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WAYNE PUBLIC NOTICE PLANNING BOARD MEETING, MONDAY SEPTEMBER 9 LOW INCOME HOUSING IS COMING TO YOUR BACKYARD

WHAT'S GOING ON ???

The Mayor's proposed Master Plan amendments seek to put low income housing throughout Wayne, changing the reason we chose to live in Wayne in the first place.

WHERE

Wayne Municipal Building
475 Valley Rd, Wayne
Monday, September 9, 7:30 pm

WHAT'S THE MAYOR DOING ???

During the last six months, the Mayor, his planner and some pre-chosen developers who see profit in low-income and high-density housing have been working in secret, developing this plan to replace all the corporations and tax revenue lost during his time in office.

IMPACT OF THIS ZONING SCHEME

Low-income and high-density housing are known to be tax rate negative. It pours children into the school system where the school taxes are **DOUBLE THE MUNICIPAL TAXES**. Worse, yet, the Mayor might zone for one-bedroom apartments which nobody wants, especially sitting above store fronts like in the urban cities. And even worse yet ... it drives up our **AFFORDABLE HOUSING QUOTA** which will have piles of children. **DON'T WE WANT TO SEE WHAT GIVES THERE FIRST?? WHY THE RUSH?**

- Low income housing in our backyard
- Trigger more Affordable Housing requirements
- Only 3% of land zoned commercial. This Plan would substantially reduce this figure.
- Dramatically increases traffic
- Increased students

PLEASE, WE NEED YOUR HELP — GO TO THE WEB SITE FOR MORE INFORMATION: www.signsofdesign.org SEND US AN EMAIL TO agenda21wayne@verizon.net so we can keep you informed.

ONLY YOU CAN STOP IT BY TELLING HIM NO ON SEPTEMBER 9

CLAIM	FACT
The character of Wayne will not change.	Residents purchased their homes in Wayne because of the suburban life style and/or the superior school system. Changes proposed resemble the zoning policies in urban centers like Clifton, Paterson and Passaic, which is a totally different life style for which we came to Wayne.
No possibility of corporate business development in Wayne. The properties are underutilized. Wayne can't attract businesses without the mixed - use retail, high density housing that has been proposed.	Business climate in Wayne has driven businesses to other towns. Dealings with Town Planner and building inspectors are too difficult to continue in Wayne. What is required is a reorganized, restaffed, pro-business, pro-active administration. The Mayor eliminated the economic development position, folded it under Planning and it died - even went negative.
Higher density housing – fewer families with children – puts less demand on schools and other public services than single-family homes. Compact nature of high-density development requires less extensive infrastructure.	Leaving the current zoning in place without high-density housing puts no additional strain on schools, public services or infrastructure. High-density housing attracts families with children adding to school enrollment, increased traffic and services, causing tax rates to escalate. Seniors seeking high-density retirement units sell their multi-bedroom homes to families with children at over \$16,000 cost per student. The zoning changes, likely, will reach the tipping point where increased population requires paid fire and first aid services at considerable costs to the taxpayers.
The Plan completely ignores the additional Affordable Housing which would be required by the State.	Additional low-income housing will cause even higher tax rates. Forcing these Master Plan changes before knowing the forthcoming low-income housing requirements could force Wayne to allow for thousands on new housing units.

For more information go to:

www.signsofdesign.org

and send your comments to:

agenda21wayne@verizon.net