



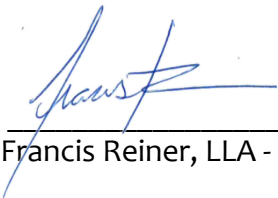
Former Sears Site Redevelopment Plan

Block 405 Lots 3

CITY OF HACKENSACK,
BERGEN COUNTY, NEW JERSEY

March, 2025

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Councilman Gerard Carroll

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1.0: BACKGROUND INFORMATION:

The City of Hackensack is in the midst of a renaissance. Over the past few years the City has taken tremendous steps in implementing and adopting new zoning through the creation of a Rehabilitation Plan, which provides a clear vision to transform the downtown into a mixed use, pedestrian friendly environment.

The Plan, which was adopted in 2012 promotes:

1. Smart growth principles by creating zoning which increases development flexibility, reduces parking ratios and promotes mixed-use, pedestrian friendly development in the downtown;
2. Connectivity to existing public infrastructure, including the two NJ Transit Rail Stations, the NJ Transit Regional Bus Station and Routes 4, 17, 46, Interstate 80 and the Garden State Parkway;
3. A mixture of uses with a variety of residential housing options to encourage walkability and active streetscapes;
4. Redevelopment and rehabilitation through architectural, neighborhood design standards that ensure high quality development;
5. The implementation of a two way street system on Main Street; and
6. Strategies which include municipal tools and mechanisms to promote revitalization.

Since the adoption of the plan in 2012, the City has seen the benefits of these strategies. As of the date of this Redevelopment Plan, the City has over 3,500 new residential units within the downtown area. These include 100 State Street, 149, 210, 240, 321 and 389 Main Street, Ivey and Green, the Print House and 18 East Camden Street.

In addition, the City has seen a wave of additional development and improvements within the downtown including the completion of Aldi's Supermarket, the renovation of Giant Farmers Market, the opening of the Performing Arts Center and the Atlantic Street Park. Additionally to continue the economic growth of downtown, Main Street is now a two way street. Furthermore, on-going efforts to separate the City's combined storm water sewer system continue.

Hackensack represents a premier location in Bergen County that supports higher density mixed use residential development. The City has two New Jersey Transit Stations, which run directly to Hoboken as well as the regional New Jersey Bus Station that provides direct access throughout the county and to New York City. The downtown has access to Routes 4, 17, 46, Interstate 80 and the Garden State Parkway and is located eight miles from the George Washington Bridge, and 13 miles from the Lincoln Tunnel.

With over 43,000 residents and a day time population estimated at over 100,000 the City is home to the two largest employers in Bergen County including the Hackensack University Medical Center and the County Administration Offices. With the recent completion of the \$700 million expansion by Hackensack Meridian Health along with the presence of Fairleigh Dickinson University, Bergen Community College, and Eastwick University, the City is poised for continued growth over the next decade.

As a part of the on-going initiatives to promote revitalization within and adjacent to the downtown, the City has put together this redevelopment plan for a high density mixed use development that would support the goals and objectives of the City's Master Plan Reexamination Report.

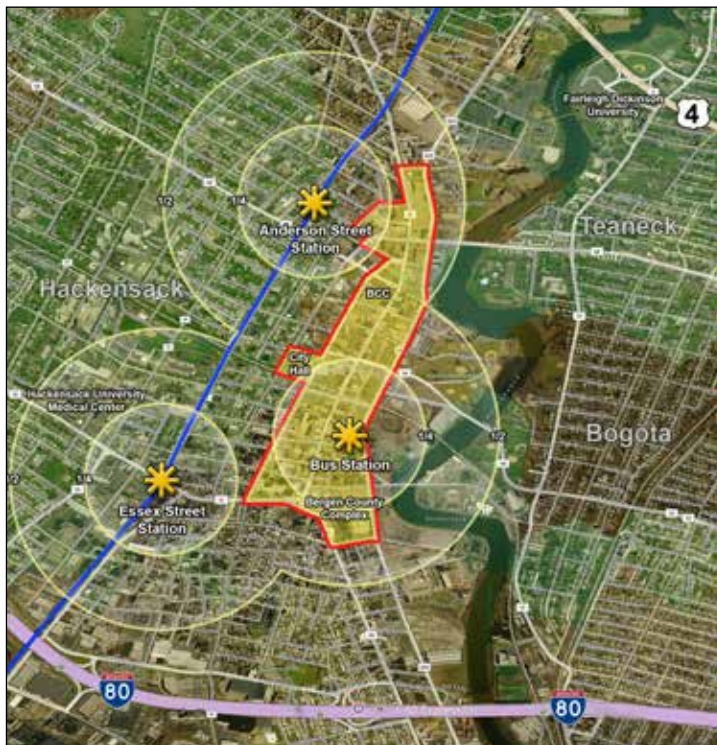


Figure 1.0: Hackensack Rehabilitation Area - New Jersey Transit Locations



Figure 1.1: New Jersey Transit Locations

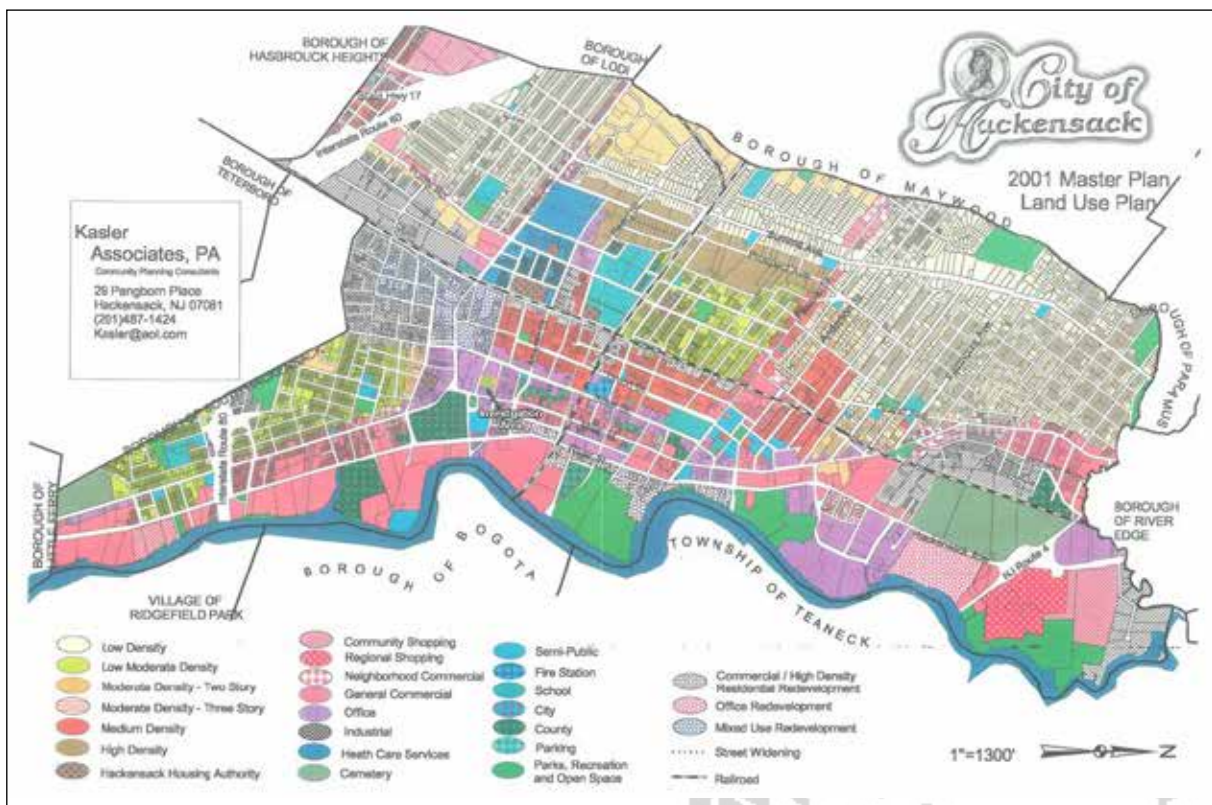


Figure 1.2: Hackensack 2001 Master Plan - Land Use Plan

A. BASIS FOR THE PLAN:

This redevelopment plan has been prepared for 405, Lots 3 which has frontage on River Street, Main Street and E. Anderson Street.

On March 5th, 2024, the City of Hackensack adopted Resolution No. 92-24 authorizing DMR to prepare a Redevelopment Plan in the event the property is designated by the Mayor and Council.

On February 25th, 2025, the City of Hackensack adopted Resolution No. 102-25 designating Block 405, Lot 3 as an area in need of redevelopment for condemnation purposes.

The City's pre-qualified professional redevelopment planner, Francis Reiner, LLA, PP of DMR, has prepared a Redevelopment Plan entitled the "Former Sears Site Redevelopment Plan" dated March 2025 including Block 405, Lot 3.

B. SURROUNDING AREA CONTEXT:

The Study Area is located at the northern tip of the City's Downtown Redevelopment Area, across River Street from Johnson Park. The property is easily accessible from the Anderson Street NJ Transit rail station and from Teaneck via the Anderson Street bridge. While the property is near the Hackensack River, it is outside of the 100-year flood plain.

C. PROPERTY INFORMATION:

Block 405, Lot 3 is owned by Sugensteve LLC Etals with frontage on Main Street, River Street and E. Anderson Street. Existing on the property is the Sears Roebuck and Company building with approximately 268 accessory parking spaces. The Sears Roebuck and Company building has been vacant for over two years.



Figure 2.0: Redevelopment Plan Area

3.0: GENERAL PROVISIONS:

A. SITE PLAN & SUBDIVISION REVIEW:

Prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Land Development Ordinance of the City of Hackensack shall be submitted by the applicant for review specific to this Redevelopment Plan for completeness and compliance, prior to any submission to the Planning Board of the City of Hackensack, so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements.

B. ADVERSE INFLUENCES:

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. NON-DISCRIMINATION PROVISIONS:

No covenant, lease, conveyance or other instrument shall be affected or executed by the City Council or by the developer or any of his/her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability or sex.

There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof.

D. DURATION OF THE PLAN:

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval by the City Council.

E. DEVIATION REQUESTS:

In accordance with N.J.S.A. 40:55D-70 c(1), the Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the

strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

In accordance with N.J.S.A. 40:55c(2), the Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area, any deviation from any of the Conditional Uses or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Council and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

F. PROCEDURE FOR AMENDING THE APPROVED PLAN:

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee of \$3,500 and shall further reimburse the City for reasonable consulting costs, fees and expenses to undertake such amendment.

4.0: REDEVELOPMENT PLAN COMPONENTS:

A. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, or redevelopment, of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with this plan.
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of rehabilitation) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure and electric vehicle parking spaces within the project area to be in compliance with Electric Vehicle Charging Station Law (P.L. 2021, c. 171).
9. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality. When the redevelopment plan supersedes any provision of the development regulations, the

ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

All provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

B. NOTE ON PLAN TERMINOLOGY:

Throughout this Redevelopment Plan, a distinction is made between “shall” and “should.”

“Shall” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so.

C. TEMPORARY AND PERMANENT RELOCATION:

The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As the property does not include any existing residential units there is no requirement to relocate any residents as part of this Redevelopment Plan.

D. IDENTIFICATION OF PROPERTY:

The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

E. AFFORDABLE HOUSING:

The developer shall comply with the City’s affordable housing compliance regulations as documented in the City’s December 31, 2020 Housing Element and Fair Share Housing Plan.

F. LONG TERM FINANCING CONSIDERATIONS:

Due to the size, scale, vital location and anticipated nature of the potential projects contemplated under this plan, the City anticipates that the redevelopment would be eligible for a PILOT if the project commences within five (5) years of plan adoption. After that time, the specific economic conditions would have to be reevaluated to determine the duration of an exemption that would be deemed financially

feasible and appropriate. The actual entry of any financial agreements for a long term tax exemption are subject to governing body approval under the processes required by law. In order for the City to determine if a PILOT is necessary the developer would be required to submit a preliminary fiscal impact analysis as part of the process.

G. TRAFFIC STUDY:

A traffic study shall be provided as a part of any site plan submission to the Planning Board. The analysis should forecast additional traffic associated with both the proposed development and taking into account all approved projects within a 1/2 mile. The study should determine vehicular and pedestrian improvements necessary to accommodate the proposed development to help ensure safe and reasonable traffic conditions and reduce the negative impacts created by the development for existing intersections within the 1/2 mile study area. If the Planning Board deems the impacts have a negative impact, the applicant shall take necessary steps to eliminate such impacts.

H. SHADOW STUDY:

A shadow study shall be provided as part of any site plan application pertaining to this redevelopment in order to determine if there are any impacts to the adjacent property owners. If the Planning Board deems the impacts have a negative impact on adjacent properties, the applicant shall take necessary steps to eliminate such impacts even if that requires a reduction to the permitted bulk standards within this redevelopment plan.

I. PUBLIC ELECTRIC VEHICLES:

This redevelopment plan provides the identification of appropriate locations for the development of zero-emission vehicle fueling and charging infrastructure.

J. PROJECT SIGNAGE:

The Redeveloper shall erect signage at locations to be determined by the Redeveloper and City within 30 days of receiving approval from the Planning Board that contains a rendering or renderings of the finished Project and other details concerning the Project that shall be agreed to by the Redeveloper and City Manager.

K. EXISTING ZONING:

The property is located within the Redevelopment Plan for the Main Street Area in Need of Rehabilitation.

L. MASTER PLAN CONSISTENCY:

This plan is consistent with the State Plan, City of Hackensack's Master Plan and Reexamination Studies as well as the Redevelopment Plan for the Main Street Area in Need of Rehabilitation as identified in Section 8 of this report.

5.0: DEFINITIONS:

A. DEFINITIONS:

It is the intention of this Redevelopment Plan for the Main Street Rehabilitation Area supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, et seq. However, this plan adopts the definitions of the City's Land Use Ordinance Section 175-2.2 by reference. The definitions of the City's Land Use Ordinance shall apply to this plan, unless this plan provides a superseding definition. The definitions defined in Section 175-2.2 apply to the Rehabilitation Area with the exception of the following terms:

ADULT ENTERTAINMENT: A business in which, as the major activity, customers congregate primarily for the purpose of viewing or associating with employees who display anatomical areas designed to provide sexual stimulation or sexual gratification.

BASIC RESEARCH: Research activities which do not involve the storage, use, or manipulation of hazardous materials in excess of that typical of any other permitted commercial use; and where noise, vibration, heat, radiation, and environmental emissions are not detectable beyond the enclosed space in which these activities take place or beyond the property lines where the research establishment is the only use on the property.

BUILDING BASE: The building base refers to the first three levels of a particular building.

BUILDING FACADE: The exterior portion of a building exposed to public view.

BUILDING HEIGHT: The vertical distance of a building measured from the average of the top of curb of the two corners of the proposed building to the highest roof beams of a flat roof. For projects located at a corner lot, the height will be measured from the top of curb of the two corners located along the primary building facade. For project that have a grade change an additional level of parking may be provided at the lower grade of the property.

BUILDING PROPORTION: The width to height relationship of one building to another.

BUILDING FRONT YARD SETBACK: The distance measured from the back of existing or proposed curb (whichever is greater) to the primary building facade.

COVERAGE, BUILDING: As defined at §175-2.2 except that porches, decks, terraces, and patios, and permanent projections and overhangs of more than two feet from the building wall such as canopies and permanent awnings are exempt from building coverage.

FENCE: An artificial barrier constructed of durable materials including brick, stone, other masonry material, wood posts and planks, metal or other materials designed for fencing with a maximum height of four feet. (A chain link fence of any type does not satisfy the definition of a fence)

INDOOR AMUSEMENT & RECREATION: Establishments providing and maintaining indoor facilities where the public may engage in or enjoy amusement or recreational activities, such as dance halls; studios; bowling alleys; commercial facilities such as arenas, rings, and rinks; go-carting; indoor driving ranges or

miniature golf; archery; sports and health clubs; arcades; expositions; swimming pools; tennis courts; and other athletic, performance, and recreational activities that may be safely enjoyed within a building.

GENERAL OFFICE: Business offices, and offices for State-licensed professionals and professional firms except for medical offices.

LIVE ENTERTAINMENT: Establishments or accessory uses which provide live entertainment consisting of vocalist, instrumental music or dancers, and, for the purpose of this Plan, spoken word, theatrical performance, comedy, or similar entertainment where patrons are entertained typically for a fee, whether such fee shall be direct or indirect through a charge for other products or services, but not including halls, auditoriums, or religious, civic or fraternal organizations.

MAKER SPACE (WORK SHARE): A maker space is a community space or other gathering place where individuals are able to take part in a collaborative hands-on process which provide opportunities to design, create, manufacture, and invent new things.

MEDICAL OFFICE: An establishment from which a licensed medical professional and their staff provide outpatient medical services including check-ups, diagnosis, consultation, treatment, and other services that are customarily and typically provided in doctors and dentists offices. Medical offices shall not include hospitals, nursing homes, convalescent homes, rehabilitation centers, or in-patient medical services involving overnight stays, nor shall they include establishments providing group-based counseling for substance abuse or addiction. For the purposes of this Plan, Medical Office shall include physical therapy and basic research.

MULTI-FAMILY: Housing accommodations that are designed principally for residential use, conform to standards satisfactory to the Secretary of Housing and Urban Development, and consist of not less than five (5) units on 1 site. These units may be detached, semidetached, row house, or multifamily structures.

NIGHTCLUB or DANCE CLUB: An establishment that is only open in the evenings and at night, in which music is provided, along with space in which dancing may be conducted, and where alcohol may be served to patrons ages 21 and older.

PEDESTRIAN SCALE: The relationship of a particular building, in terms of mass and scale to a pedestrian.

Physical Therapy: An establishment in which one or more licensed physical therapists and their staff provide physical therapy services as licensed and regulated by the State to clients for purposes including post-surgical rehabilitation, pain reduction, and other common purposes for such services.

POP-OUT / PROTRUSION: A portion of the primary building facade that projects into the building setback.

REDEVELOPER: Any person, firm, corporation or public entity that is seeking any financial incentives shall be designated as a Redeveloper by the City Council or Redevelopment Entity and shall enter into a Redevelopment Agreement as set forth in Section 5 of this Redevelopment Plan, all in accordance with the

Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

RESTAURANT: A building or structure designed, used or intended for use in which food and beverages are sold and consumed.

STORY: That portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above. (Levels below grade are not considered a Story).

STREET FURNITURE: The elements of streetscape, including but not limited to benches, bollards, news-racks, trash receptacles, tree grates, hardscape, seat-walls, street lights, and street trees.

SMOKE SHOP: A retailer meeting the definition of a tobacco retail establishment at N.J.S.A. 26:3D-57, and where at least 51 percent of sales are of tobacco products and accessories and where the sale of any other products is incidental to the business of selling tobacco products and accessories.

TANDEM PARKING: Two parking spaces with one car in front of the other to be allocated to a single apartment.

TATTOO PARLOR: An establishment in which tattooing is carried out professionally (Requires a New Jersey Department of Health License)

VISUAL COMPATIBILITY: The design of buildings which is consistent in scale and character with adjacent buildings in the area from a pedestrian perspective in which the design is consistent with the architectural and neighborhood design standards set forth in this document.

6.0: ZONING:

A. PERMITTED PRINCIPAL USES:

1. The following uses are permitted principal uses in the Redevelopment Plan, except as otherwise provided herein:
 - a. **Residential:** Multi-family residential (apartments / condominiums / stacked flats / lofted) are permitted above “Mixed Use Eligible” uses listed in subsection “b”;
 - b. **Mixed Use Eligible:** The following uses are permitted to be mixed with residential uses or with each other in a single building or complex:
 - i. Commercial/Retail:
 - General office;
 - Health clubs & day spas; -
 - Banks;
 - Hotel;
 - Live Entertainment;
 - Art gallery;
 - Indoor amusement and recreation;
 - Dance clubs and night clubs, subject to all applicable City and State regulations;
 - Eating and drinking establishments;-
 - Movie theater;
 - Grocery store / supermarket;
 - Personal services;
 - ii. Civic, Cultural, Institutional:
 - Recreation centers;
 - Athletic and sports facilities;
 - Libraries;
 - Museums;
 - Police and fire stations;
 - iii. Structured Parking: Principal and/or accessory use;
 - iv. Green Roof / Solar:
 - c. **Stand Alone Uses:** The following uses are permitted alone, and not in the same building as any other use.
 - i. Utility and Related Facilities: Such as distribution lines, railroad rights-of-way, telephone repeater stations, and water storage tanks. (These uses are not permitted to front Main Street);
2. **Omission of Use:** Any use not stated as a Permitted Use is not allowed in the Redevelopment Area;
3. **Relation to Structured Parking:** The uses listed above are permitted in the stories above structured or sheltered parking areas integrated into the building, or as “liner” uses separating the parking areas from the street or from any property boundaries.
4. **Ground Level Uses on Main Street:** Residential lobbies and entrances for the residential portion of a mixed-use building are permitted on the first floor on Main Street and should be distinct and separate from the entrances of all other first floor uses;
 - a. Lobbies, entrances and residential ancillary uses shall not exceed 60% of the frontage of any building on Main Street;
5. Existing nonconforming uses or structures are permitted to continue as per N.J.S.A. 40:55D-68. However, the renovation or restoration of a nonconforming use or structure shall be accomplished as per the Redevelopment Standards of this Plan;

B. CONDITIONAL USES:

1. The following are permitted conditional uses in the Redevelopment Area, subject to the conditions listed.
 - a. Tattoo Parlors:
 - i. The establishment has a state permit and individuals performing the services have a State Department of Health License.
 - ii. No establishment can be located within 1,500 feet of another similar facility.
 - iii. The establishment requires appointments only.
 - iv. Walk-ins are not permitted.
 - b. Beauty Service:
 - i. No establishment shall be within 400 feet of a similar existing establishment.
 - c. Medical Office:
 - i. Shall not exceed 20,000 square feet.
 - ii. Shall not be located above the second story of any building.
 - iii. Access to the medical office is permitted on the ground floor.
 - d. Live-Work Studios: For artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, antique dealers and designers of ornamental and precious jewelry, and meeting the definition in §175-2.2 of the City Zoning Ordinance:
 - i. Subject to the conditional use standards at §175-8.2.C.13 of the City Zoning Ordinance
 - e. Smoke Shops:
 - i. No such establishment shall be within 1,000 feet of a similar existing establishment;
 - ii. Shall not sell flavored vapor tobacco product.
 - f. General and Neighborhood Retail:
 - i. Shall not include more than ten percent (10%) of floor area space for the sale of tobacco products, hookahs, electronic vapor devices, electronic inhalation substances or drug paraphernalia to purchasers for consumption or use;
 - g. Child Daycare:
 - i. Shall include dedicated drop-off and pick-up area outside of the public right of way.

C. ACCESSORY USES:

1. Accessory uses and structures shall be permitted which are clearly and customarily incidental and subordinate to a permitted or conditional principal use on the same property. Examples of permitted accessory uses include, but are not limited to, the following:
 - a. Hotels & Office Buildings:
 - i. Shops, services, conference rooms, meeting areas, ATMs, vending machines, massage therapy, and other services which are accessible only to guests, employees, and tenants, provided they are located on first or second stories.
 - b. Eating and Drinking Accessories:
 - i. Outdoor beer gardens and patios, as well as temporary canopies, umbrellas, or other weather shelter for such spaces;
 - ii. Rooftop dining and service areas, including rooftop bars;
2. Accessory structures shall comply in all respects with the setback, building/impervious coverage, and height requirements of this Redevelopment Plan applicable to the principal structure, with the following exceptions.
 - a. No accessory structure shall be located closer to the street right-of-way line than the principal structure;

- b. The aggregate area covered by accessory structures shall not exceed twenty-five percent (25%) of the rear yard (less required buffer areas), with the exception of parking structures and outdoor patios.
 - c. Accessory structures below grade shall have a minimum rear or side yard, when not abutting a street, of five feet;
 - d. No permitted accessory use or structure may occupy or prevent proper usage of any off-street or on-street parking spaces except as may be temporarily permitted by the City for special events or purposes.
- 3. No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use.
- 4. In no event shall the height of an accessory structure exceed the height of the principal building, except for parking structures.
- 5. Except for structured or sheltered parking areas wrapped or below multi-family residential uses, no portion of an accessory structure shall include living quarters;
- 6. Other Accessory Uses: The following standards shall apply to the below listed accessory uses
 - a. Live Entertainment Uses: Live entertainment may be provided as an accessory use in any eating or drinking establishment, cafe, civic, cultural, or institutional establishment in accordance with all applicable City codes.
 - b. Outdoor Open Markets: Permitted by special permit on City or Board of Education owned properties for selling fresh food and plants based on state laws and regulations.
 - c. Outdoor Music: Permitted per the City's Noise and Outdoor Cafe Ordinance.
 - d. Structured Parking: Parking areas which are accessory to and either built into or attached to a building or containing permitted principal and conditional uses may be located below or behind those uses in such building provided that they are screened from the public rights-of-way and from adjacent properties in accordance with the requirements of this Redevelopment Plan.
- 7. Additional Regulations for Permitted and Accessory Uses:
 - a. Any use not specifically stated as a Permitted Principal Use is not permitted.
 - b. All building facades facing a public street shall be designed as a primary building facade and shall be designed to include or preserve and accentuate all of the required components of the Building Architectural Materials & Character within the Design Development Standards of this redevelopment plan.
 - c. All maneuvering for loading, refuse, recycling and service areas shall be within the property.
 - d. All structured parking shall be architecturally screened so that no vehicles can be seen from any public street with the exception of the garage entrance per the Development and Place Making Design Standards of this Redevelopment Plan;
 - e. Rooftop amenities are permitted.

D. PROHIBITED USES:

- Any use not specifically designated as a principal permitted use, an accessory use or a conditional use, and any use explicitly prohibited in Chapter 175 of the City Code is prohibited in the redevelopment area.

E. BULK STANDARDS: DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS:

The following requirements apply to all development projects which shall meet the following criteria:

- Minimum Lot Area:** None
- Maximum Number of Units:** 325 units
- Maximum Number of Phases:** (1) One
- Dwelling Unit Size:**
 - A maximum percentage of studio units: 10%
 - A maximum percentage of one bedroom units: 60%
 - A maximum percentage of two bedroom units: 40%
- Maximum Number of Stories/Building Height:** 6 Stories (Max.- 84'-0") for new structures
Below grade stories do not count toward this requirement
- Minimum Retail / Commercial SF:** 12,000 sf to be located on the ground floor
- Maximum Office / Medical Office SF:** 20,000 sf (can be located on the ground and second floors only)
- Maximum Lot Coverage:** 100%
- Minimum Setback:**
 - The setback for the existing historic facade that is being preserved shall remain in its current location on Main Street and E. Anderson Street.
 - The minimum setback along Main Street for new construction shall be 18 feet from the face of the existing or proposed curb (which ever is greater) excluding the drop-off / pick-up / delivery area.
 - The minimum setback along Anderson Street be no closer to the existing curb as the existing historic facade that is being preserved.
 - The minimum setback along River Road shall average 14 feet.
 - The setback applies to all levels of the building and not just the ground level;
 - Projections such as awnings, operable windows, doors, signage and other appurtenances of this nature are not subject to this setback requirement but shall be reviewed and approved by the Building, Police and Fire Departments for life safety issues;
 - Buildings shall not impede on any site triangles.

10. Flood Mitigation / Storm-water Management Requirements:

- a. The proposed development shall reduce the impacts to the City's storm water and sewer system by incorporating non-structural and structural storm water facilities in accordance with the Storm water Management Rules and the NJ Storm water Management Best Management Practices Manual.
- b. The stormwater management facilities shall be provided on all projects in order to ensure the post-construction peak runoff rates for the 2 year, 10 year, and 100 year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates.
- c. Any development should include storm water quality measures to meet 80% TSS reduction for all areas, regardless of size, that are considered a "motor vehicle surface" such as parking, driveway, and/or driveway aprons, that are exposed to precipitation. This area for driveways/driveway aprons should extend to the existing roadway even if outside the subject property. No credit for existing motor vehicle surfaces will be provided.

11. Infrastructure Improvements:

- a. Any redevelopment project shall provide adequate potable water, storm water, sanitary sewer and other necessary utility infrastructure to the site, to the satisfaction of the Municipal Engineer.
- b. All costs necessary for the infrastructure improvements (including off-site and off-tract) associated with a development project are the responsibility of the redeveloper.
- c. The project shall be responsible for an impact fee as part of an overall utility plan if required by the City of Hackensack.
- d. The costs may be paid by the redeveloper for off-site or off-tract improvements if they are associated with a larger municipal capital project, which shall be negotiated as part of a Redevelopment Agreement.
- e. Green infrastructure including but not limited to green roofs, solar panels, green walls are encouraged as part of the site plan application.

12. Other Requirements:

- a. See Development / Place-Making Design Standards section for all building design requirements.
- b. The three (3) story historic facade of the existing Sears Roebuck and Company building fronting on Main Street and E. Anderson Street shall be maintained. Alterations to the facade are permitted as described herein. See Development / Place-Making Design Standards.
- c. The building shall have a flat roof and shall include a base, middle and top.
- d. Streetscape improvements are required along the property frontage of all public streets for the entire redevelopment area and shall meet the City Engineers requirements.
- e. All project signage shall either meet the City of Hackensack Ordinance Section 175-7.14 SIGNS or submit a separate sign package to the Planning Board for review and approval.
- f. A shadow study shall be provided as a part of any site plan submission to the Planning Board.
- g. A traffic study shall be provided as a part of any site plan submission to the Planning Board.

F. PARKING STANDARDS:**1. Parking Requirements:**

The minimum parking requirements for the Redevelopment Area are as follows:

<u>Use</u>	<u>Parking Ratio</u>
- Multi-family:	1.0 sp per studio or efficiency unit + 10% for guests 1.25 sp per unit for all other unit types + 10% for guests
- Eating and Drinking Establishments:	8.0 sp per 1,000 gfa
- Commercial / Retail:	4.0 sp per 1,000 gfa
- General Office:	3.5 sp per 1,000 gfa
- Medical Office:	4.0 sp per 1,000 gfa
- Civic / Cultural / Institutional:	4.0 sp per 1,000 gfa
- Daycare:	1.0 sp per teacher
- Hotel:	0.75 sp per room + 1 sp/employee*

Notes:

- When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required;
 - Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure;
 - Up to 20% of the required parking stalls may be designated for compact cars;
 - Outdoor seating, dining or accessory areas do not count toward the required parking ratios;
 - Tandem parking is permitted up to the number of two bedroom units. Tandem spaces account for one space per two bedroom unit and cannot be counted toward the required number of parking spaces for the remaining unit types;
 - Outdoor seating areas do not count toward the required parking ratios;
 - Accessory uses does not require parking;
 - Parking is permitted along interior walls for all structured parking so long as the parking is screened from the exterior based on the Design Standards of this Redevelopment Plan; Section §175-13.1.D.(1)(e) [3] does not apply to this redevelopment plan.
 - (*) Employee parking is based on per shift.
- Drop-off Lane on Main Street:**
 - A drop off lane is permitted on Main Street in front of the proposed lobby for pick up and drop off and deliveries.
 - The drop-off area shall me a minimum 8 feet in width.
 - Move-in / Loading / Trash Removal:**
 - Loading for move-ins shall be located outside the public right of way and shall not interfere with traffic.
 - Trash pick up shall be located outside of the public right of way.
 - Shared Parking:** A determination of the actual parking requirement shall be based upon the shared parking opportunities provided by the mixed-use nature of the project. The Applicant shall be required to submit

a shared parking analysis as part of the site plan application before either the Planning Board. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development. The shared parking study should include the following:

- a. Determine the minimum parking requirement for the individual uses in the development project- The minimum number of parking spaces that are to be provided for each use shall be based on the parking ratios included in the City Zoning Ordinance.
 - b. Adjust for shared parking- The minimum parking requirement for each use shall be multiplied by the “occupancy rate” as indicated in the table below. The applicant and it’s professionals shall provide documentation to the Board for any land uses not included in the table that are proposed for inclusion in the project. Absent documentation, which is subjective to review and approval by the Board, 100% of the required parking shall be included in the Shared Parking Study.
 - c. Tabulate the minimum parking requirement for each time period- Sum of the adjusted minimum parking requirements for each land use for each of the six time periods shall be calculated to determine an overall project minimum parking requirement for each time slot.
 - d. Total minimum parking requirement- The highest of the six time periods total shall be the minimum parking requirement for the mixed use development project.
 - e. In the event there is a change in the size, distribution or use of any of the project components than the property shall be required to appear before the approving Board to demonstrate the modifications do not negatively affect the results of the approved Shared Parking Study and analysis.
 - f. The Shared Parking Study is subjective to review and approval by the Board and its professionals. If the shared parking analysis is deemed acceptable, the Board may relax the aggregate total of required parking spaces to account for the shared use of the provided spaces. The application and acceptance of this policy is at the sole discretion of the approving Board.
5. **On-Street Parking Spaces:** Parking spaces located along the portion of a public street(s) abutting the project may be counted toward the minimum number of parking spaces as required by this ordinance for commercial / retail uses only. Residential parking requirements are not permitted to count any on-street parking toward the requirements. Those on-street parking spaces must be located on the same side(s) of the street as the use and have a dimension of at least 20’ feet in length.
 6. **Electric Vehicle Parking and Charging Stations:** Projects shall provide electric parking spaces in accordance with §175-13.1.F of the City’s Zoning Ordinance and any applicable State Standards.
 7. **Bicycle Parking:** Bicycle parking is required for new developments at one bicycle parking space for every 25 vehicle parking spaces, up to 200 vehicle parking spaces.
 - a. Thereafter, one bicycle parking space shall be provided for every 50 vehicle parking spaces;
 8. **Setback Maneuvering:** No surface parking or maneuvering space is permitted within any required setback, or between the permitted use and the required setback, except driveways providing access to the parking

area may be installed across these areas.

9. **Handicapped Accessible Parking Requirements:** Refer to Section 175-10.01C Handicapped Parking Schedule in the City of Hackensack Zoning Ordinance.
10. **Additional Off-Street Parking Regulations:** For all parking standards not covered in this section refer to Section 175-10.2 Additional Off-Street Parking Regulations A through K and Section 175-10.5 Design Criteria A through H of the City of Hackensack Zoning Ordinance with the exception of the following:
 - a. A min. of 80% of the off-street parking shall have a clear dimension of 8'-6" x 18'-0".

TABLE No. - Parking Occupancy Rates						
	Time Period					
	Weekdays			Saturday & Sunday		
Land Use	8am-6pm	6pm-Midnight	Midnight-8am	8am-6pm	6pm-Midnight	Midnight-8am
Education	100%	20%	5%	10%	10%	5%
Entertainment	40%	100%	10%	80%	100%	50%
Hotel	80%	100%	100%	80%	100%	100%
Institutional	100%	20%	5%	10%	10%	5%
Office	100%	20%	5%	10%	10%	5%
Theater	40%	80%	10%	80%	100%	10%
Religious	20%	40%	5%	100%	50%	5%
Residential	60%	100%	100%	80%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Retail/Commercial	90%	80%	5%	100%	70%	5%

Figure 1.4: Redevelopment Plan Area

7.0 DEVELOPMENT / PLACE-MAKING DESIGN STANDARDS:

A. ARCHITECTURAL DESIGN STANDARDS / NEW STRUCTURES:

The design standards in this section provide the criteria for the redevelopment area. Any future development is subject to these provisions and shall be built in accordance with the minimum design standards specified in this section.

Building Architectural Materials & Character:

1. All new structures shall be constructed with high quality materials that reinforce pedestrian scale and shall take into consideration the relationship to other existing or proposed buildings, in terms of light air, usable open space, height and massing.
2. Primary building materials for all new structures shall include: brick, stone, and/or glass which cover a minimum of 60 percent of each building façade, exclusive of windows and doors with accent materials comprising the remaining percentage of the building facade.
 - Vinyl siding of any type or grade is strictly prohibited on any portion of building façade in the redevelopment area;
 - Synthetic stucco materials such as EIFS are prohibited on any facade.
3. Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are strongly recommended and should be provided to add special interest.
4. Special attention must be given to the design of windows at the base of buildings. Ribbon windows are discouraged. Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are encouraged.
5. Buildings shall be broken up horizontally into a base, a middle and a top and vertically into bays, through the use of building articulation or change in materials. The base should not extend beyond the first levels with an emphasis on providing design elements which enhance the pedestrian environment particularly at the street level.
6. Retail and commercial storefronts shall face a minimum of 50 percent of the Main Street facade.
 - Operable windows shall be required for any restaurant or food related retail on the ground floor facing Main Street or E. Anderson Street.

Building Orientation:

1. Ground floor uses shall be located on Main Street, with separate entrances for the residential, retail and commercial areas.
2. The first floor of the building, including structured parking, must be designed to encourage and complement pedestrian-scale and activity (See Parking Structure Requirements).

B. ARCHITECTURAL DESIGN STANDARDS / EXISTING BUILDING:

1. The majority of the three (3) story historic facade of the existing Sears Roebuck and Company building fronting on Main Street and E. Anderson Street is to remain with the following exceptions.
 - A minimum of 175 feet of the existing three story building along Main Street shall be saved and adaptively reused.
 - A minimum of 120 feet of the existing three story building along E. Anderson Street shall be saved and adaptively reused.
 - A minimum of 70 feet of depth along the Main and E. Anderson Street frontages of the three story building shall be saved and adaptively reused.
 - Gut renovations to the building including alterations to the existing facade are permitted as part of this Redevelopment Plan.
 - Penetrations for ingress, egress, windows, doors and other penetrations are permitted as part of this redevelopment plan.
 - Removal of all Sears signage (with the exception of the Sears signage on the tower) is permitted as part of this redevelopment plan.
 - Alterations to the facade on Main and East Anderson Street are permitted as part of this redevelopment plan.
 - Addition of low walls, operable windows as well as the creation of covered seating on the ground level into the existing building facade is permitted as part of this Redevelopment Plan.
2. The remaining portions of the building not identified as being required to be saved and adaptively reused are permitted to be demolished.
3. Vertical canopies are permitted to be added to the historic facade.
4. The tower shall remain and be integrated into any new construction.
5. All levels of the existing building can be adaptively reused for any permitted, conditional or accessory use.

Building Entrances:

1. Building entrances should be easily identifiable with unique and interesting signage for each individual use through the use of canopies and individual retail / commercial signage.



Figure 7.0 Historic picture of Sears Roebuck and Company building



Figure 7.1: Three (3) story historic facade of Sears Roebuck and Company building on Main Street



Figure 7.2: Three (3) story historic facade of Sears Roebuck and Company building on E. Anderson Street

2. Up to a 2'-0" pop-out / protrusion / recess into the 18'-0" setback for columns or other architectural features that distinguish the building on the ground floor.
3. Entrances for residential uses should be separate and distinct from retail / commercial uses.

Structured Parking:

1. Parking structures shall be screened with building uses or shall include architectural materials, elements and treatments that are consistent with the design and quality of the residential building(s) and historic Sears Roebuck and Company building it services.
 - Parking structures are permitted at the street level along River Street, so long as it meets the Design Standards of this section;
 - Structures shall include decorative architectural details such as; building materials, windows, window treatments, louvers and detailing that are similar in size, scale and design to the residential building above;
 - Window openings alone do not comply with this requirement;
 - Other than at the parking entrances, no vehicles shall be visible from the center line of any adjacent public street;
 - Rooftop amenities are permitted above the parking structure.
2. Ramps shall be internal to the parking structure and shall not be visible from any adjacent public street.
3. Parking structures shall either be screened from River, E. Anderson and Main Street. These elements shall include decorative architectural details such as building materials, windows and detailing.
 - Cabling or exposed concrete does meet the screening requirement.
4. Driveway and garage openings should not exceed 32'-0" in width and should include traffic calming measures and a change in surface materials where driveways cross a public sidewalk to help ensure pedestrian and bicycle safety.

Canopies and Balconies:

1. Vertical canopies are encouraged for each retail / commercial / residential entrance fronting Main and E. Anderson Streets. Such features should be constructed materials designed to complement the Sears Roebuck and Company building at the street level.
2. Canopies for the ground level uses may extend from the building up to six feet into the setback area at the upon review by the Building, Police and Fire Departments approval.
3. Ground supports are not permitted within the setbacks and should not extend over or interfere with the growth or maintenance of any required tree plantings.
4. The minimum overhead clearance shall be eight (10'-0") feet. If a canopy, awning, cornice, or other appurtenance extends into the public right-of-way, an encroachment agreement shall be required.
5. Balconies/balconettes can be incorporated into the building façade and are allowed to project into the

building setback up to 6'-0" above the ground level.

Mechanical Equipment Screening:

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment, including cell phone antennae shall be screened from view from all contiguous public streets to minimize the negative impact.
3. Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted.
4. All roof and HVAC systems must meet the building code requirements and at minimum be set back from the building edge a minimum of 15' from any street.
5. If wall pack ventilation units are being used they are required to compliment the building material color.

Building Service / Delivery Locations:

1. A drop off / pick up area with a maximum time limit of 15 minutes is permitted along Main Street for food and mail deliveries.
2. A move in an move out loading space shall be located within the property line and shall not interfere with the flow of traffic along any public street.

Openings / Ventilation:

1. Any openings for ventilation, service, or emergency access located at the first floor level must be decorative and must be an integral part of the overall building design.
2. Openings as well as pedestrian and vehicular entrances must be designed so that cars parked inside are not visible from the street.

Signage Design Standards:

1. The signage standards for the redevelopment area shall meet the requirements identified in the Downtown Rehabilitation Plan or be submitted to the Planning Board as a separate Sign Package submission.

C. STREETScape DESIGN STANDARDS:

The following section addresses an overall approach for the design of streetscape elements that are to be considered as part of the redevelopment plan. These standards are meant to establish the minimum criteria that will be required for the design and implementation of streetscape, parks and open space improvements.

Deviations to these requirements shall be considered design waivers and shall be reviewed by the Planning Board.

Street Trees: Street trees shall be planted in either grates or open landscape areas equivalent to 30' on center along all public street frontage within the redevelopment area.

1. Recommended street trees include: *Gleditsia tricanthos* (Honey Locust - thornless and pod free); *Acer rubrum* ('Karpick', 'Armstrong' or Bowhall) (Street tree species shall be approved by the City Engineer);
2. Trees should be installed at a 3" to 3.5" caliper;
3. Prior to installation a 4'-0" by 8'-0" minimum area should be treated and prepared for tree root growth;
4. A min. 2 year watering plan should be put into place (Gator bags);
5. Trees planted in open landscape areas shall have a minimum 4' x 8' landscape area;
6. Above ground planters may be considered to fulfill the street tree requirement, in situations where underground utilities prevent tree pits or in situations where the existing building does not allow for the required minimum 6 foot sidewalk clearance between the tree pit and the building;
7. Street trees shall be trimmed up to 8'-0" and shall be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen;

Street Lighting and Power;

1. All lighting located on any street shall be the City of Hackensack standard pedestrian scale light pole, and fixture;
2. Poles should include the mounting brackets and banner extensions (two banners) on each pole;
3. Lights should be centered between the street trees within the 4'-0" street furniture zone;
4. Street light specifications and locations shall be submitted for review and approval prior to installation;
5. Luminaires should be translucent or glare-free using opaque glass or acrylic lenses;
6. Diffusers and refractors should be installed to reduce unacceptable glare;
7. 120 V ground mounted GFI receptacles should be located at the base of every street tree;



Figure 7.3: Streetscape with open landscape area



Figure 7.4: Streetscape with grate

- Conduit for all power should be located within the 4'-0" street furniture zone;

Seating, Benches & Bus Shelters:

- Seating should be grouped together as much as possible and be placed at busier pedestrian nodes or gathering places;
- Seating should be designed and placed appropriately to provide an amenity to the public;
- Seating should not obstruct views for vehicles, sidewalks for pedestrians, or signs and displays for businesses;
- Benches should be Timberform Crest 2311-6 Steel Bench with middle arm rest 6'-0" long anchored to sub-grade concrete slab with black finish or other approved bench;
- Two benches and one trash receptacle should be located between street trees where street lights are not located with the exception of the areas in front of the existing three story facade where the sidewalk widths are limited.

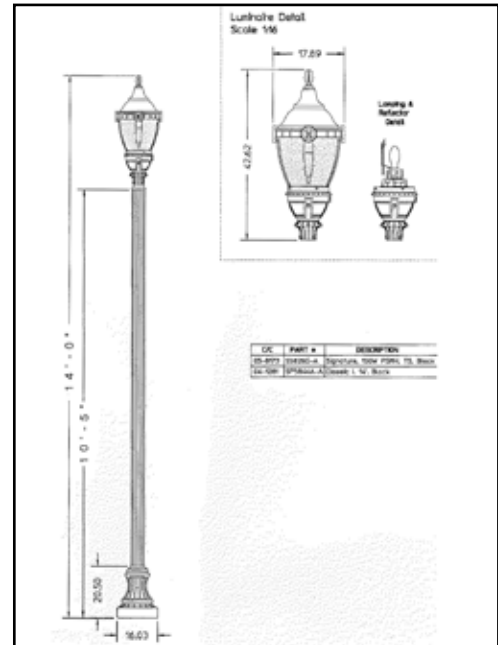


Figure 7.6: Hackensack street light type

Planting Pots & Planters:

- Pots and planters should be used in addition to landscape planting areas to complement the surrounding streetscape by adding color and variety;
- Pots and planters can be placed anywhere pedestrian or vehicular traffic is not disturbed, but may function as a separation between pedestrians and vehicles;
- Pots and planters are ideally located near seating areas, but plant materials should not interfere with circulation or comfort;

Tree Grates:

- Tree grates when used should be Ironsmith Starburst Series 2 (4814) Powder coated Black every 30'-0" on center;
- Tree grates should allow for tree growth and be made of ductile iron and should be factory painted;
- Tree grates should be designed to support up lighting;

Trash Receptacles:

- Trash receptacles: Timberform Renaissance Model 2811 - DT Litter Container anchored to sub-grade concrete slab, black finish;
- Every other receptacle should be: 2817-22 Litter/Recycling Container which includes a second recycling container;
- Trash receptacles locations should be coordinated with the City Engineering;

Bicycle Racks:

1. Bicycle racks should be permanently mounted and placed in convenient locations to encourage bicycle use, so as not to obstruct views;

Bollards:

1. Bollards should integrate with and aesthetically complement the overall streetscape concept; respond to the area it supports;

Fountains:

1. If proposed fountains or water features can be located in key public areas;

Public Art:

1. If proposed, public art should be “accessible”; tie to the history of Hackensack and/or the site, should be created by a local source; include water, seating, planting, decorative elements or plaza space design;
2. Public art should be visible, but not interfere with pedestrian circulation or create a traffic hazard; made of durable, weatherproof materials; and should be designed to avoid physical hazards;

Utility Accessories:

1. Utility boxes, meters, man hole covers and fire hydrants should be coordinated with other streetscape accessories;
2. Utilities should be readily accessible and placed so as not to obstruct pedestrian movement;
3. Utility locations should minimize visual and physical impact as much as possible;

8.0 CONCEPTUAL SITE PLANS:

The following represent conceptual plans for the proposed redevelopment area and are intended to only provide context. In the event there are discrepancies between the conceptual plans and the written requirements of this Redevelopment Plan, the written requirements supercede the conditions shown in the conceptual plans.



Figure 8.0: Existing Conditions Aerial Photo
Courtesy of Russo Development

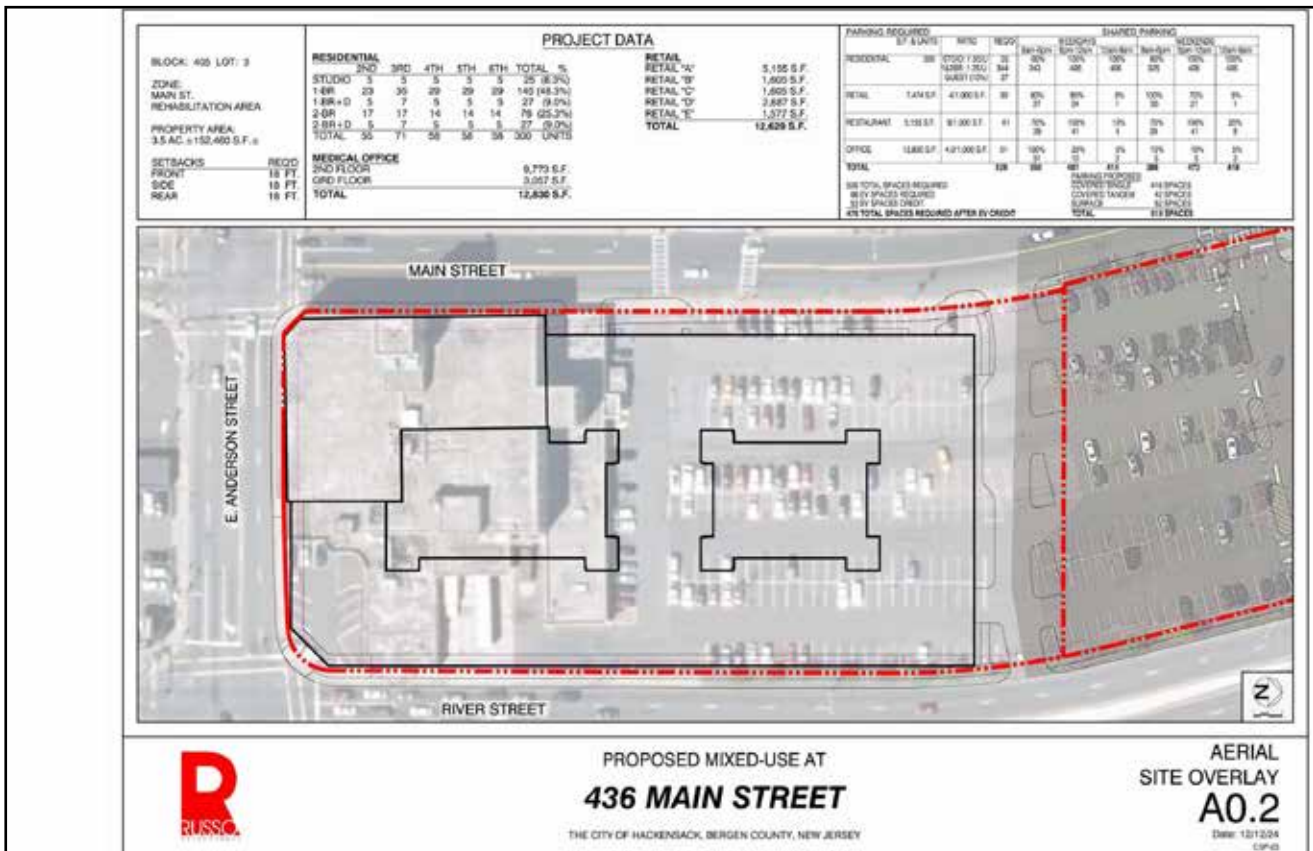
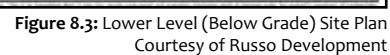
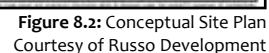


Figure 8.1: Existing Conditions Aerial Photo with Proposed Building Outline
Courtesy of Russo Development



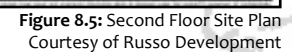
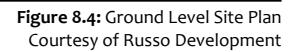


Figure 8.6: Third Level Site Plan
Courtesy of Russo DevelopmentFigure 8.7: Fourth through Sixth Level Site Plan Typ.
Courtesy of Russo Development



Figure 8.8: Parking Allocation by use for Lower Level
Courtesy of Russo Development



Figure 8.9: Parking Allocation by use for Ground Level
Courtesy of Russo Development



Figure 8.10: Conceptual Rendering from River Street
Courtesy of Russo Development

9.0 RELATIONSHIP OF THE REDEVELOPMENT PLAN TO STATE / COUNTY / LOCAL MASTER PLAN STUDIES:

A. State Development and Redevelopment Plan (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. Volume II – State Plan Goals and Policies include the following:
 - a. Revitalize the State's Cities and Town Centers: Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals.
 - b. Conserve the State's Natural Resources and Systems: Conserve the State's natural resources and systems by planning the location and intensity of growth to maintain natural resource and systems capacities and make the necessary infrastructure investments to protect natural resources and systems in ways that guide growth and development in ways that are consistent with the State Plan's vision and goals.
 - c. Promote Beneficial Economic Growth: Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State's strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals.
 - d. Protect the Environment, Prevent and Clean up Pollution: Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards.
 - e. Provide Adequate Public Facilities and Services at Reasonable Cost: Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan's vision and goals.
 - f. Provide Adequate Housing at Reasonable Cost: Provide adequate housing at reasonable cost



Figure 8.0: NJ SDRP State Plan Map Metropolitan Area 1

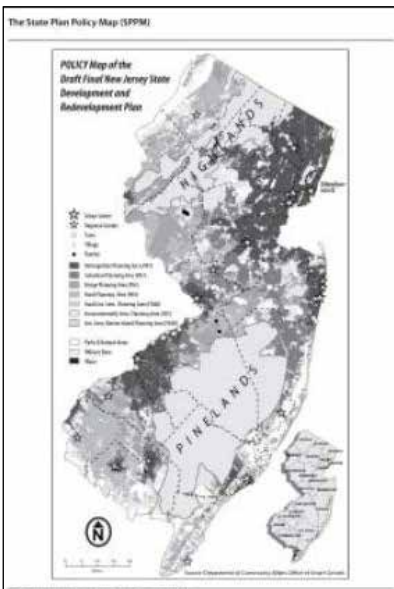


Figure 8.1: NJ State Development and Redevelopment Plan Policy Map

through public/private partnerships that create and maintain a full range of attractive, affordable, and environmentally sensitively-designed and developed housing, particularly for those New Jersey State Development and Redevelopment Plan most in need, at densities and locations that provide greater efficiencies and serve to support public transportation alternatives and reduce commuter time and expense and easily accessible to employment, retail, cultural, civic and recreational opportunities to reduce housing and commuting costs in ways that are consistent with the State Plan's vision and goals.

- g. Preserve and Enhance Areas with Historic, Cultural, Scenic Open Space, and Recreational Value: Preserve, enhance, and use historic, cultural, scenic and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life, civic beauty and redevelopment in ways that are consistent with the State Plan's vision and goals.
 - h. Ensure Sound, Coordinated and Integrated Statewide Planning: Ensure sound, coordinated and integrated statewide planning by using the State Plan as a guide to planning and growth related decisions at all levels of government in ways that are consistent with the State Plan's vision and goals.
 - i. Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions: Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan's vision and goals.
2. The State Planning Act (N.J.S.A. 52:18A-196 et. seq.) states:
- a. "Among the goals of the act is the following: ... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate

public services at a reasonable cost while promoting beneficial economic growth, development and renewal.”

- b. “It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state.” (N.J.S.A. 52:18A-196 (d))

3. The State Plan Policy Map (SPPM)

- a. Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission, places the City of Hackensack in Planning Area 1 - the Metropolitan Planning Area and states:
- b. The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/Jersey City metropolitan region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.
- c. These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime.
- d. In the Metropolitan Planning Area, the State Plan’s intent is to do the following:
 - Provide for much of the State’s future development and redevelopment;
 - Revitalize Cities and Towns;
 - Take advantage of increased densities and compact building design;
 - Encourage distinctive, attractive neighborhoods with a strong sense of place;
 - Provide for mixed-use concentrations of residential and commercial activity;
 - Create a wide range of residential housing opportunities and choices with income mix;
 - Provide for a variety of multi-modal transportation alternatives;
 - Prioritize clean-up and redevelopment of brownfields and greyfields sites;
 - Create cultural centers of state-wide significance;
 - Re-design any existing areas of low-density sprawl;

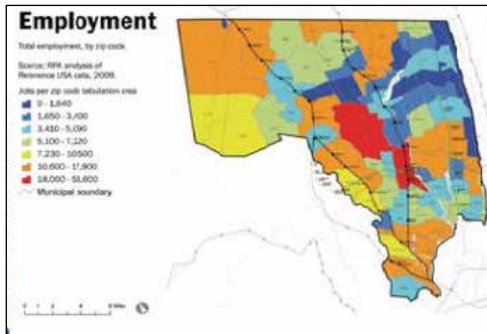


Figure 8.2: Draft Bergen County Master Plan
Employment Data

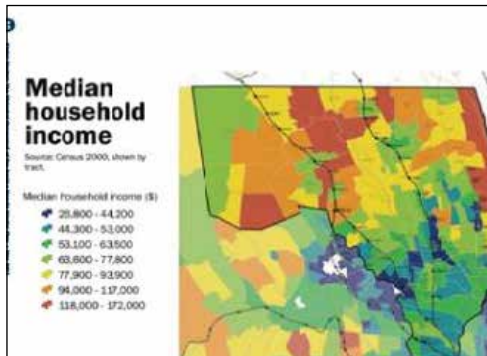


Figure 8.3: Draft Bergen County Master Plan
Medium Household Income

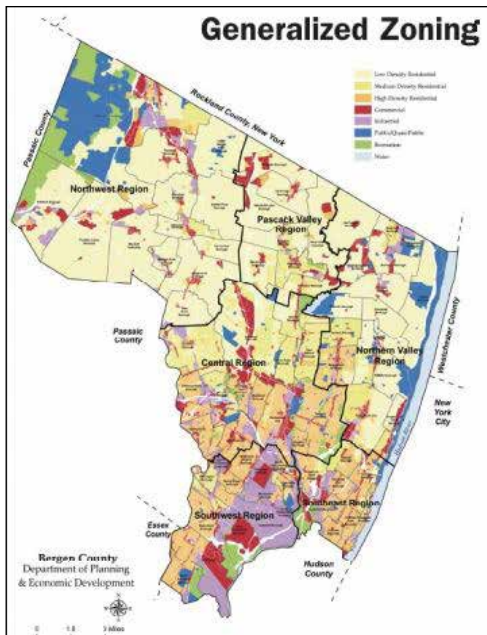


Figure 8.4: Draft Bergen County Master Plan
General Zoning

B. Bergen County Master Plan:

The Bergen County Master Plan was last adopted in 1962, and the most recent Land Uses Element was adopted in 1973. In June of 2011 the county completed the Vision Bergen Plan, which is the visioning component of the Bergen County Master Plan, and is the most up-to-date review of conditions in the county. The following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas:

1. Bergen County Master Plan Overview:
 - a. The Bergen County Department of Planning and Economic Development is undertaking a county-wide planning effort that will result in the first County Master Plan in some time.
 - b. The Master Plan will create a unifying vision for the County's 70 municipalities and help them plan for sustainable growth while protecting environmental resources. Development of the Master Plan will be a collaborative process involving the County, municipalities, regional agencies, public and private sector stakeholders and Bergen County citizens.
2. Draft Report:
 - a. The Draft Report provided on the Bergen County Master Plan website includes the following descriptions:
 - Future growth will primarily occur through redevelopment and infill;
 - Redevelopment provides opportunities to create new public spaces and green areas in places that have none;
 - Redevelopment on a large scale using green guidelines has the potential over time to significantly ameliorate many of the county's storm water run-off and water quality issues;

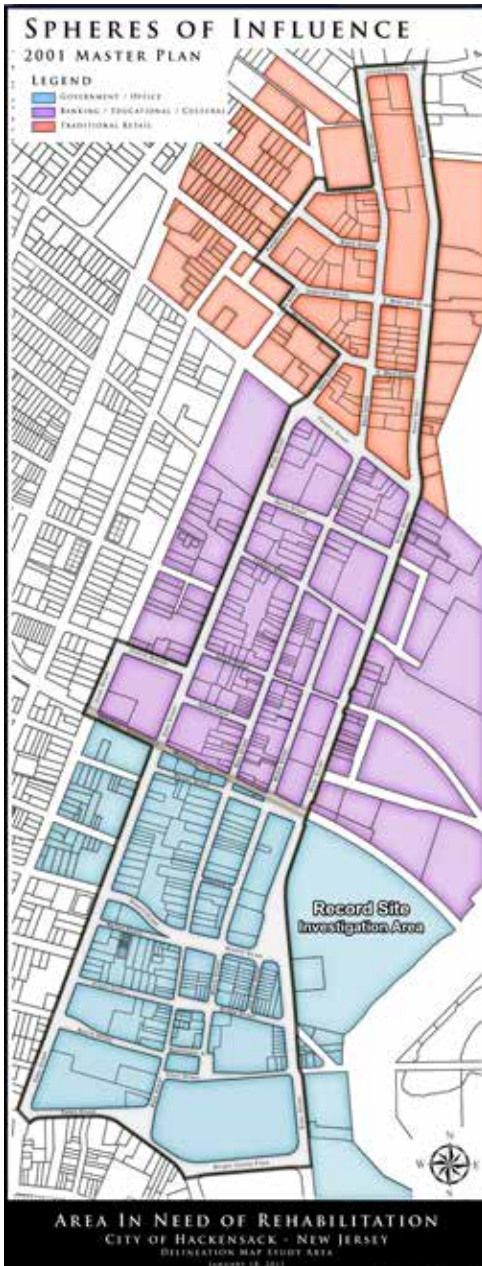


Figure 8.5: Spheres of Influence Map
2001 Master Plan - Kasler Associates, PA

- Redevelopment can occur spontaneously and be privately driven, or it can take place as a result of a public initiative, usually under the jurisdiction of a local redevelopment agency.

C. City of Hackensack 2001 Master Plan Study and 2009, and 2020 Reexamination Report

The City's Master Plan report provided strategies for redevelopment. The Master Plan report noted that:

1. Goals and Objectives stated in the Master Plan Reports excerpts include:
 - a. Maintain and enhance the quality of established neighborhoods in Hackensack and promote compatibility of new development with existing or specifically defined character;
 - b. Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading including utilization of State and Federal Assistance programs, where applicable, as well as public / private partnerships;
 - c. Provide housing opportunities and a variety of housing for various income levels or the population, including low and moderate income housing, middle income housing and senior citizen housing; encourage multi-family and mixed-use development and redevelopment within the central business district
 - d. Improve the quantity, quality and availability of parks and open space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas. Encourage open space within major new developments and redevelopment. Promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River;
 - e. Encourage adaptive re-use of historic and character defining structures, where appropriate; encourage

context sensitive design of replacement structures;

- f. Promote adequate community services for all portions of Hackensack with an emphasis on improving the quality and adequacy of education, storm water drainage, sewer, transportation, parking and recreation facilities;
 - g. Promote and upgrade the downtown area of Hackensack including the four spheres of influence with an emphasis on assuring a vibrant, mixed use and appealing downtown;
2. The City's 2020 Master Plan Re-examination Report contains narrative related to areas in need of rehabilitation, redevelopment and preservation which included the following:
 - a. Regarding Areas in Need of Rehabilitation the document states: "Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading, including the utilization of County, State, and Federal assistance programs where applicable as well as public/private partnerships."
 - b. Regarding housing opportunities the document states: "Promote and expand economic opportunities in Hackensack in order to maintain job opportunities and the economic well-being of Hackensack's citizens; encourage the noninstitutional expansion of the health services sector within Hackensack."
 - c. Regarding the program of adaptive reuse the document states: "Encourage adaptive re-use of historic and character-defining structures, where appropriate encourage context-sensitive design of replacement structures."
 - d. Regarding Economic Development the document states: "Promote and expand economic opportunities in Hackensack in order to maintain job opportunities and the economic well-being of Hackensack's citizens; encourage the noninstitutional expansion of the health services sector within Hackensack."
 - e. Regarding redevelopment in the downtown the document states: "Promote and upgrade the downtown of Hackensack with an emphasis on assuring a vibrant, mixed-use and appealing downtown."
 3. The City's 2001 and 2009 Master Plan Reports provide strategies for redevelopment. The 2001 and 2009 Master Plan report states:
 - a. Master Plan Goals and Objectives
 - Maintain and enhance the quality of established neighborhoods in Hackensack and promote compatibility of new development with existing or specifically defined character;
 - Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading including utilization of State and Federal Assistance programs, where applicable, as well as public / private partnerships;

- Provide housing opportunities and a variety of housing for various income levels or the population, including low and moderate income housing, middle income housing and senior citizen housing; encourage multi-family and mixed-use development and redevelopment with in the central business district
- Improve the quantity, quality and availability of parks and open space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas. Encourage open space within major new developments and redevelopment. Promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River;
- Encourage adaptive re-use of historic and character defining structures, where appropriate; encourage context sensitive design of replacement structures;
- Promote and upgrade the downtown area of Hackensack including the four spheres of influence with an emphasis on assuring a vibrant, mixed use and appealing downtown;

6. City of Hackensack: 2009 Master Plan Re-examination Report:

- a. Planning for redevelopment in a collaborative process with property owners, rather than an adversarial one, resulting in a shorter path to actual re-investment in the designated area.
- b. Property owners can be afforded PILOT's over thirty years to allow their capital to be directed to property upgrades and expansions, which ultimately enhance the tax base due to the positive effects on the subject property and those around it.
- c. The City may prepare a redevelopment plan for any area designated, select a redeveloper, provide special redevelopment zoning standards and design criteria and phase the development over a predetermined schedule.
- d. Off-site improvements can be accomplished without the need for meeting the "rational nexus" criteria.
- e. Each project shall be guided by a redeveloper's agreement or simply the requirements of the redevelopment plan.

7. 2012 Downtown Plan Goals and Objectives:

- a. Promote increased quality of life for all residents in the City of Hackensack;
- b. Promote the development of a mid to high density predominantly residential mixed use project and a mix of commuter-oriented commercial services;
- c. Support existing businesses and property owners while creating new construction and permanent jobs in the City;
- d. Generate new tax ratables and revenue from the sale of the property to support additional revitalization activities and community facilities;

- e. Require architectural, neighborhood and sustainable design standards that promote high quality development.
- f. Provide parking to support the residential and retail uses in the redevelopment area;
- g. The redevelopment plan is intended to capitalize on its prime location and proximity to the Downtown Redevelopment Plan, the New Jersey Regional Bus Station, the two New Jersey Transit Stations (Essex and Anderson Street), as well as to the major transportation including Route 4, 46, 17, Interstate 80 and the Garden State Parkway.

D. Neighboring Community Master Plans:

Information for the Master Plans of the adjacent municipalities has been included with any projects, goals or objectives that could have an impact on the City.

1. Borough of Bogota: The 2015 Master Plan Reexamination Report for Bogota identifies the three (3) properties as redevelopment areas. These properties, 300-316 River Road, 250 West Fort Lee Road and 172 and 229 West Fort Lee Road are located to the east of Hackensack. However, these projects, if and when they are built, will not significantly impact Hackensack.
2. Borough of Hasbrouck Heights: The 2011 Master Plan Reexamination Report recommends that the Borough should consider redeveloping portions of lands along Route 17, which connects Hasbrouck Heights to Hackensack City. However, these projects, if and when they are built, will not significantly impact Hackensack.
3. Borough of Little Ferry: The Borough's 2017 Master Plan Reexamination Report recommends significant redevelopment along the waterfront which includes many vacant and under utilized properties south of Route 46 and east of Bergen Turnpike and Washington Avenue. This, however, will not significantly impact Hackensack.
4. Borough of Maywood: The Borough of Maywood's 2019 Master Plan Re-examination report recommends that redevelopment study should be undertaken for areas along the southwesterly side of the Borough that have access from Route 17. This, however, will not significantly impact Hackensack.
5. Borough of Paramus: The 2015 Master Plan Reexamination Report recommends that the Borough should evaluate for any areas in need of redevelopment within the Borough. However, this will not impact Hackensack.
6. Borough of River Edge: The 2020 Master Plan Reexamination Report identifies the Borough should review the zoning of the southerly portion of the Borough which borders Hackensack and to coordinate with Bergen County on minimizing congestion and improve the efficiency of roadways within this area. Furthermore the plan identifies several redevelopment areas within the vicinity of Hackensack. These redevelopment areas will not have a negative impact on Hackensack.

7. Borough of South Hackensack: The Borough prepared a Master Plan Reexamination report in 2008. The report identifies several areas of potential redevelopment. These potential redevelopment areas will not have a negative impact on Hackensack.
8. Borough of Teterboro: The 2016 Master Plan Reexamination Report recommends the use of redevelopment to spur economic development within the Borough.
9. Township of Teaneck: The 2017 Master Plan Reexamination Report recommends that the Township should evaluate changes in zoning for specific sites and identify issues for which further study and rezoning can support the Township.
10. Borough of Lodi: The Borough does not have any significant plans that would affect Hackensack.
11. Village of Ridgefield Park: Portions of the industrial area that abut the Hackensack boundary to the east are being redeveloped. As part of the riverside park system plan, a new bike path is proposed along the river. These improvements are consistent with the waterfront redevelopment projects that Hackensack and Bergen County are proposing.