



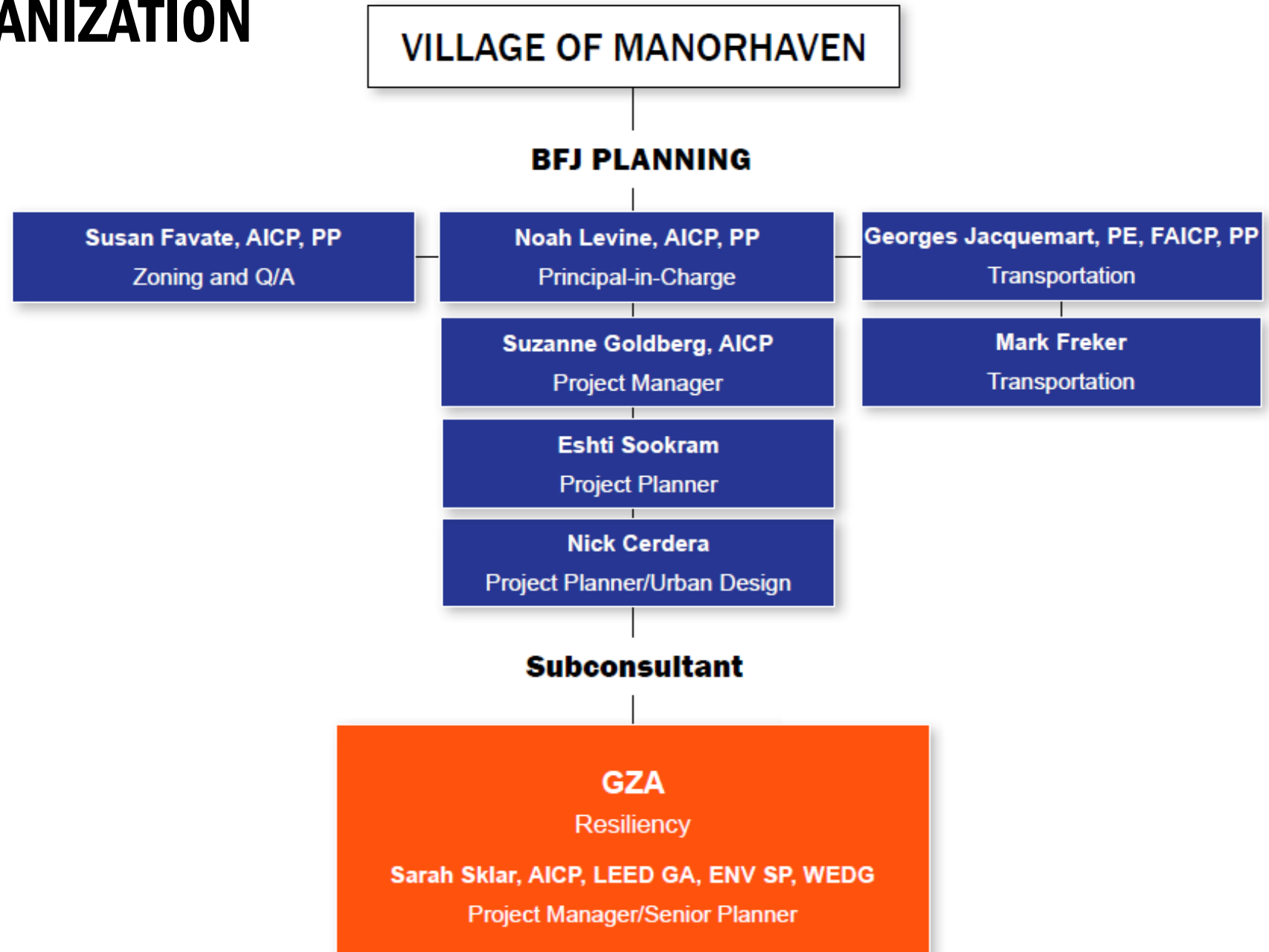
Village of Manorhaven Comprehensive Plan

*Board of Trustees Special Meeting
March 18, 2026*

BFJ Planning



TEAM ORGANIZATION



BFJ PLANNING

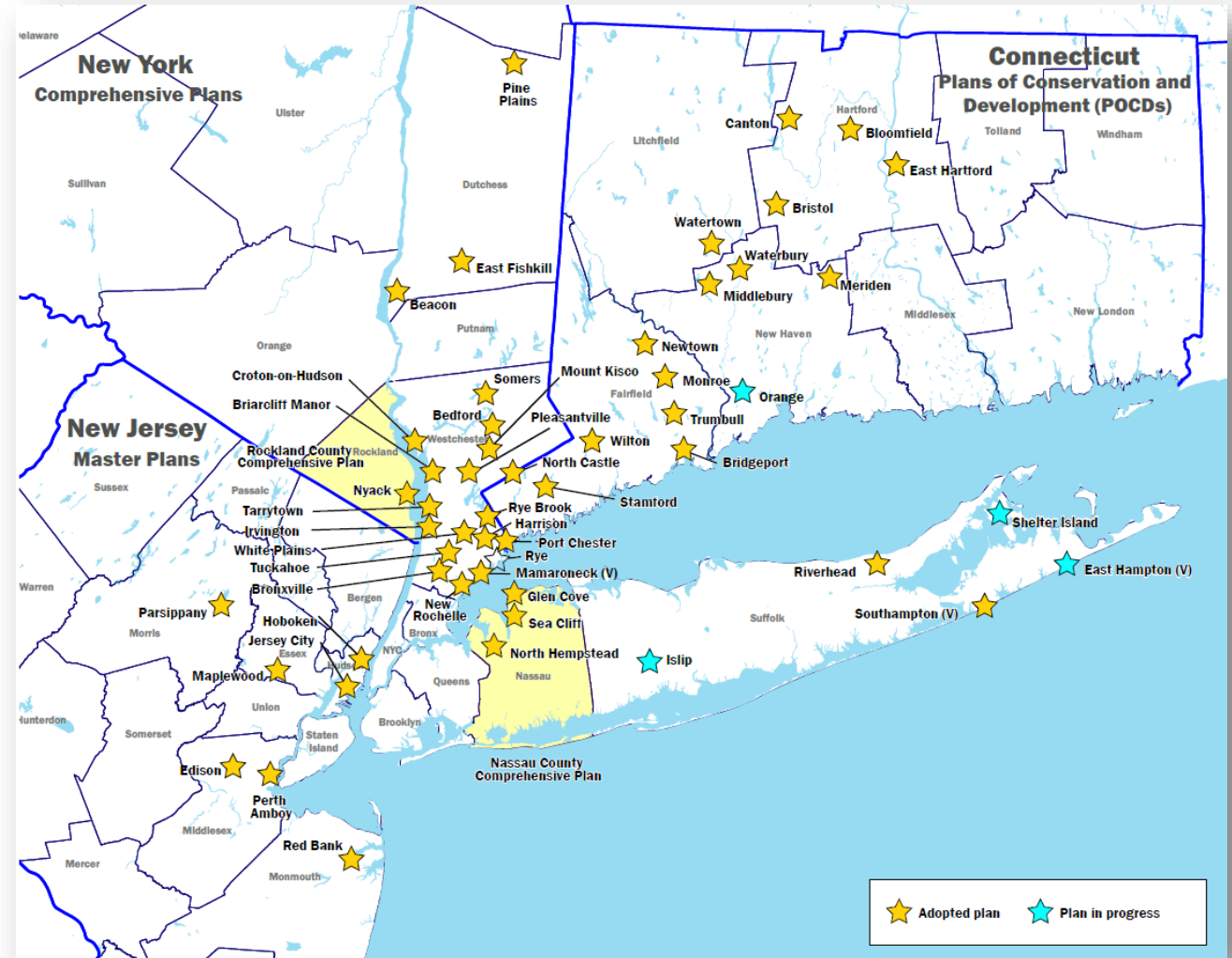
FIRM PROFILE

Consulting firm providing professional expertise in planning and related fields since 1980. BFJ has extensive experience with community engagement and consensus building throughout the New York Metro region.

Our core practice areas include:

- Planning
- Urban Design
- Environmental Analysis
- Real Estate Consulting
- Transportation Planning

BFJ Planning



Comprehensive Plans in New York Metro region

WHAT IS A COMPREHENSIVE PLAN?



- An expression of the community’s shared vision of the future.

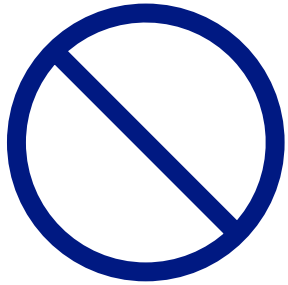


- Public policy guide for plans, initiatives, and investments. It lays the foundation for decisions related to zoning code, capital budget, and general policy.



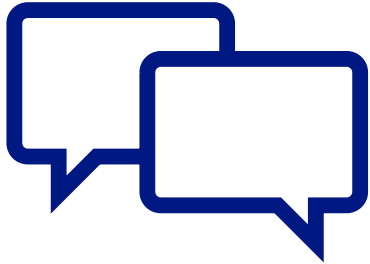
- Zoning decisions must be based on a “well-considered plan.”
- A “to do” list for the Village to track implementation of short, medium, and long-term goals.

WHAT IS A COMPREHENSIVE PLAN?



A Comprehensive Plan is NOT:

- A Law
- Zoning Regulations
- A Budget



Any changes to zoning regulations would be carried out under a separate process with its own public review and environmental review.

HOW IS A COMPREHENSIVE PLAN USED?



Elected Officials and Land Use Boards

- **Village Board of Trustees**
Critical for zoning changes. Also provides guidance for policies and capital projects.
- **Planning Board**
Can provide guidance for review of subdivision applications and site plans, ensuring developments align with environmental and community objectives.
- **Zoning Board of Appeals**
Helps to assess variance requests, balancing legal requirements with community compatibility and goals.

HOW IS A COMPREHENSIVE PLAN USED?



Staff and Partners

- **Village Staff**

Coordinate projects across departments.

Identify and pursue grant and funding opportunities.

- **Partner Agencies and Neighboring Municipalities**

Helps to align transportation, housing, and infrastructure projects.

Coordinate regional initiatives with the Village.

HOW IS A COMPREHENSIVE PLAN USED?



Businesses, Residents, and Organizations

- **Community Organizations**

Identify opportunities for joint programs and partnerships.
Support community initiatives that match Village goals.

- **Businesses and Developers**

Use the Plan to understand long-term direction and investment priorities.
Align proposals with the Village's land use and economic goals.

- **Residents**

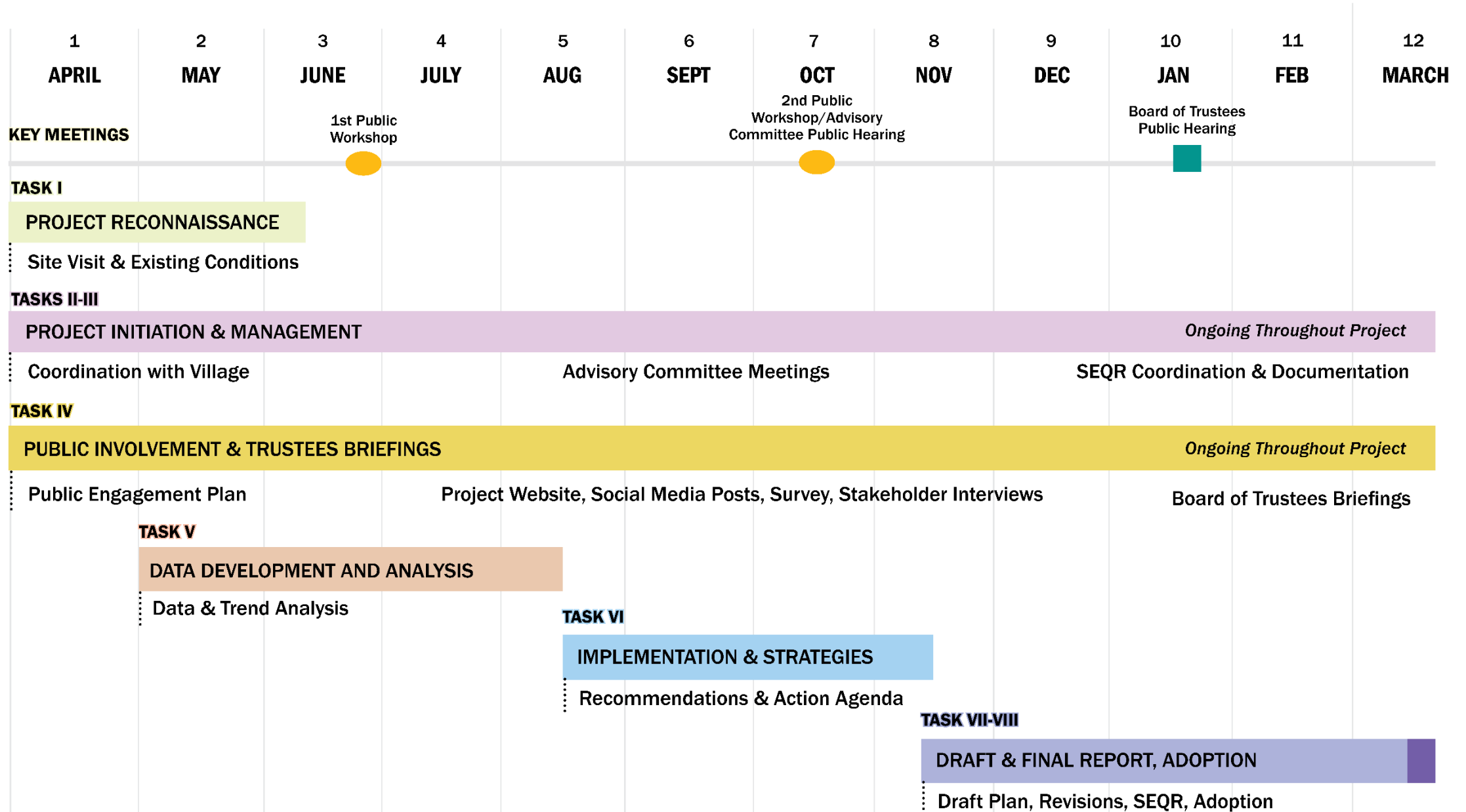
Help shape the community's long-term vision and decision making
Hold local officials accountable to shared goals and priorities.

UNDERSTANDING OF ISSUES

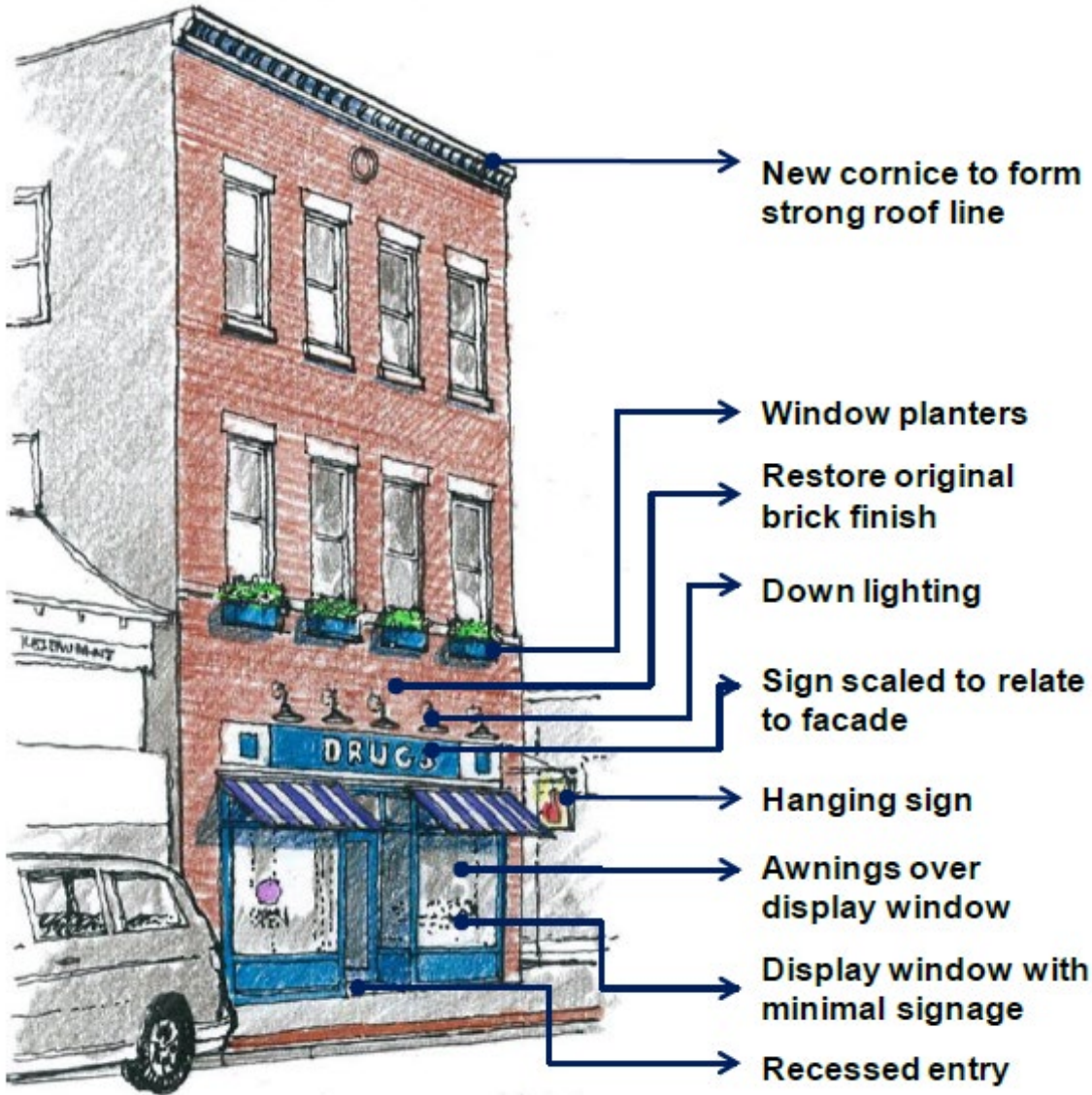
- Growth Management, Development Pressure, and Density
- Sewer, Water, and Aging Infrastructure
- Waterfront Access, Resiliency, and Environmental Protection
- Traffic, Parking, and Transportation Constraints
- Site Plan Review and Application Standards
- Walkability, Streetscapes, and Visual Quality of New Buildings



PROJECT SCOPE & TIMELINE



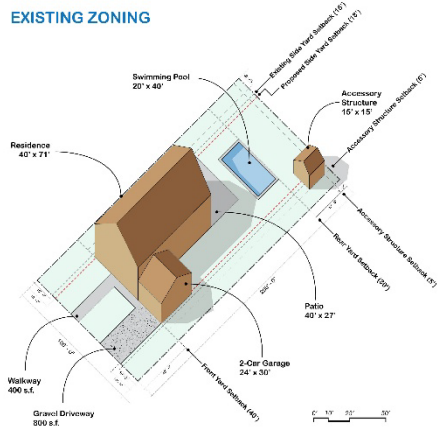
OTHER PROJECT EXPERIENCE



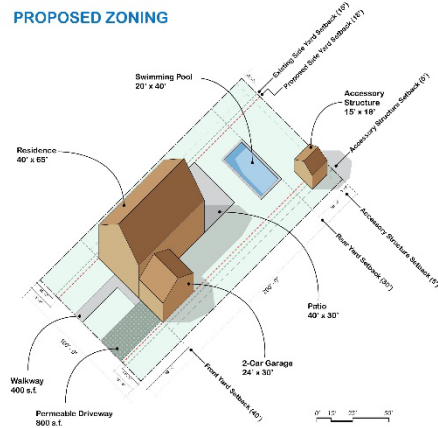
Port Washington Main Street Design Guidelines

OTHER PROJECT EXPERIENCE

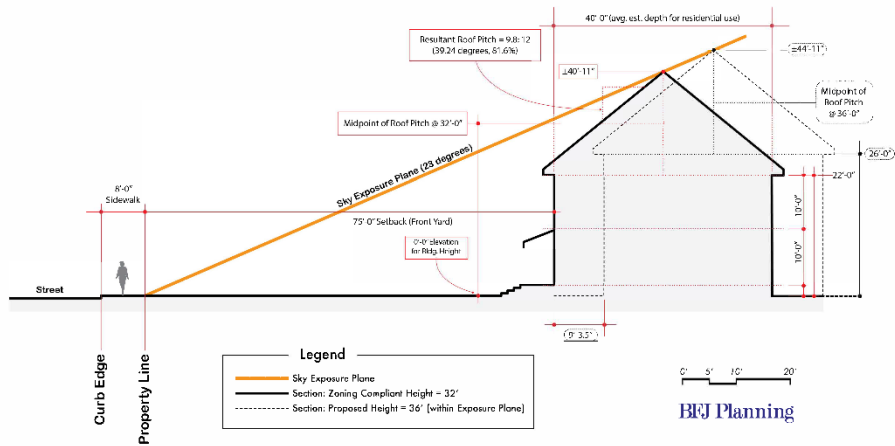
EXISTING ZONING



PROPOSED ZONING



Village of Scarsdale | Residential Sky Exposure Plane Analysis (AA-1 Zoning District) - Level Site



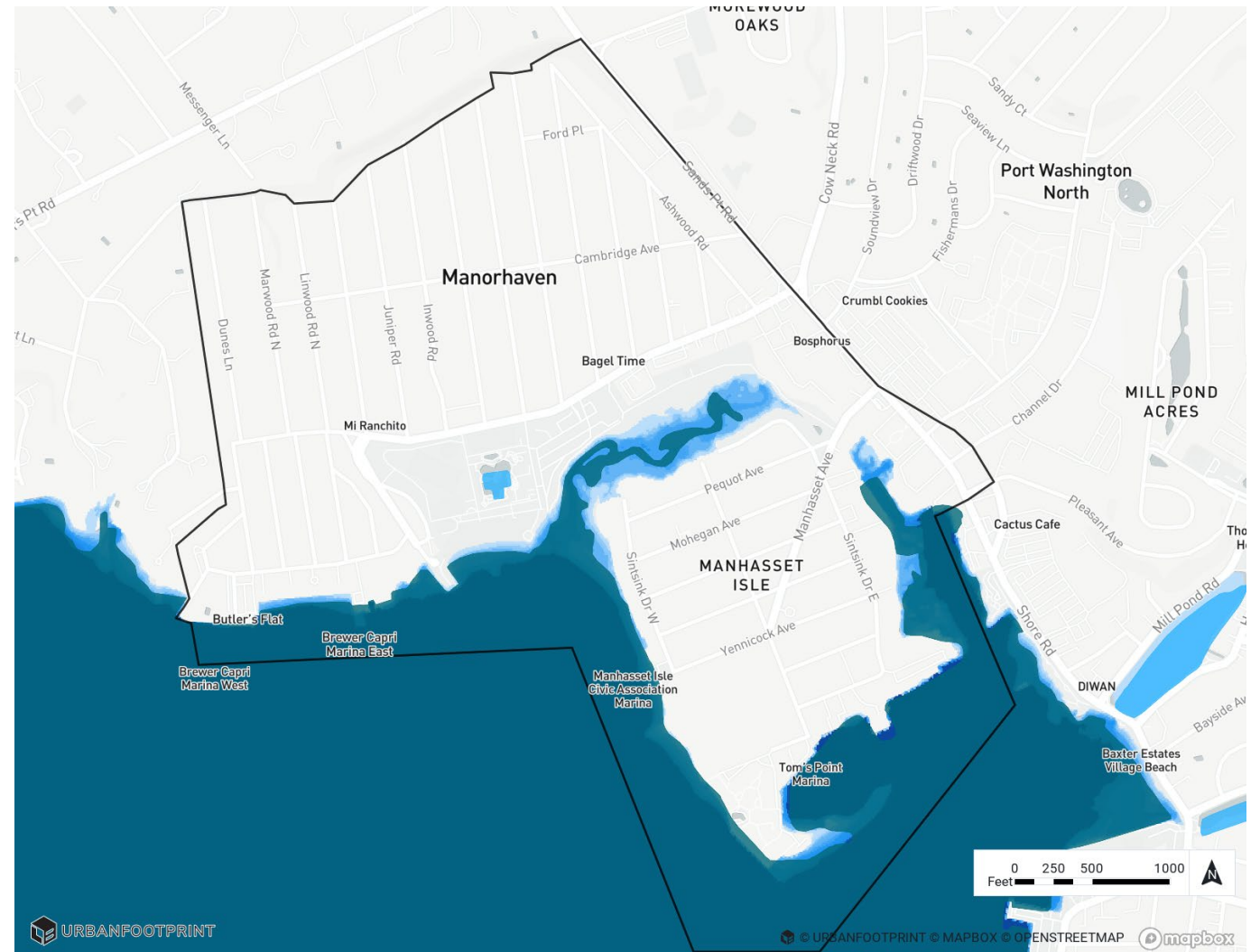
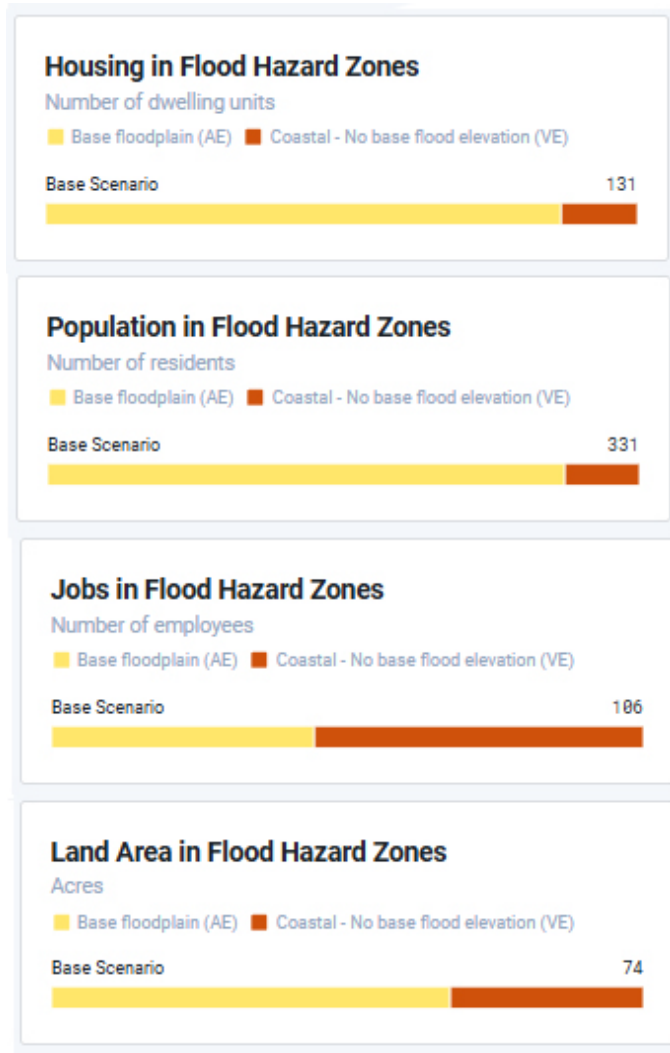
Scarsdale Zoning

Village of Centre Island Zoning Recommendations



Centre Island Zoning Recommendations

ACCESS TO TOOLS AND OTHER RESOURCES



GRAPHIC CAPABILITIES










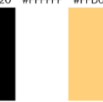
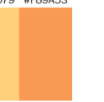



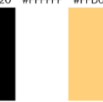
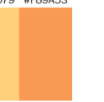



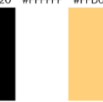
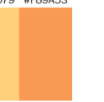


PLAN ORGANIZATION AND BRANDING

TOI360: Town of Islip Comprehensive Plan Update

			
<p>Housing Ensure a diverse range of housing options</p>	<p>Sustainability and Resilience Protect a coastal Town and its natural resources</p>	<p>Parks, Recreation, and Culture Enhance access to community programs and facilities</p>	<p>Neighborhood Centers Make downtowns more dynamic, attractive, and accessible</p>
			
<p>Economic Development Support compatible commercial and industrial development</p>	<p>Transportation and Mobility Provide safe and integrated transportation options</p>	<p>Public Services Provide efficient and high-quality public services</p>	<p>Hamlets Address hamlet-specific needs and opportunities</p>

PLAN ORGANIZATION



<p>APPROACH W/COLOR FIELD</p> 		<p>APPROACH W/O COLOR FIELD</p> 											
<p>APPROACH HORIZONTAL W/COLOR FIELD</p> 		<p>APPROACH HORIZONTAL W/O COLOR FIELD</p> 											
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PLAN BRANDING

GRAPHIC CAPABILITIES

NARRATIVE APPROACH TO ANALYSIS AND STORY TELLING

HOBOKEN THEN AND NOW

TRENDS & ISSUES: POPULATION AND SOCIOECONOMICS

HOBOKEN'S POPULATION HAS GROWN SIGNIFICANTLY

According to the U.S. Census Bureau, Hoboken had 54,379 residents in 2016. Since 2000, the population grew by 15,802 residents, or 41 percent. Hoboken grew nearly 1.5 percent between 2015 and 2016, making it the fastest-growing municipality in New Jersey during that period.² However, as shown in Figure 1, the pace of average yearly growth since 2010 (1.4%) has slowed considerably compared with the growth experienced between 2000 and 2010 (2.9%).

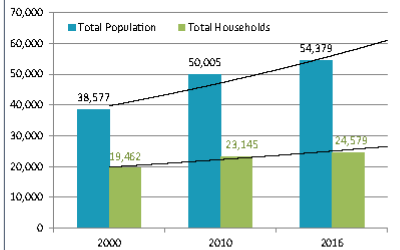
CHANGING AGE & HOUSEHOLD CHARACTERISTICS ARE MAKING HOBOKEN MORE FAMILY ORIENTED

While persons 18 to 34 years old continue to make up the largest group of Hoboken residents (48%), the two age groups that experienced the greatest rate of growth between 2000 and 2015 include middle-aged adults (ages 34 to 49) and children (ages less than 18).³ These two groups, combined, made up 35.8 percent of Hoboken's 2015 population. The growth in the number of children (13.4 percent growth from 2010 to 2015) and middle-aged adults (8.4 percent growth) suggests that more families are moving to the City and/or families with children are choosing to stay in Hoboken.

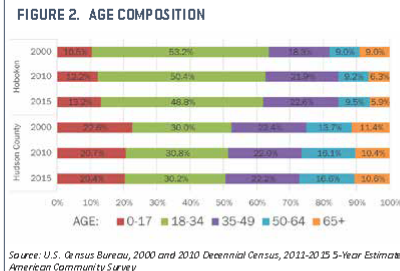
Where the City's population between 2000 and 2016 increased by 41%, the

FIGURE 1. POPULATION CHANGE

	2000	2010	2016
Population	38,577	50,005	54,379
Population Growth		29.0%	8.7%
Households	19,462	23,145	24,579
Household Growth		18.9%	6.2%
Persons per Household	2.0	2.2	2.2

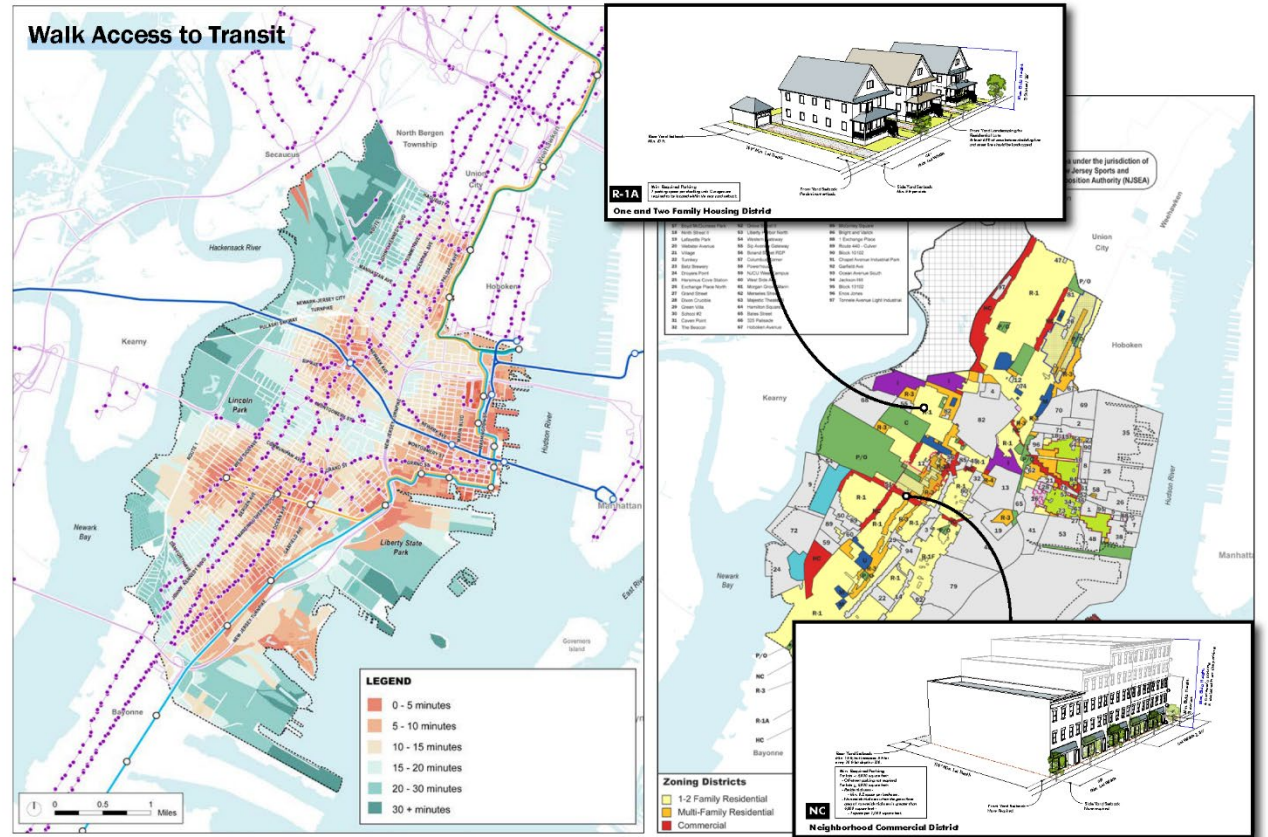
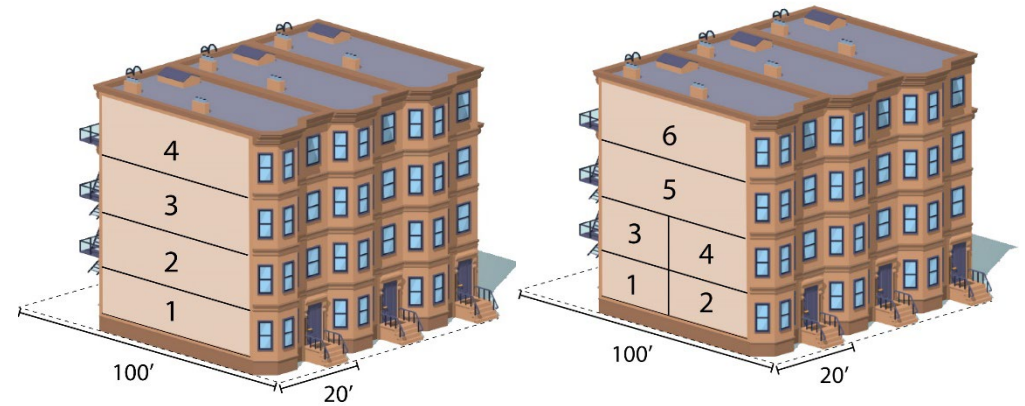


Source: U.S. Census Bureau, 2000 and 2010 Decennial Census, Annual Estimates of the Resident Population, 2016



Source: U.S. Census Bureau, 2000 and 2010 Decennial Census, 2011-2015 5-Year Estimate American Community Survey

² Business Insider, accessed at: <http://www.businessinsider.com/fastest-growing-city-in-each-state-map-2017-6>.
³ To show how demographic changes in Hoboken compare to recent history and surrounding jurisdictions, data was analyzed for the City of Hoboken and Hudson County using the 2000 and 2010 Decennial Census and the 2011-2015 American Community Survey 5-year estimate from the United States Census Bureau. Demographic data labeled from 2015 is the result of estimates from the Five-Year American Community Survey (ACS) collected between 2011 and 2015. The ACS estimates are made from a much smaller sample size, and therefore, have a higher margin of error, than the counts from the decennial census figures from 2000 and 2010.



COMMUNITY ENGAGEMENT APPROACH



Pop-up meeting (Parsippany, NJ)



Interactive poll at public workshop (Bayport, NY)



Meeting with HS and MS students (Tenafly, NJ)

PUBLIC WORKSHOP

Thursday, November 17, 7:00 - 9:00 PM
Village Court
300 Sea Cliff Avenue

Envision the future of Sea Cliff
Come share your ideas!

PUBLIC WORKSHOP FOR DOWNTOWN (VIRTUAL)

Tenafly is developing a Plan, which will create a community supported vision and identify strategies to guide the future of Downtown.

We need your help

Share your ideas, comments and concerns at the first Virtual public workshop session and in the public survey.

- What kinds of uses are needed?
- What would make downtown more walkable?
- How can traffic and parking be improved?
- Where should green space or parks be incorporated?
- Are there opportunities to support events?

Virtual Public Workshop

WEDNESDAY, SEPTEMBER 29, 7-9 PM, ON ZOOM

To RSVP and get more info about the plan, visit:
<http://www.tenaflynj.org/542/Tenafly-Downtown-Revitalization-Plan>
Or email: downtowncommittee@tenafly.net

SCAN ME
Open your camera app and point here

Public Survey and Ideas Wall

Visit <https://bfjplanning.mysocialpinpoint.com/tenaflydowntownplan>:

- 1 Take the public survey
- 2 Share your ideas about Downtown on the Ideas Wall

SCAN ME
Open your camera app and point here

Examples of flyers

COMMUNITY ENGAGEMENT APPROACH

TOOLS

Please add your suggestions on how Downtown Millburn can be improved.
(Click on a category below to enter a comment)



Permanently eliminate the parking meters on Millburn Avenue (OK to enforce time limits). The current situation discourages potential customers from shopping in Millburn for fear of getting a parking ticket from an expired meter.

[View the discussion](#)

4 days ago

Like Dislike

Economic development is key. Like Montclair (I work there), rents are too expensive, so you don't get the longterm look like you do in New Hope, Chatham, Madison, Morristown. What are the secrets of those towns? We should highlight our beautiful South Mountain Reservation and Taylor Park, but if we can't handle that "all we care about is money" look, then we will not be successful, and a lot of our stores will stand empty very often. Honor the merchants, and you'll honor the town.

[View the discussion](#)

5 days ago

Like Dislike

Provide disabled access to NJ Transit. (Elevator to the platform + platform to train access without the steep stairs.)

[View the discussion](#)

6 days ago

Like Dislike

The town should upgrade the interior of the Bauer Community Center so that it could be repurposed as an Arts & Community Center. The cost would be minimal and the facility would have far many more usages such as art shows, lectures, indoor concerts, displays, school demonstrations, etc. This will drive more community engagement and also bring more people to the downtown. A win for the community and for local businesses.

[View the discussion](#)

4 days ago

Like Dislike

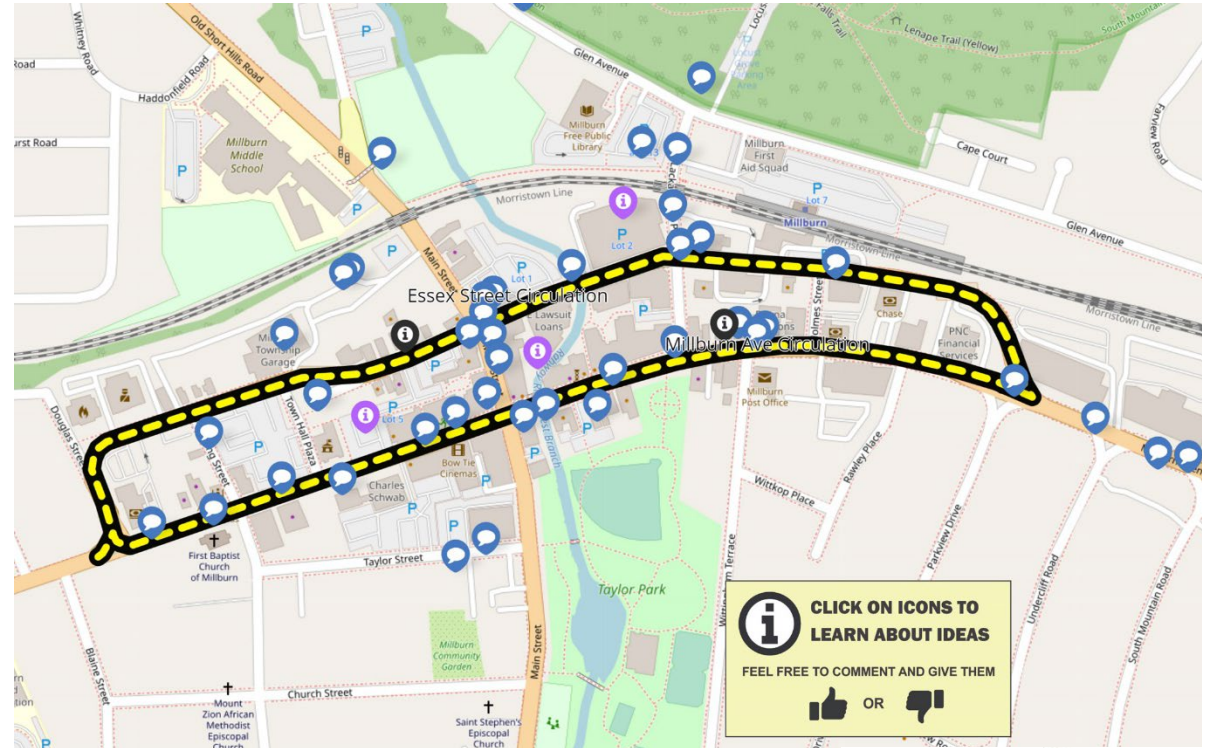
Please give the complete streets renovations on Millburn Ave a chance. Take away the parking and use the full extent of the large sidewalk for outdoor dining and shopping. There should be no parking on Millburn Ave there and it would be so much more friendly and a nice place to spend time in. We need more bike lanes!!! I often ride my bike into town and to the park but am afraid to ride on Millburn ave.

[View the discussion](#)

5 days ago

Like Dislike

Would love to have quick dining (sandwiches, small food) that is healthy, preferably in a nice new installation with friendly people. We need more hipster places like Liv breads where meals can be balanced, individualized (rather than another giant



Ideas Wall: 161 comments
Public survey: 735 participants
Interactive Map: 205 comments



IMPLEMENTATION

CASE STUDY: EDISON NJ MASTER PLAN

Ensure recommendations are specific and achievable so that Plan doesn't "sit on a shelf."

The Difficulty field generally categorizes the type of barriers to implementation:

- *** Relatively easy actions that can be conducted immediately. This could include changes to local ordinances, partnerships, and small budget expenditures. It also includes activities or policies already in place that should be continued.
- **** Actions that require further study potentially with a relatively simple regulatory change or projects that involve continued coordination with a partner.
- ***** Actions that require study with follow-up capital improvements or a more complicated regulatory change. One example is the creation and adoption of a redevelopment plan.
- ****** These actions have at least one of the following: High cost item, requires coordination or approval of multiple partners, and/or has other constraints or contingencies
- ******* These actions have at more than one of the following: High cost item, requires coordination or approval of multiple partners, and/or has other constraints or contingencies. These items may also include long term capital projects such as upgrades to Township-wide infrastructure.

A: Traffic Circulation and Mobility

A.1: Develop a new Circulation Master Plan Element

Would provide a deeper analysis of roadway network with a prioritization of policies and infrastructure upgrades and improvements to improve safety and efficiency of circulation network for all users. The following could be included in this Element or as stand-alone projects:

- Reduce and rationalize traffic speed limits
- Improve pedestrian safety along key corridors (Plainfield Avenue, Oak Tree Road, Route 1 and Route 27)
- Consider potential corridors for a "road diet"
- Install lighting and roadway reflectors

Type	Responsible	Partners	Difficulty
Policy/Regulation; Program/Study	Planning Board	DPW, Department of Planning and Engineering	***

A.2: Adopt a Complete Streets Policy

Establish regulation affirming that Edison will plan, design, and maintain streets so they are safe for all users of all ages and abilities.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Township Council	Department of Planning and Engineering	*

A.3: Update Sidewalk Improvement Plan

Develop a plan (or update existing plan) that would inventory sidewalks by documenting conditions, establishing priorities for new sidewalks or repair, and developing programmatic recommendations fill in gaps in the network. This effort could be pursued together with the new Circulation Element, or could be undertaken as a separate project.

Type	Responsible	Partners	Difficulty
Program/Study	Department of Planning and Engineering		***

A.4: Pursue Safe Routes to Schools and Safe Streets and Roads studies and grant applications

These federal programs provide funding to support action plans that address roadway safety issues in a community.

Type	Responsible	Partners	Difficulty
Program/Study; Grant Application	Department of Planning and Engineering or Edison BOE	DPW, Township Council, Board of Education	**

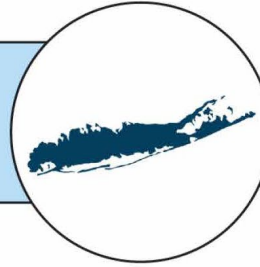
A.5: Study bike connection to Rutgers University

Work with Rutgers University to build bicycle connections from the Livingston Campus to the Edison Train Station and Route 1.

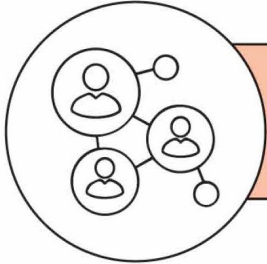
Type	Responsible	Partners	Difficulty
Program/Study	Department of Planning and Engineering	Open Space Committee	***

WHY THE BFJ PLANNING TEAM?

We have master planning experience in Long Island and throughout the region.



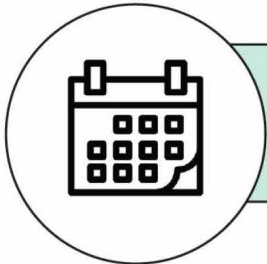
We use an innovative toolbox of community engagement strategies to ensure meaningful input from stakeholders.



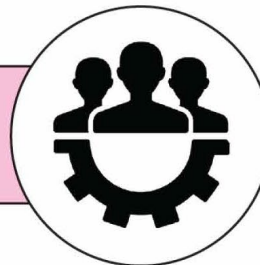
We create plans that are visually engaging and accessible.



We have the capacity to complete this project successfully and within the stated timeframe and budget.



Senior level commitment, quality control, and management



BFJ Planning





Questions?

*Board of Trustees Special Meeting
March 18, 2026*

BFJ Planning

