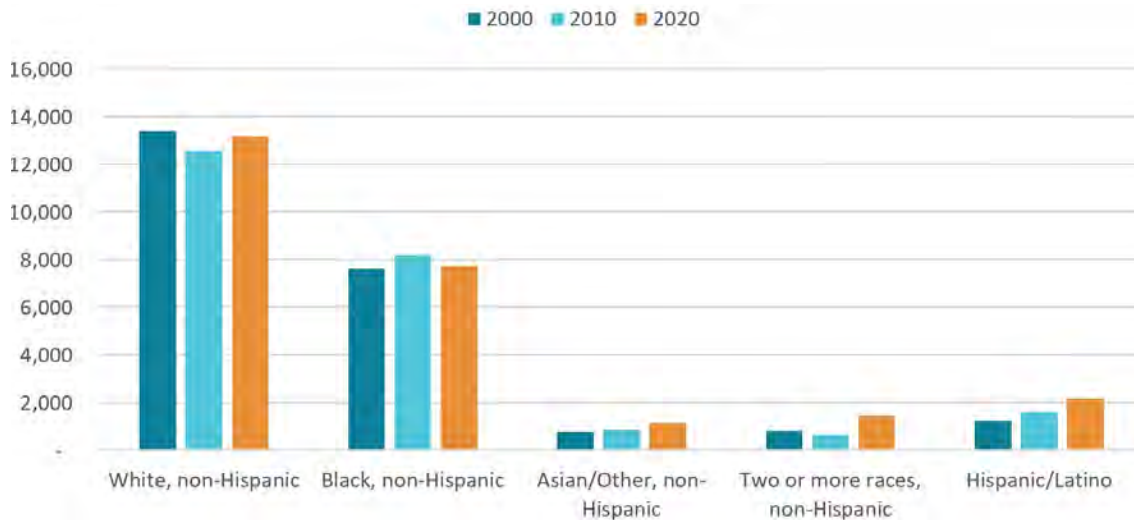
**Chart 5: Distribution of Total Population by Mutually Exclusive Race-Ethnicity in Maplewood & Essex County, 2000-2020**

Source: US Census Bureau, Decennial Censuses, 2000-2010, 2020 P.L. 94-171 Redistricting File



**Chart 6: Population Change by Mutually Exclusive Race-Ethnicity in Maplewood, 2000-2020**

Source: US Census Bureau, Decennial Censuses, 2000-2010, 2020 P.L. 94-171 Redistricting File



## Housing

According to the U.S. Census, as of 2020, Maplewood had a total of 9,269 housing units, an increase of 654 units, or 7.6%, from the 8,615 units that existed in 2000. During the 2000-2020 time period, Maplewood's housing unit growth outpaced the Township's gain in households, (+2.7 and +0.1 percentage points during the 2000s and 2010s, respectively). This could be a positive sign, given the region's housing shortage, but, as discussed, may also reflect the timing of occupancy of newly constructed rental housing. While a similar trend also occurred in Essex County during the 2000s (+1 percentage point), in the last decade, its household growth exceeded the gain in housing units (-3.3 percentage points), further exacerbating the County's limited housing inventory.

Maplewood's housing stock is predominantly owner-occupied. As of 2019, the share of renter-occupied units was 22.6%, a small increase from 2000 (21.9%). Again, these data may not reflect full occupancy of recently constructed rental housing complexes.

On average over the five-year period from 2016 to 2020, 5.6% of the Township's housing units were constructed since 2010 compared with just 3.1% of units in Essex County, indicating a faster pace of new housing construction. However, the Township's housing stock remains fairly old, with 84.5% of units built prior to 1970, versus 68.8% in the County. Many older units in Maplewood were built during the 1920s, during its period of significant growth. Typically,

housing units built prior to 1978 are at risk of containing lead paint or asbestos, which are considerable health risks. They are also less likely to be well-insulated and require additional energy to heat, which significantly contributes to climate change.

In 2020, Maplewood had relatively few small housing units with two bedrooms or less (29%) versus the County (53%). This distribution in the Township's housing supply may make it difficult for certain smaller households, for example individuals living alone, couples without children, and single parents, to find housing. While families with children make up 44% of households in Maplewood, units with three or more bedrooms, ideal for families, account for nearly 71% of the Township's housing stock. Even given the Township's increasing household size, this statistic indicates a possible mismatch.

In 2020, 68% of Maplewood's housing units were single-family, down from 71% in 2000. This share is nearly double that of the County, where just under 40% of units are single family. Among multifamily units, the dominant form is in duplex buildings, accounting for 16% of the housing stock in Maplewood, up from 13% in 2000. The remaining multifamily stock is primarily 3-4 family homes, at about 4%, and larger complexes of 50 units or more at about 7%. All types of multifamily housing have grown in share in Maplewood, with the strongest growth among apartment complexes of 10-19 units.

### Chart 7: Median Gross Rent in Maplewood and Essex County, 2000-2020

Sources: US Census Bureau, 2000 SF3, ACS 2006-2010 & 2016-2020 5-Year Estimates.



The decline in share of single-family housing, combined with the overall growth of housing units, indicates that most newly constructed units have been in multifamily housing. Notable newer-construction rental projects include 20 luxury units at Clarus Maplewood next to the train station, 30 housing units at 1701 Springfield Avenue, the 235-unit Avalon Maplewood at Springfield and Boyden Avenues, a 30-unit building at 1701 Springfield Avenue, the 33-unit Maplewood Lofts development on Springfield Avenue, Maplewood Crossing on Burnett Avenue with about 125 units, the 50-unit Parc at Maplewood Station complex on Dunnell Road, and the 20-unit Alvia building on Valley Street.

#### Housing Costs

Today, Maplewood is considered one of the most highly sought-after communities in New Jersey for residential property, and both housing prices and rents reflect that demand. Home prices have sharply grown in the Township over the past two decades. A significant increase occurred during the COVID-19 pandemic as regional households sought homes outside of heavily urban communities. According to Zillow's Home Value Index, single-family home values in Maplewood grew from \$435,000 in May 2012 to \$616,000 in March 2020, while condo home values increased from \$186,000 in May 2012 to \$244,000 during the same period. Since the pandemic, single-family home values have risen further, reaching \$795,000 as of April 2022, and condo values were up to \$292,000 in April 2022. Redfin reported that 82% of homes were selling above list price in April 2022, an indicator of a sellers' market.

Median gross rent (including rent plus utility costs) increased by 27.7% from 2010 to 2020 in Maplewood, compared with a gain of 24% in the County. After adjusting for inflation, the Township's median rent increased by 9% over this time period.

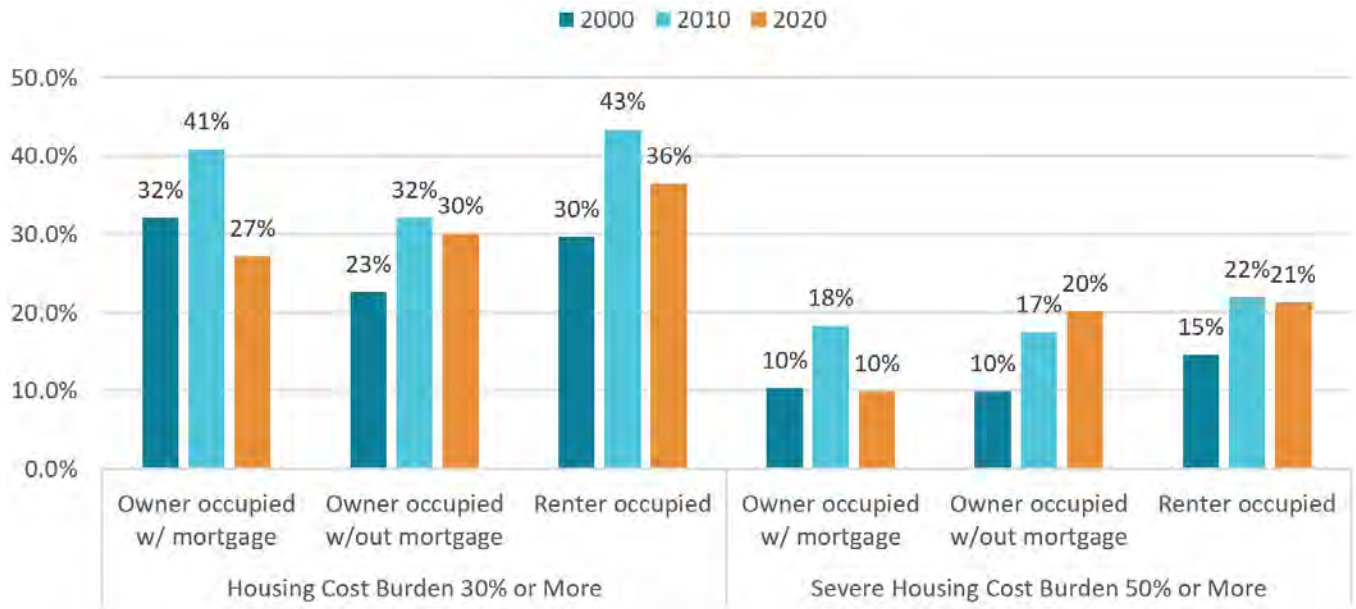
There were 403 vacant housing units within Maplewood in 2020 according to the Census Bureau's 2020 redistricting data files, up from 159 in 2010 and 163 in 2000, as reported in the decennial censuses.<sup>4</sup> The 2016-2020 ACS estimated that the majority of Maplewood's vacant units were on the market for rent or "other" vacancies, which is defined by the Census Bureau as undergoing rehabilitation or long-term unoccupied units. The number of "other" vacancies increased from 45 units in 2000 to 252 units in 2020.

Over the five-year period of 2016-2020, the Township had an average homeowner vacancy rate of 0%, with hardly any units available for sale, while the County had a vacancy rate of 1.6%, also very low and a sign of a very tight home-buying market. According to Apartments.com, there were 41 rental units on the market in Maplewood on September 19, 2022. This would represent a vacancy rate of 2.3% using the ACS 2019 estimate of rental units within the Township, which is considered very low vacancy rate. As noted, Maplewood had a large number of constructed but not yet occupied units at the end of the decade. These units, not currently listed for sale or available for rent, are excluded from the calculation of tenure-specific vacancy rates but do represent that the market is responding to the need for rental housing within the Township.

<sup>4</sup> A significant portion of these vacant units were likely newly constructed multifamily units that were not yet occupied.

**Chart 8: Share of Maplewood Households With Unaffordable Levels of Housing Costs by Tenure, 2000-2020**

Sources: US Census Bureau, 2000 SF3, ACS 2006-2010 &amp; 2016-2020 5-Year Estimates



### Affordability Cost Burden

The threshold for adverse impacts from housing-related costs, or cost burden, is generally considered to be the point where 30% or more of gross income is being spent on housing-related costs. Households residing in owner-occupied units should not be paying more than 30% of their gross income on principal, interest, taxes, and insurance, while renter households should not be paying more than 30% of their gross income on rent, utilities, and any related fees.

While the threshold for housing related cost burden is generally considered 28%-30%,<sup>5</sup> households with extremely low incomes, such as \$20,000 or less, may experience cost burden when spending less than these thresholds. This reflects the inherent challenge of trying to make ends meet on a very low income.

In Maplewood, despite rising housing costs from 2010 to 2020, the number of housing cost-burdened homeowners with a mortgage spending more than 30% of income on housing fell from 2,103 households to 1,401 households (-702), a reduction in share of total households from about 41% to 27%. The number of cost-burdened renter households

decreased by 171 households, or about 20%, a reduction in share of total households from approximately 43% to 36%. These findings indicate that Maplewood is becoming a more affluent community where both property owners and renters are experiencing lower rates of cost burden than in the past. Nonetheless, over 20% of renter households and owner households without a mortgage are experiencing severe housing cost burden, spending 50% or more of their incomes on housing-related costs. This share of renter households has only slightly improved since 2010, and for owner, non-mortgage households, has worsened over the past decade. Many owner households without a mortgage are likely to be seniors who have paid off the mortgage but still face property taxes and other expenses to maintain their homes.

<sup>5</sup> The Uniform Housing Affordability Controls actually sets the threshold for housing cost-burden at 28% of gross income for owner-occupied units, which is slightly more stringent than the 30% rule of thumb.

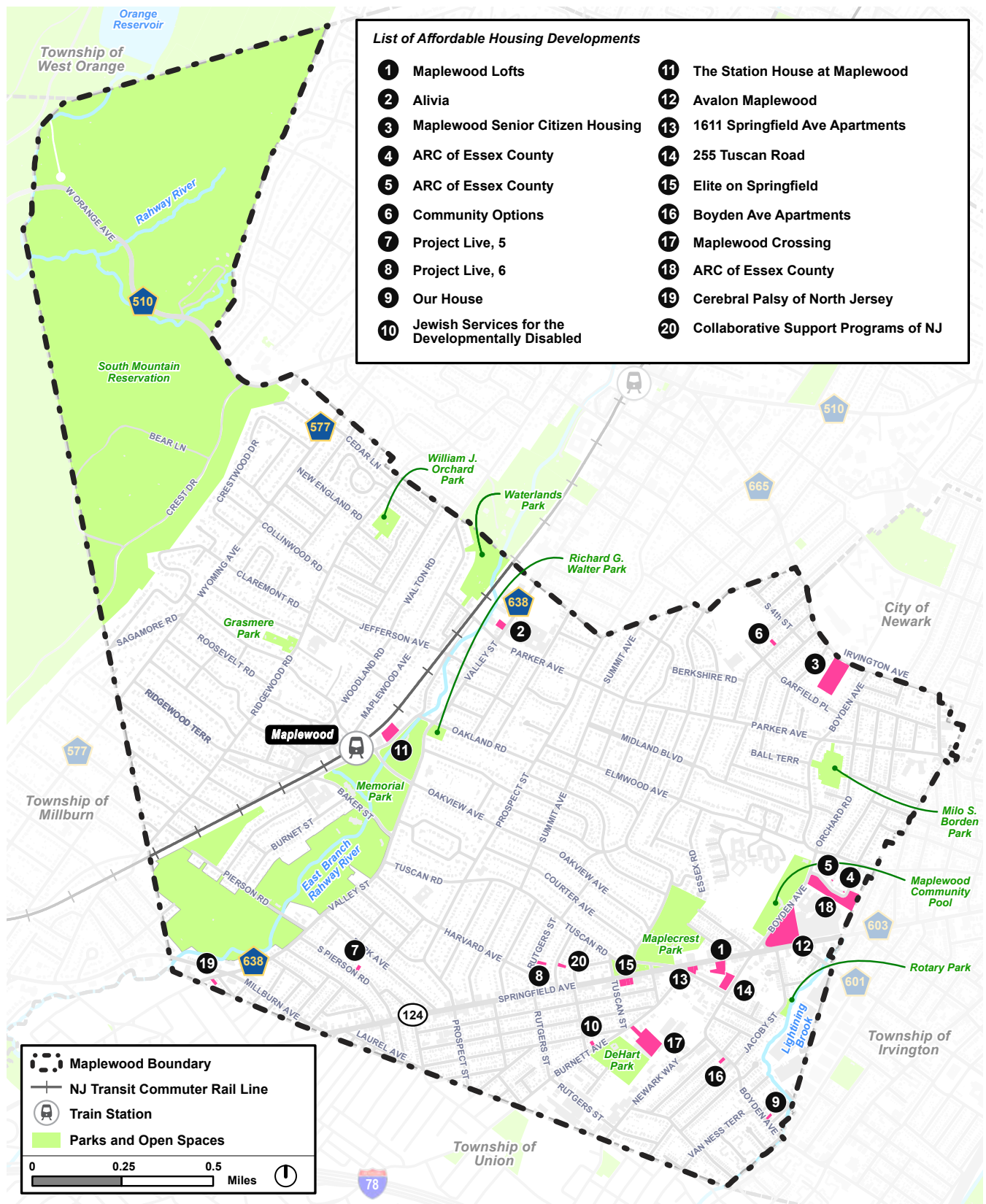


Figure 1: Location of Affordable Housing Developments

Source: Essex County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network (Exported from Urban Footprint), Housing Element Fair Share Plan, Mid-Point Review of Affordable Housing Activities, BFJ Planning.

### Affordable Housing Planning

Maplewood has endeavored to provide a variety of housing options, including a substantial number of affordable housing units (see Figure 1). The Township opted into the State’s affordable housing compliance process early-on and, from 1993 through 2009, received Substantive Certification from the Council on Affordable Housing (COAH). In 2017, after additional rounds of litigation ensued at the state level and the affordable housing compliance process was transferred to the courts, Maplewood reached a Settlement Agreement with the Fair Share Housing Center (FSHC) on its affordable housing obligations, which are summarized in Table 1, below. Following the Settlement Agreement, Maplewood prepared a Housing Plan Element and Fair Share Plan, as well as implementing ordinances, which were approved by the court in November 2018 in a Final Judgment of Compliance and Repose (“Final Judgment”).

The Housing Plan Element and Fair Share Plan indicates that the Township has fully addressed both its prior-round obligation and its Third Round Realistic Development Potential (RDP) obligation, through construction of senior and special

needs housing as well as inclusionary housing (market-rate units in combination with affordable units).

Of the 99 units credited toward Maplewood’s Prior Round and Third Round obligations, 34 units are family rental units. The remaining 65 units are age-restricted and special needs units. As the Township does not contain owner-occupied affordable housing units, it may be beneficial to include this type of unit as part of future projects to promote a wider variety of housing options.

The Township has implemented a Homeownership Program, in which the Township can partner with a non-profit developer to identify housing units or properties suitable for purchase and rehabilitation, via a subsidy. Units may be foreclosed homes, other existing homes, or new homes on vacant lots, and must be deed-restricted and sold only to income-eligible households. However, due to the high cost of land and housing in Maplewood, this program is only anticipated to produce 2 affordable units through 2025.

**Table 1: Share of Maplewood Households With Unaffordable Levels of Housing Costs by Tenure, 2000-2020**

Sources: Maplewood Fair Share Settlement Agreement, 2017.

Cumulative 1987-2025 Affordable Housing Obligations	
Obligation Type	Obligation
Prior Round	51
Third Round Realistic Development Potential (RDP)*	82
Third Round Unmet Need	362
Present Need (Rehabilitation)	114
Present Need (Rehabilitation Obligation)	129
<b>Total</b>	<b>609</b>

\* RDP reflects a Vacant Land Adjustment (VLA) that identifies the available land suitable for development of affordable housing.



Maplewood Crossing



The Alivia

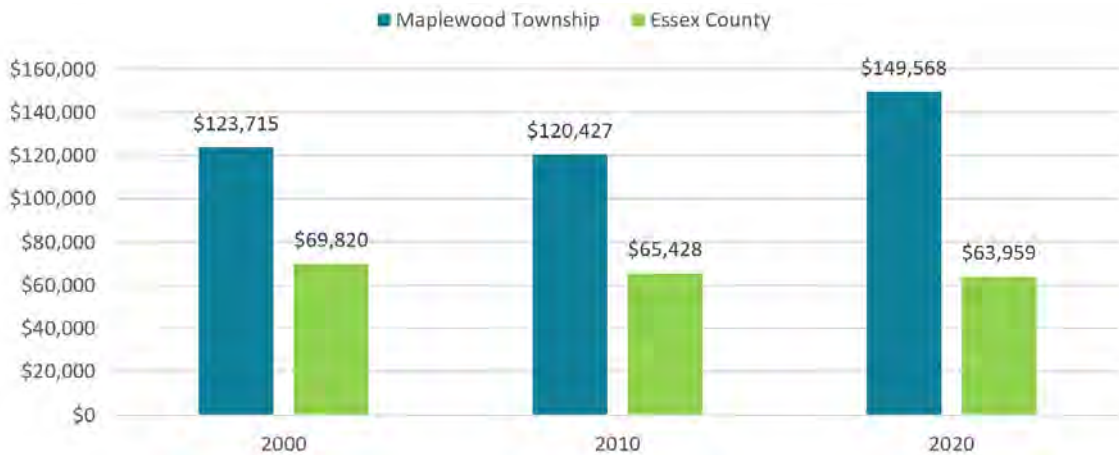
**Table 2: Income Distribution: Maplewood, 2000-2020**

Source: U.S. Census Bureau, 2000 Census and 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

Household Income	Maplewood					
	2000		2010		2020	
	# of Households	Share of Total	# of Households	Share of Total	# of Households	Share of Total
Less than \$50,000	2,500	29.%	1,834	22.3%	1,155	14.2%
\$50,000 to \$99,999	2,758	32.7%	2,185	26.6%	1,726	21.2%
\$100,000 to \$149,000	1,582	18.7%	1,591	19.4%	1,192	14.7%
\$150,000 to \$199,999	741	8.8%	980	11.9%	944	11.6%
\$200,000 or more	866	10.3%	1,620	19.7%	3,110	38.3%
<b>Total</b>	<b>8,447</b>		<b>8,210</b>		<b>8,127</b>	

**Chart 9: Median Household Income in Maplewood & Essex County, 2000-2020 (in 2020 Dollars)**

Sources: US Census Bureau, 2000 SF3, ACS 2006-2010 & 2016-2020 5-Year Estimates



### Income and Educational Attainment

Maplewood’s inflation-adjusted median household income grew nearly 21% over the past two decades, from \$123,715 in 2000 to \$149,568 in 2020, while Essex County’s adjusted median income fell by 8.4% to \$63,959. During this period, the number of Maplewood households earning \$200,000 or more increased from 866 households to 3,110 households. Today, nearly half (49.9%) of the Township’s households have income exceeding \$100,000 a year, compared with about 21% of households in the County.

The share of Maplewood’s population below the poverty line in 2020 was very low, at just 4.4%, compared with 15.3% in Essex County as a whole. These levels have remained largely stable since 2000, and in the Township, are fairly constant across racial and ethnic groups. In the County, poverty rates among Black, Hispanic, and multi-racial residents are much higher than those for white residents.

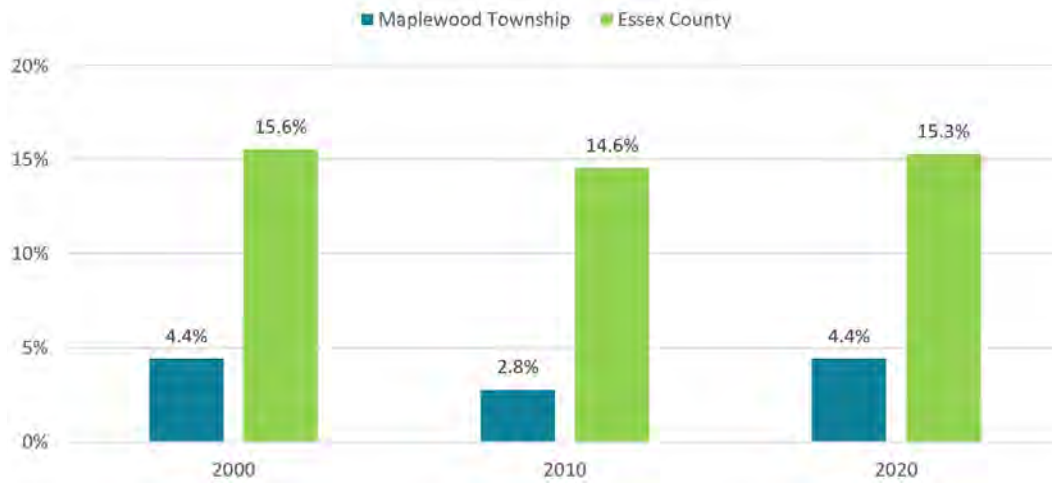
However, income levels are not evenly distributed. As shown in Figure 2, the lowest-income households in the Township are concentrated in the eastern and southern portions, while the highest-income areas are in the northwestern two-thirds of the Township. Interestingly, some of the lowest-income areas closely correlate with those identified as “hazardous” or high-risk in historic redlining maps.<sup>6</sup>

Looking at the Gini Index of Inequality, a measure of statistical dispersion intended to represent the income or wealth inequality within an area, household income inequality within both Maplewood and Essex County has remained largely unchanged over the past decade, at 44.1 and 54.7, respectively. Maplewood’s Gini score is lower than the U.S. as a whole, though it is still considered a high level of income inequality and is much higher than most developed countries.

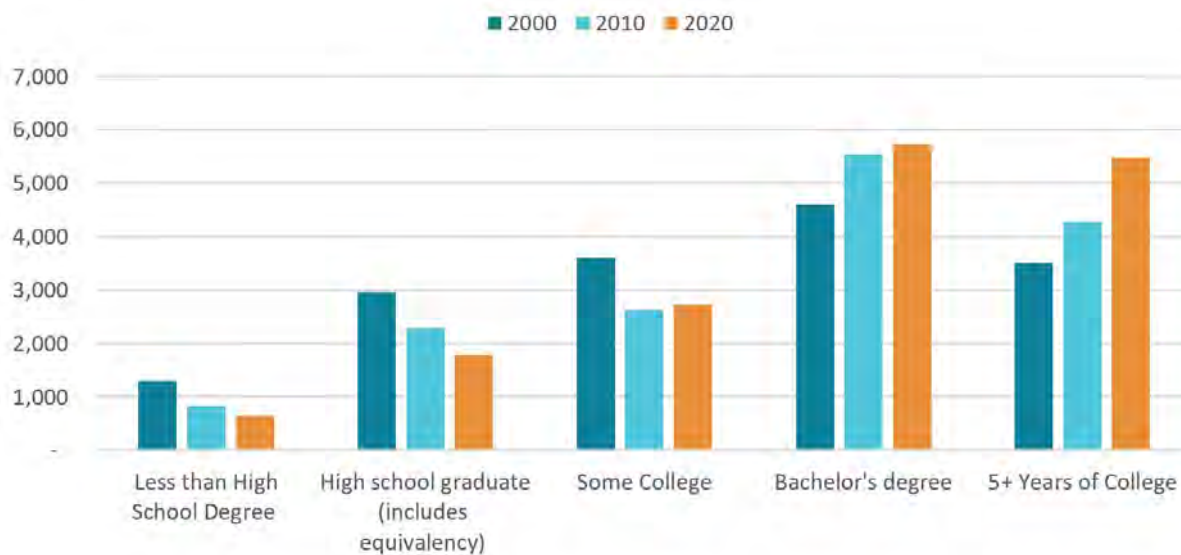
<sup>6</sup> <https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58>

**Chart 10: Share of Residents Below the Federal Poverty Line, Maplewood & Essex County, 2000-2020**

Sources: US Census Bureau, 2000 SF3, ACS 2006-2010 &amp; 2016-2020 5-Year Estimates.

**Chart 11: Total Maplewood Population Aged 25+ by Educational Attainment, 2000-2020**

Sources: US Census Bureau, 2000 SF3, ACS 2006-2010 &amp; 2016-2020 5-Year Estimates



Household income is linked to the educational attainment of residents. Since 2000, Maplewood's share of residents with less than a four-year college degree fell from nearly half (49.2%) of residents over age 24 to 31.5% in 2020. Meanwhile, those with a bachelor's degree or higher-level degree grew in share from about 51% to 69%. The percent changes for residents with less than a high school degree and with an advanced degree were significant, at a decline of almost 23% and growth of nearly 28%, respectively.

The increasing lack of diversity in Maplewood's educational attainment, when examined in conjunction with income levels, indicates a shift away from the Township's past levels of economic diversity, even as the community remains racially and ethnically diverse.



## Quality of Life

### Crime

The Township has seen a dramatic reduction in crime rates over the past several decades. In the 1980s, violent crime incidents (including murders, rapes, robberies, and assaults) occurred at a ratio of 396 per 100,000 residents in Maplewood, later falling to just 153 such incidents per 100,000 during the 2010s. Crime rates reached a long-term low of 55 incidents per 100,000 in 2020, the lowest recorded rate since 1985.<sup>7</sup> Nonviolent property crimes in the Township averaged 4,055 incidents per 100,000 residents in the 1990s, gradually declining to 1,702 incidents per 100,000 residents during the 2010s. Like the violent crime rate, 2020 marked an all-time low for nonviolent crime, at 1,335 incidents per 100,000 residents. These trends are in contrast to the experiences of many communities during the COVID-19 pandemic, where crime rates (both violent and nonviolent) have increased, in some cases significantly.

### Social Vulnerability Index

Many quality-of-life conditions can be viewed through a community resiliency lens. The Centers for Disease Control and Prevention's (CDC) Social Vulnerability Index (SVI) aggregates metrics that depict the resilience of communities when confronted by external stresses on human health, such as natural or human-caused disasters or disease outbreaks.<sup>8</sup> Factors in this analysis include metrics such as poverty status, lack of vehicle status, crowded housing, unemployment, minority status. Figure 3, on the following page, illustrates areas in Maplewood that experience the highest levels of CDC-defined social vulnerability. These areas tend to correspond to the areas of lowest median household income.

### Rates of Insurance

According to ACS data, the percentage of uninsured residents in Maplewood fell from 10.2% in 2012 to 3.9% in 2020, likely due to the implementation of the Affordable Care Act. The Township's level of uninsurance is very low, at 8.8%, well below the County's uninsurance rate of 11.3%. With the availability of national health insurance for older residents in the form of Medicare, few, if any, seniors in the Township lacked health insurance in 2012 or 2020. The share of uninsured adults in Maplewood in 2020 was highest among non-citizens, at 13.9%, followed by those without a high school degree (15.5%).

### Jobs in Maplewood

According to the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program, the number of jobs located in Maplewood has grown modestly, by 2.9%, over the long-term, from 6,269 jobs in 2002 to 6,453 jobs in 2019. Over the past 10 years, the Township added 335 jobs, a gain of 5.5%.

Employment levels in Maplewood have varied widely by sector. From 2009 to 2019, the sectors with the greatest job gains included Other Services<sup>9</sup> (+310), Accommodation & Food Services (+176), Health Care and Social Assistance (+72), Construction (+68), and Manufacturing (+53). Industries with the greatest losses included Professional, Scientific & Technical Services (-301) and Finance & Insurance (-153).

Maplewood's largest and primary employer is the South Orange-Maplewood School District, with 816 workers across the entire district. Other major employers include NJ Transit, Winchester Gardens, the Township of Maplewood, Maplewood Beverage Packers, and the Maplewood Country Club.

<sup>7</sup> Source: <https://nj.gov/njsp/ucr/uniform-crime-reports.shtml>. Due to changes in the methodology of assessing crime rates, it is difficult to compare past crime rates pre-2018.

<sup>8</sup> <https://svi.cdc.gov/>

<sup>9</sup> Establishments in this sector are primarily engaged in activities such as equipment and machinery repairing; promoting or administering religious activities; grantmaking; advocacy; and providing dry-cleaning and laundry services, personal care services, death care services, pet care services, photo-finishing services, temporary parking services, and dating services.

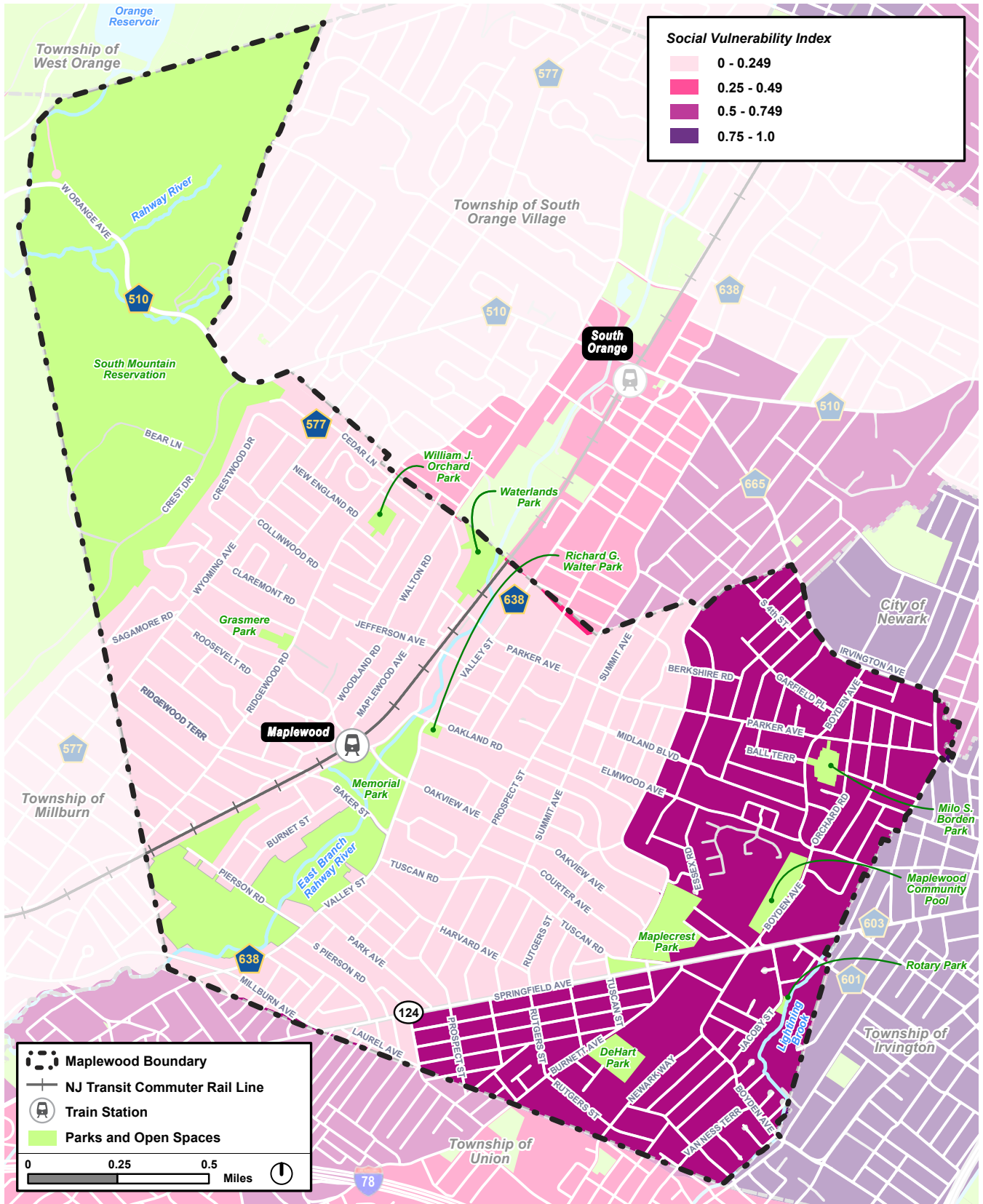


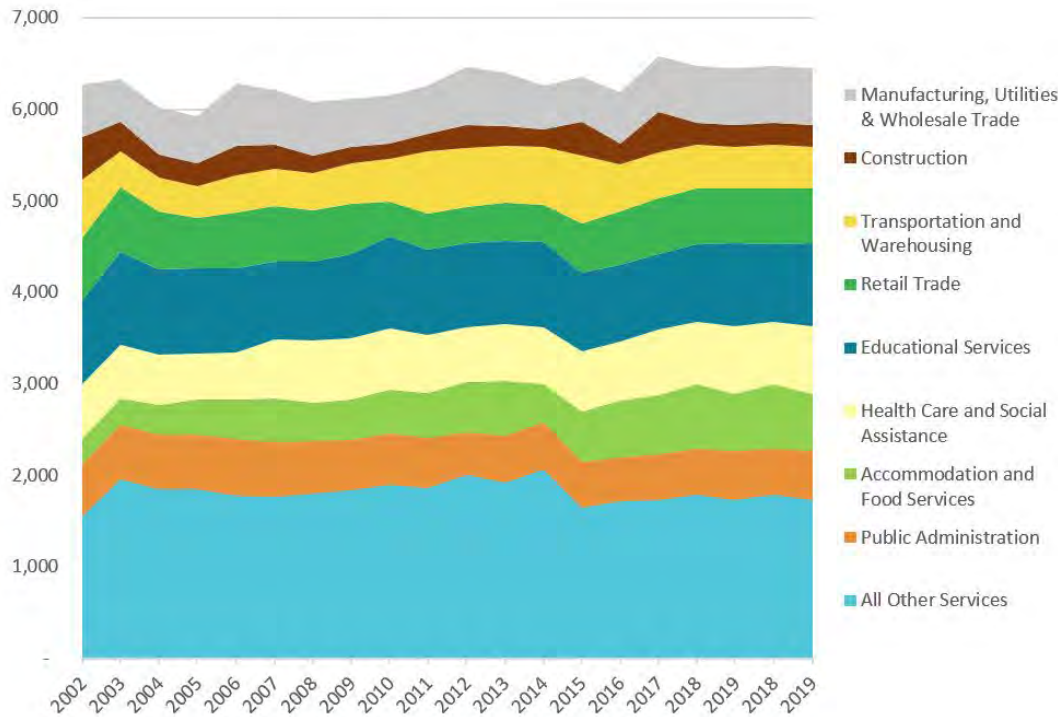
Figure 3: Social Vulnerability Index in Maplewood

Source: Essex County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network (Exported from Urban Footprint), Center for Disease Control and Prevention (Exported from Urban Footprint), BFJ Planning

**Chart 12: Local Jobs in Maplewood by Industry Group, 2002-2019 Share of Residents Below the Federal Poverty Line, Maplewood & Essex County, 2000-2020**

Note: Industries with relatively small numbers of jobs grouped among similar industry groups.

Source: US Census Bureau, Longitudinal Employer-Household Dynamics Program, 2002-2019.



**Table 3: Major Employers in Maplewood, 2022**

Sources: Dun & Bradstreet; DataAxle; South Orange-Maplewood School District.

Employer Name	Location	Staff Size
South Orange-Maplewood School District	Academy Street	816
NJ Transit	Boyden Avenue	500
Winchester Gardens	Elmwood Avenue	250
Township of Maplewood	Valley Street	210
Maplewood Beverage Packers	Camptown Road	165
Maplewood Country Club	Baker Street	132
South Mountain YMCA	West Parker Avenue	90
DCH Millburn Audi Parts Department	Millburn Avenue	62
Bell Medical, LLC	Millburn Avenue	60

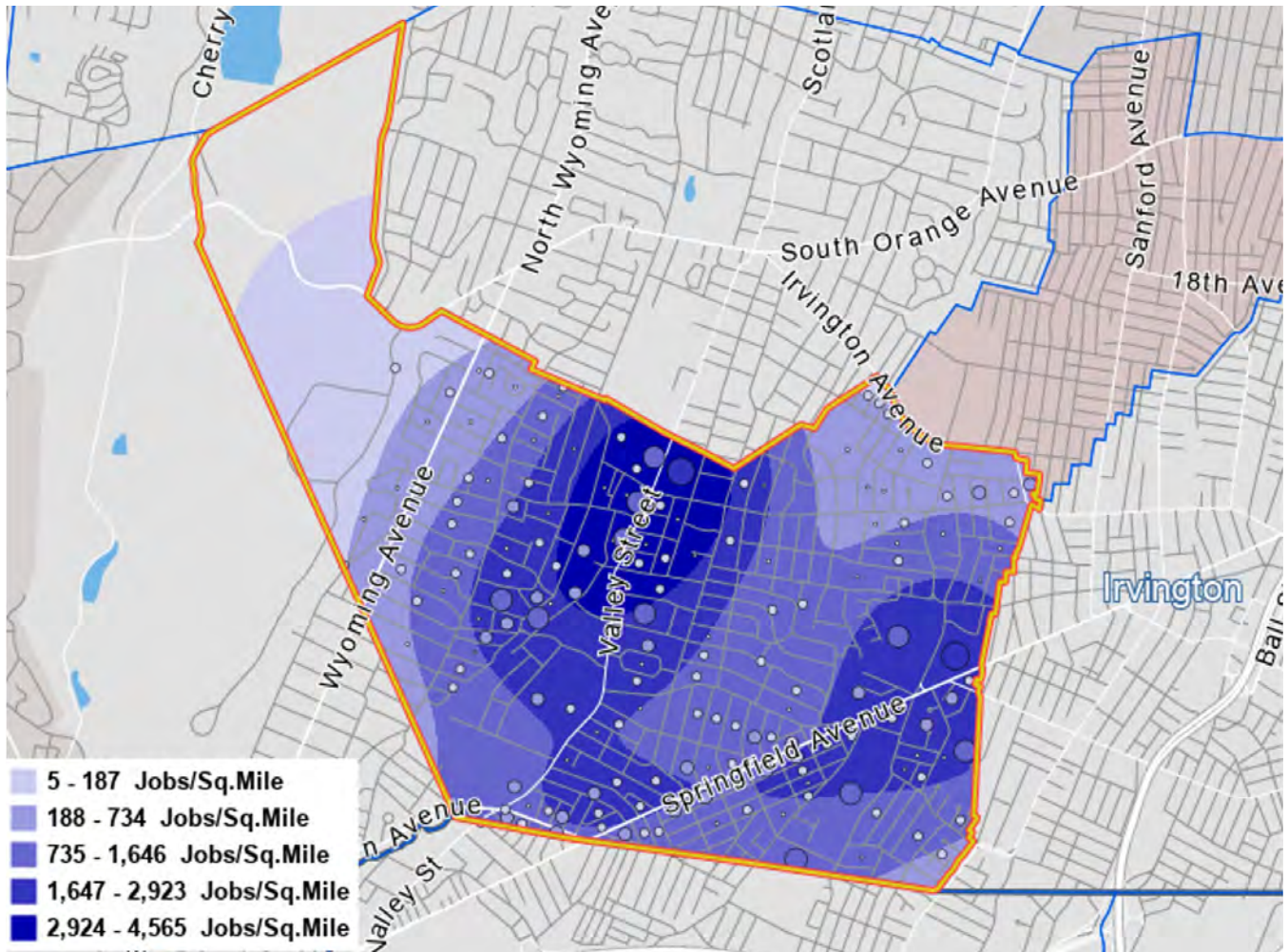
### Employment of Maplewood Residents

According to LEHD data, job growth among Maplewood residents has been strong, with gains of 14% from 2002 to 2019, and an increase of 10.1% since 2009. Gains over the past decade were strongest among workers aged 55+ (+912), those that identify as white (+618), and workers with a high school degree or less (+836), while those with a bachelor's or advanced degree saw the greatest losses (-143).

Since 2009, industries that led the job growth of Township residents include: Health Care & Social Assistance (+371); Professional, Scientific & Technical Services (+215); Accommodation & Food Services (+173); Administration & Support, Waste Management & Remediation (+153); Transportation & Warehousing (+130); and Information (+72). Only the Educational Services and Manufacturing sectors saw sizeable job losses among resident workers (-114 and -41, respectively).

**Figure 4: Jobs Located in Maplewood**

Source: US Census Bureau, Longitudinal Employer-Household Dynamics Program, 2019

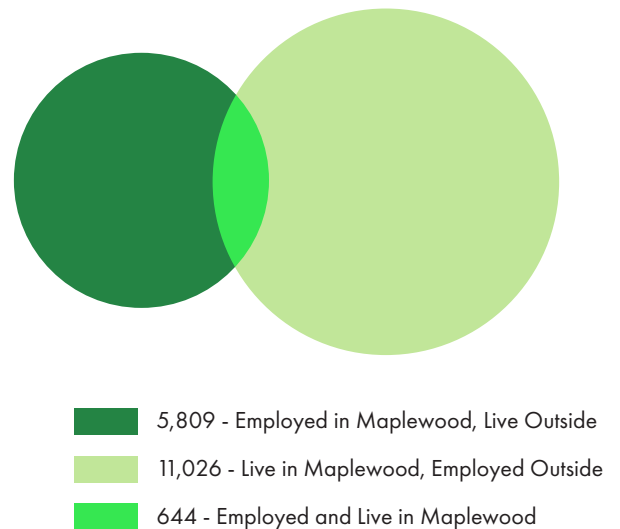


Among workers employed in Maplewood, about 42% reside elsewhere in Essex County, while 16% live in Union County and 7.5% in Morris County. Workers in the Township commute from a range of nearby towns: 8.5% from Newark, followed by Irvington (4.3%), Union (3.9%), South Orange (3.3%), and East Orange (3%). Of people who work in Maplewood, 10% also reside in the Township.

For employed Maplewood residents, about 26% work in Essex County, followed by New York City (21.9%, mostly Manhattan) and Union County (10.5%). Common commuting destinations for Township residents, in addition to New York City, include Newark, Jersey City, Livingston, Parsippany-Troy Hills, Union, and Elizabeth. A total of 5.5% of employed Maplewood residents also work in the Township. Table 4 shows the top 10 locations of jobs held by Maplewood residents, and the top 10 locations where people working in Maplewood live.

**Figure 5: Jobs Located in Maplewood**

Source: US Census Bureau, Longitudinal Employer-Household Dynamics Program, 2019



- 5,809 - Employed in Maplewood, Live Outside
- 11,026 - Live in Maplewood, Employed Outside
- 644 - Employed and Live in Maplewood

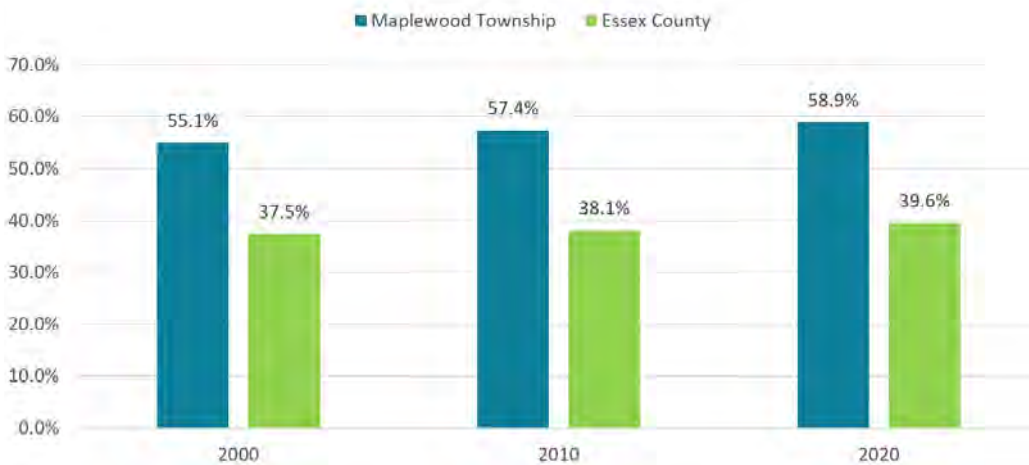
**Table 4: Travel to Work Inflow/Outflow Profile, 2019**

Source: U.S. Census Bureau, LEHD Program, 2019.

Maplewood Residents			People Working in Maplewood		
Location of Job	Number	%	Place of Residence	Number	%
New York, NY	2,558	21.9%	Newark, NJ	546	8.5%
Newark, NJ	914	7.8%	East Orange, NJ	195	3.0%
Jersey City, NJ	370	3.2%	New York, NY	174	2.7%
Elizabeth, NJ	202	1.7%	Elizabeth, NJ	143	2.2%
Summit, NJ	197	1.7%	Jersey City, NJ	90	1.4%
Florham Park, NJ	156	1.3%	Kearny, NJ	62	1.0%
East Orange, NJ	154	1.3%	Linden, NJ	61	0.9%
Morristown, NJ	118	1.0%	Paterson, NJ	59	0.9%
Secaucus, NJ	108	0.9%	Plainfield, NY	52	0.8%
Paramus, NJ	102	0.7%	Roselle Park, NJ	41	0.6%

**Chart 13: Total Maplewood Population Aged 25+ by Educational Attainment, 2000-2020**

Sources: US Census Bureau, 2000 SF3, ACS 2006-2010 &amp; 2016-2020 5-Year Estimates



## Commutation

Reflecting the employment destinations of Maplewood residents discussed above, from 2000 to the five-year period of 2016-2020, the share of working Township residents using personal automobiles to get to work dropped from about 71% to 56%. At the same time, more workers used public transit, increasing from 2,586 to 3,485 workers, or from 21% to 26% in the share of total workers.

Despite the greater use of transit for commutation, households in both Maplewood and Essex County are increasingly choosing to have cars over the past two decades. The share of households with two or more cars is far higher in Maplewood (58.9%) than in the County (39.6%), reflecting the Township's more suburban character. Meanwhile, the

share of households without a car in Maplewood declined from 7.3% in 2000 to 6.7% in 2020. Nonetheless, the fact that about 40% of Township households own one car or fewer indicates an ongoing need for a robust non-automobile transportation system.

The share of employed Maplewood residents who work from home has grown significantly, from 5.7% of workers in 2000, to 4.6% of workers from 2006-2010, then up to 12.1% from 2016-2020. The COVID-19 pandemic contributed to a sharp rise in people working from home since March 2020, likely a far higher share than reported in the Census Bureau ACS data over the 2016-2020 period due to the data's time-averaging estimation methodology.

## Retail and Office Market

The Township's primary retail area is Maplewood Village, located along Maplewood Avenue from Durand Road to Baker Street. This area includes a mix of neighborhood shops, restaurants, and cafes, as well as a supermarket, banks, and professional offices. The community's only movie theater, the historic Maplewood Theaters, closed recently, with the building part of a site being studied for potential redevelopment. A secondary business district is located along the Springfield Avenue corridor, with a variety of small businesses, convenience stores, restaurants, art galleries, and fitness and dance studios. The Maplewood Village Alliance and Springfield Avenue Partnership operate as Special Improvement Districts (SIDs) for their respective areas, promoting local business development and special events.

Other retail nodes are found on Valley Road, from Oakland Road north to the South Orange municipal boundary, as well as on Irvington Avenue between Putnam Street and Parker Avenue, on Ridgewood Road at the Cedar Lane intersection (Ridgewood Row), and on Elmwood Avenue at its intersection with Orchard Road and Boyden Avenue. Boyden Avenue south of Hughes Street is also emerging as a small retail node.

Maplewood's retail market is part of the Essex submarket, according to Moody's Analytics, an area with 3.4 million square feet of retail space. In this area, retail vacancy rates had been stable from 2010 to 2020, generally in the range of 7% to 9%. In 2021 and 2022, vacancy rates dropped to 5% and 5.9%, respectively, but are projected to increase to within the long-term range in the next few years ahead.

Retail rents in the Essex market have remained largely unchanged over the past decade, rising from \$23.93 per square foot in 2010 to \$24.20 per square foot in 2021. Projected demand for retail space over the next decade is expected to be modest, with no significant new construction currently in the pipeline. Effective rents are expected to rise by 0.8% annually through 2025 to \$25.05 per square foot, then grow by 1.4% annually to 2031.

The broader North Jersey retail market has performed at or just above the national level. Notably, the warehouse and distribution markets have performed best in this larger market area, with strong absorption and growth on a quarterly

basis. Maplewood's light industrial areas are generally concentrated at the southeastern portion of the Township, off Chancellor Avenue, and along the southern border, off Burnett Avenue.

Maplewood's office market is fairly small, with professional offices in the commercial districts and several larger office buildings located along key corridors. The Township is part of the North Garden State Parkway submarket, which contains 4.2 million square feet of space, according to Moody's Analytics. The submarket has seen its vacancy rate drop in recent years, from 14.8% in 2010 to 13% in 2019, and now at 11.7% in 2022. As demand remains strong, effective rents have climbed from \$23.15 per square foot in 2010 to \$25.59 per square foot in 2019 and \$25.45 per square foot in 2022. Moody's forecasts vacancy rates to drop to 7.8% by 2027, while effective rents are projected to increase to \$28.01 per square foot.

The broader North Jersey office market continues to maintain strong performance, with trends superior to that of the nation. Both office vacancy rates and rents have already recovered from their 2019, pre-pandemic levels.

## Summary

Since the 2004 Master Plan was adopted, Maplewood has undergone a transformation, becoming a community that is more affluent, highly educated, and well connected to well-paying jobs in the region. With these demographic shifts have come some positive changes – such as lower crime rates and an overall reduction in the share of households experiencing unaffordable housing cost burdens. At the same time, not all of the changes have been positive. While Maplewood can still be considered a unique place in the region with its racial and ethnic diversity and has gained in some communities of color, it has lost a share of its African American population. Meanwhile, although the top-level housing affordability data are encouraging, some of Maplewood's most vulnerable residents, such as seniors, may be struggling to afford to stay in their homes and the community. All of these factors are important to understand given their direct links to land use decisions and potential public improvements. The role of these socioeconomic elements in such future decisions will be explored throughout this Master Plan.

## LAND USE AND BUILT ENVIRONMENT

### Historical Development

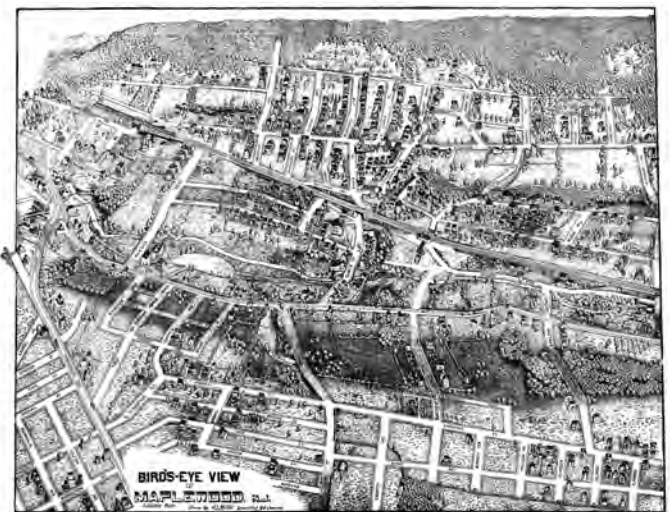
Maplewood first began to be developed in the late 17th century, as part of large tracts of land that were purchased from the Lenape Native Americans by the founders of Newark. Existing trails were surveyed and eventually became roadways, such as South Orange and Clinton Avenues. Through the mid-18th to early 19th centuries, scattered settlements developed on the eastern slope of the First Watchung Mountain, on the ridge to the east, and in the valley between them, along the East Branch of the Rahway River. The early residents built their houses close to the roads and paths that connected the settlements of Newark, Orange, Camptown (now Irvington), Connecticut Farms (now Union), Springfield, and Morristown. Several of Maplewood's earliest buildings survive on its first principal roads: Elmwood, Boyden, and Parker Avenues; Valley Street; and Ridgewood and Tuscan Roads.

In 1831, Lewis Pierson built a gristmill in the valley along the East Branch of the Rahway River, and by 1843 had built Vaux Hall, a Greek Revival-style home just west of the mill. Both structures survive and have been preserved – the mill through adaptive reuse as a commercial building, and the home through designation as a local historic site by the Maplewood Historic Preservation Commission. Other early industrial developments around this time include a paper mill, cider mill, general store, and shoemaker – none of which remain.

Maplewood as it is known today was largely shaped by the railroad that directly connected it to New York City, leading to a transformation from a rural landscape to a suburban one. The Morris and Essex Railway was constructed in 1838, passing through the center of what would become Maplewood Village. By 1863, the first train station was built at the foot of Lenox Place, near the intersection of Baker Street and Maplewood Avenue. In 1902, as part of a major upgrade along the rail line, the tracks were elevated and the present station was constructed on Dunnell Road. The railroad opened up Maplewood as a rural escape for New York City residents, such as Cornelius Roosevelt (uncle

of Theodore Roosevelt), who built large homes as country retreats, primarily on the slope of the First Mountain. The eastern portion of Maplewood – known as Middleville after 1830 and as Hilton after 1880 – began to develop after the opening of the Newark-Springfield Turnpike (present-day Springfield Avenue) in 1806. It served as a stagecoach stop between Newark and Morristown and became a flourishing village, with several hotels, a general store, and local manufacturers of goods such as nails and shoes.

During the 19th and early 20th centuries, Maplewood saw many changes in its name and boundaries. Much of what became the Township was within the boundaries of the Township of South Orange when it incorporated in 1861, and a small final piece of land on the southern border was acquired in 1863 with the addition of a section of Millburn. In 1869, the Village of South Orange was created within the Township of South Orange. In 1904, however, a disagreement over taxes led to the Village of South Orange separating from the more rural area of the Township (Maplewood), though the state legislature required the two municipalities to maintain a joint school district. In 1922, the name of the community was changed to the Township of



Bird's eye view of Maplewood, 1910  
Source: Maplewood Library

Maplewood. The Township was sparsely developed at the dawn of the 20th century but began to grow rapidly by the mid-1920s, as farmers and estate owners sold their lands for residential development in response to the significant demand for housing by soldiers returning from World War I. By 1926, Maplewood had formed a planning committee and adopted a zoning code, including a provision that no neighboring houses should be identical. Homebuilders and developers began to create distinctive neighborhoods during the 1920s and 1930s in a variety of architectural styles, such as Colonial Revival, Mediterranean Revival, and Craftsman. These houses make up the majority of buildings within Maplewood today and established its neighborhood scale and aesthetics. Most municipal parks were also developed during this time, notably the Olmsted Brothers/Brinley and Holbrook-designed Memorial Park, as were three of the five elementary schools and the high school.<sup>10</sup>

Today, Maplewood retains much of the architectural scale and sense of place as established in the early 20th century, reflecting decades of proactive and thoughtful planning that began with its first master plan in 1949. Comprehensive master plans were subsequently adopted in 1968, 1984, and 2004, with updates or re-examination reports prepared during the intervening years.

## Land Use

### Residential

As shown in Figure 6, the vast majority of land in Maplewood is dedicated to residential use, primarily single-family. Two-, three-, and multi-family development is also present, especially in the eastern part of the Township as well as in Maplewood Village and along portions of Valley Street. The most significant multifamily developments are found on Springfield Avenue near the border with Irvington (e.g., Avalon), and in Maplewood Village (such as Parc at Maplewood Station and Clarus Maplewood). In addition, The Top building provides several hundred condominium units on South Orange Avenue. West of the railroad tracks, single-family homes tend to be on larger lots, while homes south of Springfield Avenue and near the boundaries with Newark and Irvington are typically on small lots. Homes in Maplewood are generally older – with most constructed before 1960 – but in good condition.

<sup>10</sup> Historical context derived from the 2008 Maplewood Historic Preservation Plan Element, Appendix A-1, A Brief History of Maplewood.



Residential Neighborhoods



Residential Neighborhoods



Maplewood Village



Springfield Avenue

### Commercial, Retail, and Office

The historic commercial center of the Township is Maplewood Village, which lies along Maplewood Avenue, generally between Lenox Place and Durand Road. This pedestrian-oriented shopping area has a range of retail and service uses in a one- to three-story environment. Shopper parking is located on the street or in small municipal lots behind the buildings, with a concentration of longer-term commuter parking around the train station. The Maplewood Village area also includes a small portion of offices and other commercial uses along Dunnell Road, east of the train station. The Maplewood Village Alliance special improvement district (SID) manages this commercial district, providing services such as cleaning sidewalks, maintaining an online business directory, and assisting with façade renovations, as well as hosting events. Maplewood Village was listed in the State and National Registers of Historic Places in 2022, offering the availability of grants, tax credits, and marketing benefits.

Springfield Avenue is Maplewood's most significant commercial thoroughfare, with a mix of auto- and pedestrian-oriented stores along its entire length within the Township. Over time, the corridor has evolved to include more pedestrian-accessible and neighborhood-serving businesses, as well as mixed-use or multifamily developments such as Maplewood Lofts, Avalon, and 1701 Springfield Avenue. This transformation began to occur with the establishment of the Springfield Avenue Partnership SID as well as a zoning change to a Pedestrian Retail Business (PRB) zone and streetscape improvements undertaken as part of the transfer of the roadway jurisdiction from NJ DOT to the Township.

Other concentrations of commercial uses in Maplewood include neighborhood shopping areas on Valley Road between Oakland Road and the South Orange border; Irvington Avenue along the border with Irvington; the "Ridgewood Row" retail node on Ridgewood Road near Cedar Lane; the Elmwood Avenue retail node at the Orchard Road/Boyden Avenue intersection; an auto-oriented retail and service area along Millburn Avenue and Valley Street at the gateway into the Township from Millburn and Union; and office/commercial areas off Chancellor Avenue/Camptown Road along the Irvington boundary and along Rutgers Street and portions of Burnett Avenue.



Valley Street



Irvington Avenue *Source: Google Maps, 2022*



Ridgewood Row



Industrial Uses

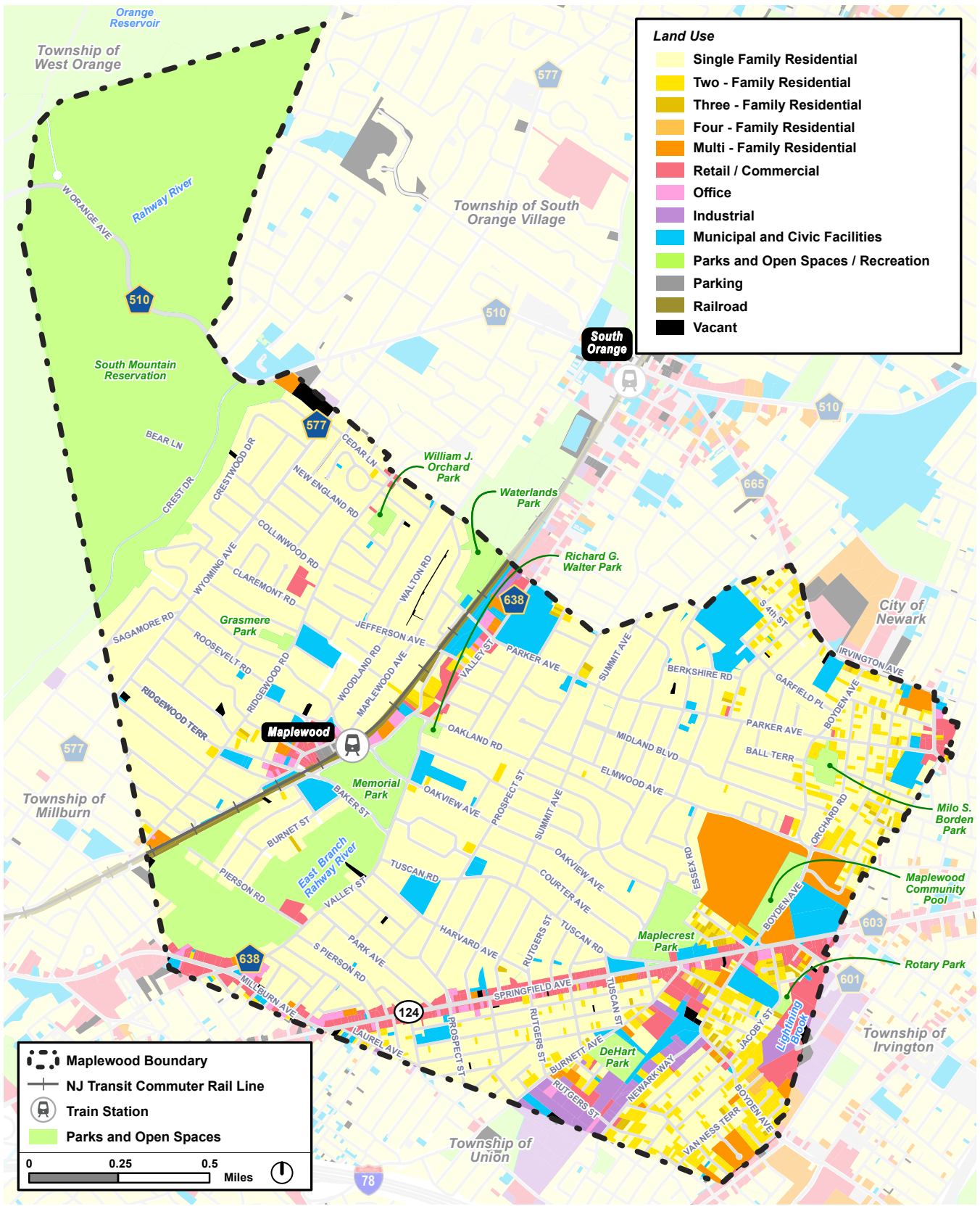


Figure 6: Land Use

Source: Essex County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network (Exported from Urban Footprint), NJOGIS, BfJ Planning.

### Industrial

Most industrial uses in Maplewood are focused in the southeastern portion of the Township, off Rutgers Street and Newark Way as well as Campdown Road (the Olympic Industrial Park). These are typically warehousing, wholesale, or trucking-related businesses that are often interspersed with offices or other general commercial uses and often extend across adjacent municipal boundaries.

### Municipal and Civic Facilities

Community facilities, houses of worship, municipal facilities, nonprofit organizations, and schools are located throughout the Township. Community institutions are generally concentrated around Maplewood Village and Memorial Park (Township Hall, the main fire department facility, South Mountain YMCA, and The Woodland and Burgdorff Cultural Center) or in the Hilton neighborhood (the police department, DPW, senior center, and DeHart Community Center). There are three library branches: the main branch on Baker Street at Memorial Park, the Hilton branch on Springfield Avenue at Maplecrest Park, and the adult services branch adjacent to the Community Pool. Four elementary schools are located in Maplewood (Delia Bolden, Clinton, Seth Boyden, and Tuscan) and have historically served their surrounding neighborhoods, although that is changing due to alternative placements as part of the South Orange-Maplewood district school integration initiative. The middle school and Columbia High School, which serve the entire district, are also located within Maplewood. Lastly, NJ Transit operates its Hilton office building and bus garage off Boyden Avenue at the Irvington border.

### Parks and Open Spaces

The largest designated open space in Maplewood is the Essex County-owned South Mountain Reservation, which extends into neighboring Millburn and West Orange. In terms of Township-controlled parks, major assets are Memorial Park on Valley Street between Baker Street and Oakland Road, Maplecrest Park at Oakland and Tuscan Roads, and the Community Pool on Boyden Avenue. The smaller parks are Orchard Park off DeHart Road, Milo S. Borden Park off Borden Avenue, and DeHart Park on Burnett Avenue. These amenities generally serve their surrounding

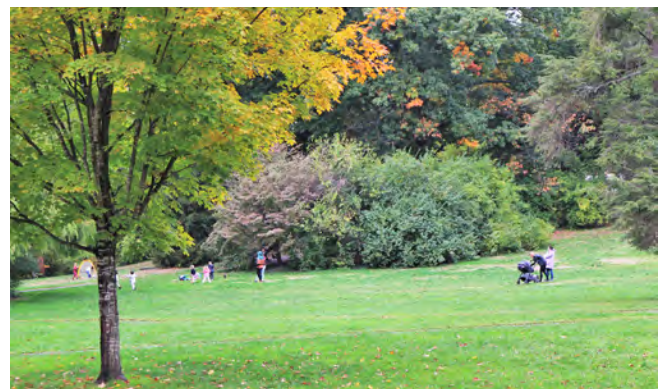
neighborhoods, although DeHart Park is also the location of the community center. Grasmere Park is the site of the Durand-Hedden House. In addition, the Township of South Orange Village owns Waterlands Park, a portion of which (including Chyzowych Field) extends into Maplewood, and the privately owned 90-acre Maplewood Country Club is along Valley Street in the southwestern portion of the Township.

### Parking, Railroad, and Vacant Land

Parking, railroad, and vacant land make up the smallest portion of land area in Maplewood. Parking comprises the surface parking lots managed by the Township, NJ Transit, and other private property owners. The two NJ Transit lots are near the train station on Dunnell Road, while municipal lots are concentrated in Maplewood Village and along Springfield Avenue. Railroad-dedicated uses are found along the train tracks. Very little vacant land is left in the Township and is scattered in isolated pockets.



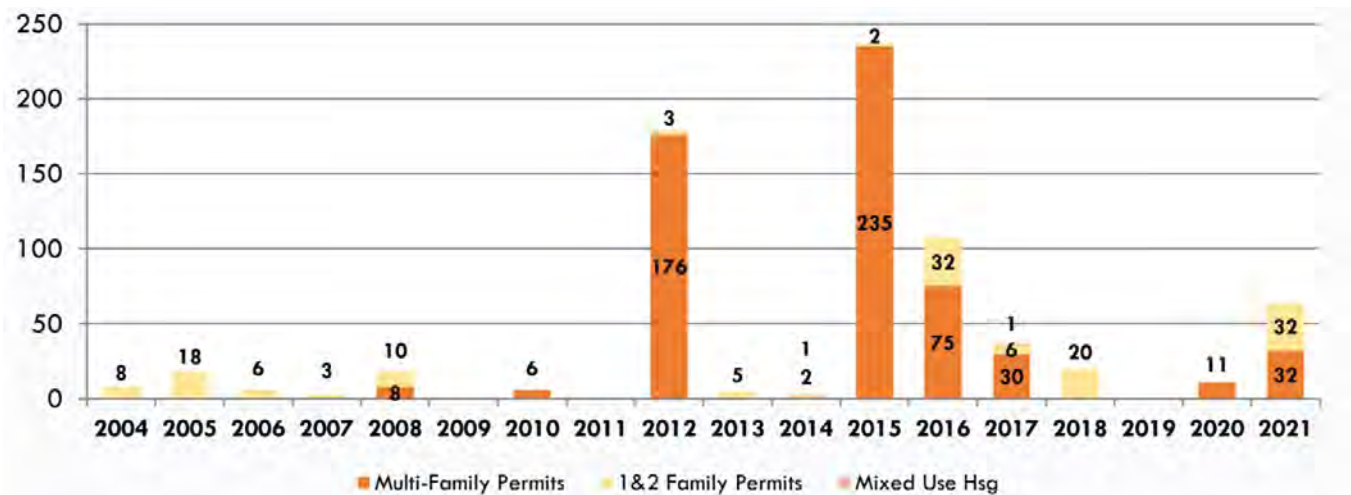
Hilton Branch Public Library



Memorial Park

**Chart 14: Maplewood Housing Units by Type of Building Permit, 2004-2021**

Source: NJ Department of Community Affairs: Certified Housing Unit Data for years 2004-2021.



**Recent Development Activity**

Much of Maplewood was developed in the 1920s and 1930s, and it is considered a largely built-out community. However there has been a recent surge of interest in redevelopment of properties for mixed-use and multifamily construction. As shown in Chart 14, the Township issued building permits for 573 multifamily housing units from 2004 to 2021, most since 2012, far outpacing all other residential development. In fact, as illustrated in Chart 15, multifamily construction accounted for the most substantial square footage of any other type of development during the period, resulting in the construction of about 690,000 square feet of space. Most multifamily development replaced existing commercial or industrial uses, such as the Avalon development, built on a former PSE&G site.

Maplewood’s fluctuating history of building permits reflects its lack of vacant land available to develop future residential or nonresidential structures. This means development occurs as individual parcels become available for development. For example, in September 2022, the Township Committee approved a redevelopment plan to facilitate redevelopment of a former dry cleaners site on West Parker Avenue with a 46-unit apartment building.

A similar pattern is in place for neighboring communities, which are also quite developed. In 2021, the most recent year for which data are available, the Township saw 64 residential units approved, while South Orange Village saw zero, West Orange saw eight, Millburn saw 40, Irvington saw 44, and Newark saw 2,650. Many communities in the state have experienced an increase in multifamily housing development in the past five years as they seek to meet

their affordable housing obligations for the current planning period which ends in 2025.

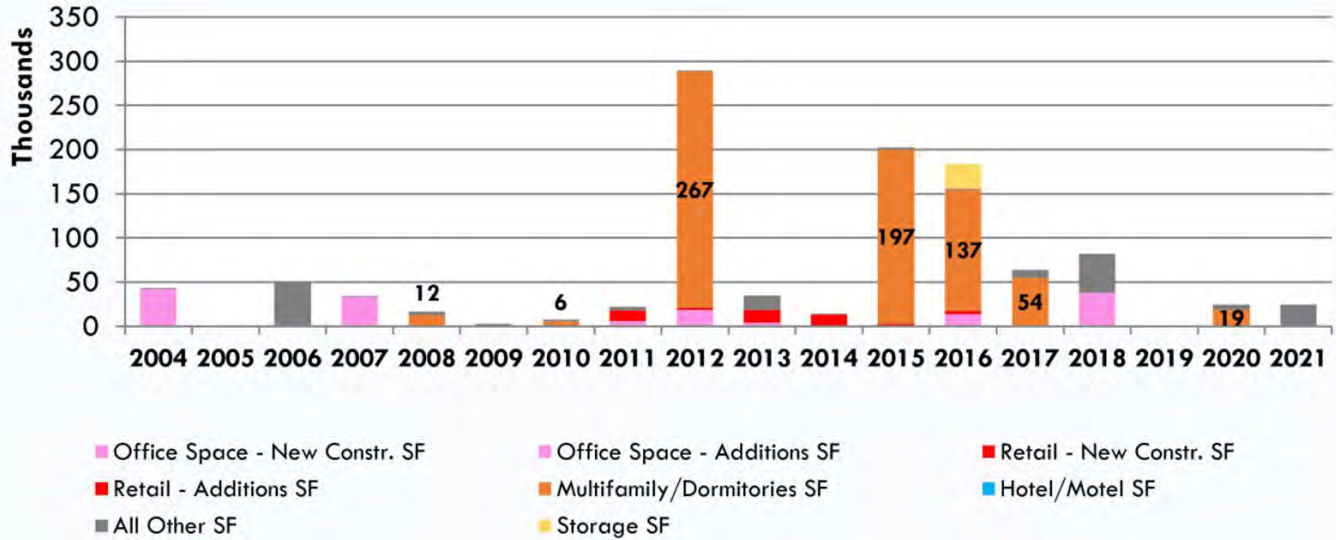
The new development in Maplewood has not been evenly distributed, as it has occurred where zoning allows for multifamily development and where land is available for redevelopment. As shown in Figure 7, since 2016, the majority of the approved development has occurred along the Springfield Avenue corridor, with about 140 units, in addition to the 235-unit Avalon development which was approved in 2015. Smaller pockets of multifamily development have occurred in Maplewood Village, with 17 units on top of the previously approved Clarus Maplewood complex (20 units) and Parc at Maplewood Station building (50 units); as well as along East Parker Avenue at the Irvington border, with 18 units.

**Residential Density**

Figure 8 illustrates Maplewood’s housing unit density by census block group. As shown, the highest-density areas are found in the eastern portion of the Township, in the Clinton and Hilton neighborhoods. These areas, with density of 6-8 units per acre, are adjacent to fairly high-density residential portions of the neighboring communities of Newark, Irvington, and Union. The rest of Maplewood largely falls between 2 and 6 units per acre, except for a small portion generally bounded by Maplewood Avenue, Valley Street, Pierson Road, and Baker Street. This area is predominantly occupied by the Maplewood Country Club, which skews the density for the group of homes clustered along Burnet Street and Salter Place considerably lower. In reality, this residential area is of comparable density to that of the area north of the railroad tracks.

**Chart 15: Non-Single-Family Residential Square Footage by Type of Building Permit, 2004-2021**

Source: NJ Department of Community Affairs: Certified Housing Unit Data for years 2004-2021.



## Zoning

Zoning sets the parameters to control development and redevelopment of land in a municipality. The Township's basic zoning requirements are summarized in Table 5 and mapped in Figure 9. Maplewood has 15 zoning districts. There are three single-family residential districts, one two-family district, two multifamily districts, four business districts, two office districts, two industrial districts, and a special continuing care retirement community district. Below are brief descriptions of the existing zones.

### Residential

The three single-family residential districts are R-1-4, R-1-5, and R-1-7. All zones all allow for single-family residences and limited home offices as the primary permitted uses, with minimum lot area ranging from 4,000 to 7,000 square feet. The R-1-7 zone also allows targeted density increases in accordance with the Township's Fair Share Housing Plan. The R-2-4 district allows for both single- and two-family dwellings, as well as limited home offices and multiple dwellings on large lots at the same overall density. The minimum lot size is 4,000 square feet for a single-family dwelling and 5,000 square feet for a two-family dwelling. Lastly, there are two multi-family residential districts: the RGA Residential Garden Apartment District, and the Parkside Zone. The RGA district

allows for multifamily development on approximately 1-acre lots, at a density of up to 15 units per acre.

### Continuing Care Retirement Community

The specialized CCRC district is mapped for the Winchester Gardens complex on Elmwood Avenue and essentially permits the existing assisted- and independent-living complex. The district was established in 1990 to facilitate the development of apartment buildings and villas at the senior-living historic estate.

### Business

Maplewood's six business zoning districts are aimed at several intensities of development ranging from neighborhood business to highway commercial, and are differentiated mainly by the development bulk regulations and in certain allowable uses. The NB Neighborhood Business, RB Retail Business, and HB Highway Business districts all allow a range of retail restaurant, office, service uses, and upper-story residential units. However, the NB district also allows multiple dwellings, while the HB district permits convenience stores with gas stations, law enforcement facilities, and alternative treatment facilities. In the RB district, offices are not permitted on the street or lower levels. Drive-thru restaurants are not permitted in any of these zones.

The PRB Pedestrian Retail Business is mapped along much of Springfield Avenue and permits a range of commercial, service, and residential uses that generally promote pedestrian activity, on small lots. Unlike with the three business zones above, off-street parking is neither an accessory nor conditional use in the PRB district.

### Office

Maplewood has two zoning districts designed primarily to promote office uses: the OB Office district and the RO Research and Office district. The OB district permits offices, financial institutions, business schools, and residential uses under the RGA district standards. The minimum lot size is 10,000 square feet. The RO district allows office buildings, professional offices, computer centers, and research labs, on lots of at least 80,000 square feet.

under the RGA district standards. The minimum lot size is 10,000 square feet. The RO district allows office buildings, professional offices, computer centers, and research labs, on lots of at least 80,000 square feet.

### Mixed Use

Maplewood has one mixed-use district, the Parkside (PS) zone, which permits multifamily units (one- and two-bedroom units only) at a density of 60 units per acre, as well as retail, restaurants, offices, and banks. The district is only found in two locations, both on Dunnell Road, on either side of the Parc at Maplewood Station development. The areas mapped PS are the Maplewood Fire Department building; a two-story office building; a retail building housing an auto body shop, cabinet maker, and home goods/design store; and the train station building and surrounding parking lot.

### Industrial

Two zoning districts relate to industrial uses: the CI Commercial and Industrial district and the SLI Special Light Industrial district. The CI district is a generalized industrial zone permitting non-medical office buildings; wholesale businesses, warehouses, and similar light industrial uses; indoor commercial recreation; and breweries and distilleries. The SLI district is mapped on Maplewood's portion of the Olympic Industrial Park and permits a range of light industrial

uses and other limited uses, subject to a number of prohibited uses and landscaping and performance standards. The provisions of this district were developed through agreements with the City of Irvington, which contains the remaining portion of the industrial park.

### Redevelopment Areas

The New Jersey Local Redevelopment and Housing Law (LRHL) authorizes municipalities to designate properties as an "Area in Need of Redevelopment" or and "Area in Need of Rehabilitation" in order to facilitate development. In order to be designated, a study must be prepared that determines whether the area meets specific stator criteria as provided for in the LRHL. Once an area has been designated as either a Rehabilitation Area or a Redevelopment Area, the municipal governing body may adopt a Redevelopment Plan that governs development in that area. Eight redevelopment areas have been established in Maplewood: three (PSRA, SA-1, and SA-3) along Springfield Avenue between Tuscan Road and Chancellor Avenue, one (RD-2) along Burnett Avenue north of DeHart Park, three (TARA, PORA, and DR-R) adjacent to the train station, and one (7PAW) along the north side of Parker Avenue between Dunnell Road and Valley Street.

### Zoning Variances

Variances from the zoning ordinances are heard by the Planning Board or the Zoning Board of Adjustment, depending on the type of application. For bulk variances (setbacks, coverage, etc.), the Planning Board has jurisdiction except in cases of single- and two-family homes, which are heard by the Zoning Board. When a site plan or subdivision involves variances that are under the Zoning Board's jurisdiction, it makes the determination on the variance.

The Zoning Board produces annual reports on its activities, which are instructive in looking at the numbers and types of variances requested and granted. In general, if a land use board is seeing substantial requests for relief from a particular regulation, it is an indication that a change to that regulation may be warranted.