

**Proposed Master Plan Text**  
**H Hospital Land Use Classification**  
**Village of Ridgewood, New Jersey**

The Hospital District is situated in the north-central portion of the Village. It is located at the northeast corner of North Van Dien and Linwood Avenues. The district occupies an area of 15.4 acres and is essentially rectangular in shape. Its dimensions include 1,117 feet of frontage on North Van Dien Avenue and 573 feet of frontage on Linwood Avenue.

The district's development as a hospital dates back to 1951, when Valley opened its doors as a 108 bed facility. It presently is developed as a 451 bed facility, and is the second busiest hospital in New Jersey based on admissions. Its position as a major health care provider, along with its position as the County's second largest employer with over 4,200 full and part time employees, affirms the significance of its role in the daily life of the region and the Village of Ridgewood. The Master Plan's Hospital land use designation is designed to acknowledge this tract's fifty-seven year occupancy for hospital use, and the significant contribution this hospital has made and continues to make to the Village of Ridgewood.

The land use policy of the Village as expressed in this Master Plan is to recognize that the orderly and appropriate development of the hospital district is in the best interest of the Village of Ridgewood and its residents. This land use category acknowledges the location of the hospital within a detached single-family residential environment, and thus seeks to balance the needs for hospital growth, the hospital health care needs of the community, and the need to provide a harmonious relationship between the hospital and the residential neighborhood in which it is located. This balance is sought in recognition of the unique impact the expansion of the hospital has on the community and the fact that hospitals are dynamic facilities that are prone to change as the technology that supports them changes over time.

The Village Master Plan consequently encourages the hospital to prepare a comprehensive integrated long-range plan that incorporates its need to respond to the technological changes that are evident in its field, thereby allowing the community to anticipate and plan for the impact of such change. Additionally, the plan encourages the use of landscape amenity to soften the visual impact of on-site development. This serves to acknowledge that the hospital historically has been permitted within a residential neighborhood, while enabling additional growth that is responsive to technological changes. It also acknowledges that, when properly planned and developed in a comprehensive manner, this development can be incorporated into the fabric of the neighborhood in which the hospital is located.

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