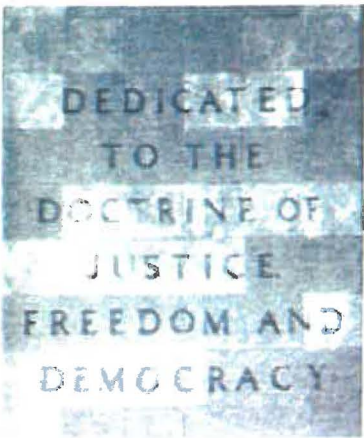




City of Hackensack 2001 Master Plan



Kasler Associates, PA
Community Planning & Development Consultants

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Kasler Associates P.A.

Community Planning & Development Consultants

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- Comprehensive Master Plans
- Environmental Planning
- Expert Testimony
- Geographic Information Services
- Housing Programs
- Site Plan & Subdivision Review
- Special Studies
- Zoning / Land Use Controls

CITY OF HACKENSACK YEAR 2001 MASTER PLAN

PREPARED FOR:

CITY OF HACKENSACK PLANNING BOARD

October 31, 2001

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**CITY OF HACKENSACK MASTER PLAN
BERGEN COUNTY, NEW JERSEY**

**The original document was appropriately signed and sealed on October 31, 2001 in
accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.**

**Malcolm Kasler, AICP, P.P.
Professional Planner #835**

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REGIONAL LOCATION

The City of Hackensack is located in the central portion of Bergen County and contains a land area of four (4) square miles. There are eleven (11) communities in the Bergen County that adjoin the City of Hackensack. These communities include the Boroughs of Little Ferry, Bogota, Hasbrouck Heights, Lodi, Maywood, Paramus, River Edge and Teterboro, the Townships of South Hackensack and Teaneck and the Village of Ridgefield Park.

The City of Hackensack is traversed by three (3) major highways which include Interstate Route 80 and New Jersey Routes 4 and 17. A number of County roadways connect the City with municipalities in all directions.

Regional Location Hackensack, New Jersey



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This map utilizes GIS technology.
For planning purposes only.
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EXISTING LAND USE

The analysis of Hackensack's present development pattern is one of the fundamental steps in formulating the master plan for the community. The analysis of existing land use identifies both the extent of development in the City as well as the amount and location of vacant land remaining in Hackensack. This data, combined with an analysis of environmental constraints of the community, enables a determination of development potential of the community. This data is also useful in evaluating alternatives for undeveloped property, redevelopment of property and the formulation of the land use plan element.

Hackensack has prepared a lot line base map to facilitate the land use inventory of the City. Field surveys, the City's tax records and the 1989 Master Plan were utilized to update the present land use inventory of Hackensack. A number of categories of land were created to encompass Hackensack's area of 4.0 square miles. The resulting distribution of present land use is shown in Table 1. An analysis is also provided with a similar land use survey that was prepared in 1973 and 1989. A brief summary of existing land use in the City is provided in the following sections of this report.

Land Development Patterns in Hackensack

The City of Hackensack occupies a total of slightly more than 4 square miles which is described as a diverse, predominantly developed community. This diversity is expressed in a variety of housing types which ranges from low density single-family homes, to garden apartments, mid-rise and high-rise apartment uses. The City also maintains an extensive base of business, commercial, industrial and institutional uses.

Hackensack serves as the County seat of Bergen County. This factor has led to the development of an extensive amount of commercial land uses, particularly office space and a commercial core in the "downtown" area. A total of almost 16 percent of Hackensack is devoted to business and commercial uses.

Large institutional uses such as the Bergen County Courthouse and administrative offices, the Hackensack University Medical Center, a portion of the Fairleigh Dickinson University Campus, more than two dozen houses of worship and The Record newspaper, all represent key indices of the significant role that the City plays in the region.

Industrial development, one of the more important job generators in the past has been changing for the last two and one-half decades as land has become more

valuable with changing economic conditions. There has been a substantial decline in the amount of industrial development in the City.

Vacant land continues to decline. In 1989, a total of 77 acres, representing approximately 3 percent of the total land area of Hackensack, was reported to be vacant. A decade later, in 1999, this total has declined to 61 acres or 2.3 percent of the City's total land area. This relatively small amount of vacant land represents the precursor of redevelopment in the community.

Residential Development

Residential land use accounts for more than one-third of the total area of Hackensack. The predominant land use is single-family detached homes. Almost 20 percent of Hackensack is occupied with single-family residences located along many attractive tree-lined streets. Single-family homes are primarily located in the western portion of the City. Other single-family residences are also located in the northern and central portions of Hackensack, as well as in mixed neighborhoods of the City.

Two, three and four-family residences are scattered throughout the City. Two-family uses are primarily concentrated in the central and southeastern portion of Hackensack. Three and four-family residences, primarily older dwellings, are located on scattered sites throughout Hackensack. A total of 132 acres of land are developed with these uses, representing approximately 5.1 percent of the land area.

Another major residential land use in Hackensack are garden apartments occupying 107 acres of land or 4.1 percent of the community. This land use classification includes multiple-family dwellings 2 or 3 stories in height. The land use survey identifies six major concentrations of development including:

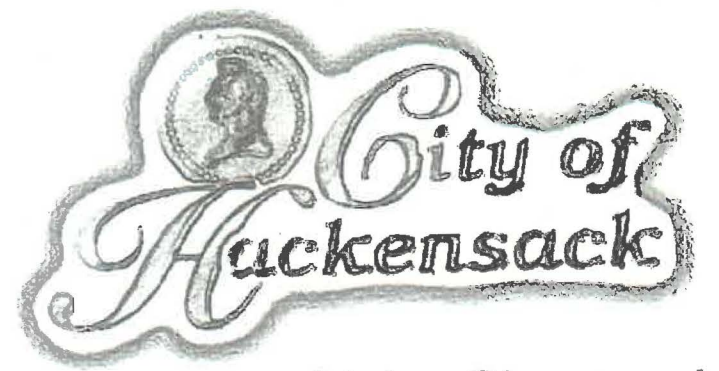
- The northern portion of Main Street, near River Edge.
- The north central portion of Hackensack in the Clinton Place-Linden Street area;
- The Esplanade area from Passaic Street to Club Way;
- The Cambridge Terrace, Arcadia Road, Berkshire Place and Tracy Place area;
- The Polifly Road-First Street general area;
- The southerly portion of the Hudson Street area; and
- Limited developments throughout the City.

Mid-rise apartments are described as multiple-family housing that range from 4 to 8 stories in height. Mid-rise buildings include a number of older 4 and 5 story apartment buildings constructed during the 1920's as well as many newer buildings developed after World War II. Mid-rise apartments occupy 54 acres and are concentrated principally in the following locations:

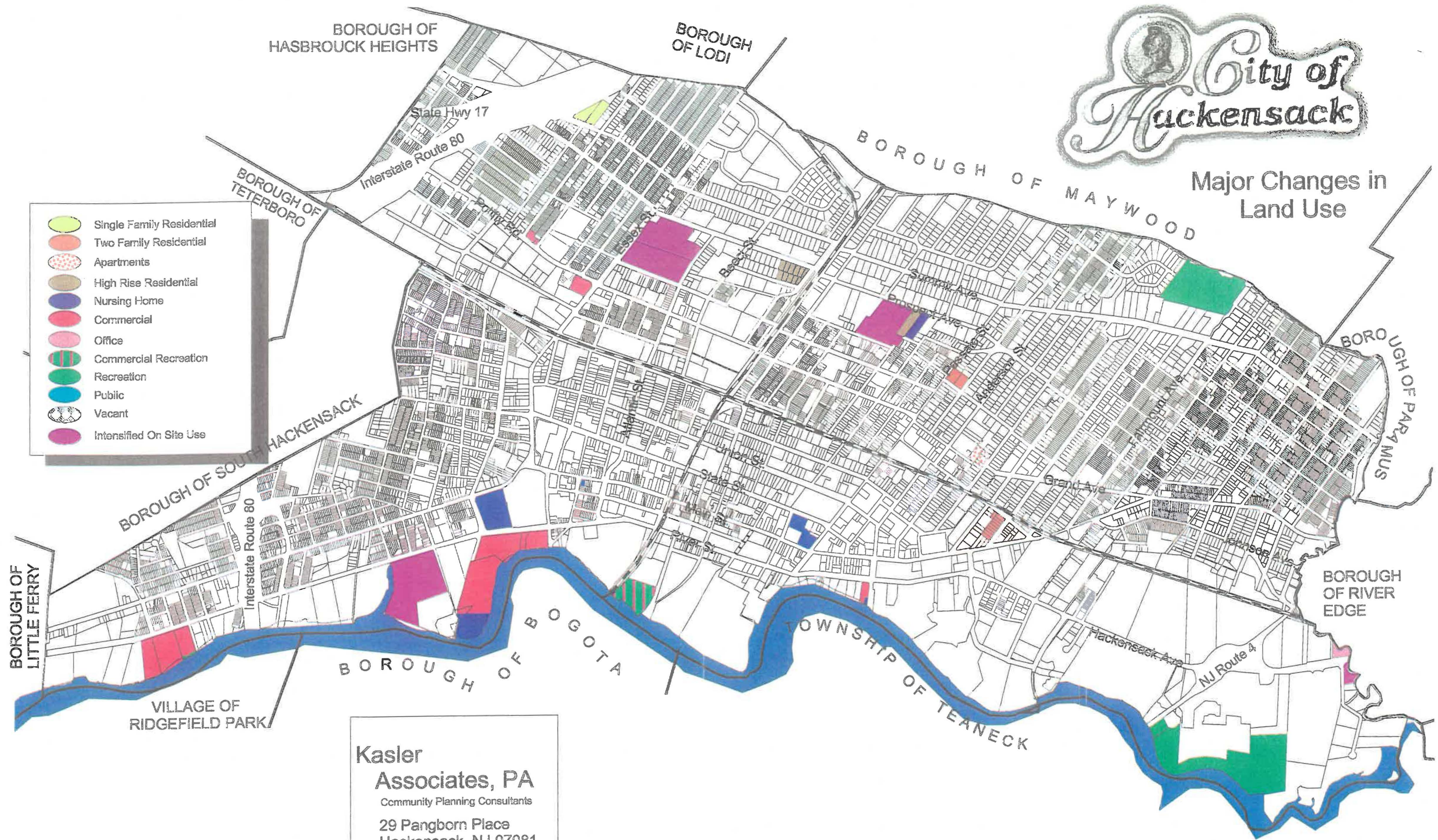
TABLE 1
EXISTING LAND USE, CITY OF HACKENSACK, NEW JERSEY, 1999

<u>Land Use</u>	<u>Area (In Acres)</u>	<u>Percent of Total</u>
RESIDENTIAL	863	33.4
Single-Family	(508)	
Two-Four Family	(132)	
Garden Apartment	(107)	
Mid-Rise Apartment	(54)	
High-Rise Apartment	(30)	
Senior Citizen/Nursing home	(5)	
Mixed residential	(27)	
BUSINESS	409	15.9
Retail/Service	(180)	
General Business	(108)	
Office	(109)	
Mixed Uses	(12)	
INDUSTRIAL	166	6.4
Light Industrial	(132)	
General Industrial	(18)	
Newspaper	(16)	
PUBLIC	253	9.8
City of Hackensack	144	
Schools	(44)	
Recreation/Open Space	(82)	
City Facilities	(18)	
Bergen County	108	
Schools	(25)	
County Court House, Jail Others	(43)	
Recreation/Open Space	(40)	
Post Office/Social Security	1	
SEMI-PUBLIC	135	5.2
Churches and Synagogues	(24)	
Cemeteries	(64)	
Fairleigh Dickinson University	(19)	
Hackensack University Medical Center	(21)	
Social, Fraternal and Charitable	(7)	
STREETS AND HIGHWAYS	539	20.9
RAILROADS	39	1.5
UTILITIES	<u>15</u>	<u>0.6</u>
TOTAL DEVELOPED LAND	2,419	93.7
VACANT LAND	61	2.3
WATER BODIES	<u>104</u>	<u>4.0</u>
TOTAL UNDEVELOPED LANDS	165	6.3
TOTAL AREA OF HACKENSACK	2,584	100.0

Source: City of Hackensack Tax Records
1989 Hackensack Master Plan



Major Changes in Land Use



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1"=1300'



- The northerly portion of Main Street and Johnson Avenue,
- The Anderson Street corridor extending from Union Street to Prospect Avenue,
- The southerly portion of Grand Avenue
- The Park Street area, near Clay Street;
- The Prospect Avenue corridor from Passaic Street to Atlantic Street
- Portions of Polifly Road; and
- The Pleasantview Avenue area.

Mid-rise apartments are not located in the southeasterly quarter of the City, due, in general, to very small existing lot sizes which, in general, are not suitable for mid-rise apartment construction.

High-rise apartment use is described as multi-family development nine stories or more in height. High-rise development totals 30 acres and is almost exclusively limited to development along Prospect Avenue, Overlook Avenue, Comet Way and Third Street. The only property that exceed nine stories that is not located in this area is the Widnall Towers on First Street.

Mixed residential uses occupy 27 acres of land representing slightly more than 1 percent of the City's land area. These uses include business and residential uses and residential and office uses on the same property. Mixed uses are generally scattered throughout Hackensack, generally limited to some of the older areas of the community.

Business Uses

Business development in Hackensack is divided into four categories- retail and service uses, general business uses, offices and mixed uses. Business uses collectively occupy 409 acres of land , representing 15.9 percent of the City. Retail and service uses account for almost 7 percent of all commercial development while general business uses and office development each account for approximately 4.2 percent respectively of all business uses.

Retail and service uses are identified in six general locations. The first area is related to development along Route 4 including the Riverside Square Shopping Center and the Bradlees shopping Center. The second major concentration of retail development includes the River Street-Hackensack Avenue area consisting of Sears Roebuck and the present Target store. Retail and service uses are also located along Main Street from Atlantic to Anderson Streets, and along River Street including Costco and Pep Boys developments.

Neighborhood type retail and service uses are located in the area of Anderson and Linden Streets, along the upper section of Main Street, between Fairmount and Catalpa Avenues, and the westerly portions of Essex and Passaic Streets.

General business uses occupy 108 acres of land totalling 4.2 percent of the City's general land area. These include such uses as gas stations, car washes, new and used automobile sales, tire sales, automobile repair establishments and other similar non-convenience type business uses.

These uses are concentrated along River Street throughout its entire length and portions of Hackensack Avenue. There is also evidence of a variety of such uses at the perimeter of certain residential neighborhoods. Such uses are located along East Railroad Avenue, portions of First and Second Street and areas of southeast Hackensack.

Office uses constitute the third major business category in Hackensack. Major office concentrations include the Continental Towers complex along Hackensack Avenue, north of Route 4, the Court Plaza office complex along Main and Essex Streets and the University Plaza office building complex located on the east side of Hackensack Avenue. Office uses also include an extensive amount of new construction and rehabilitation along southern Main, State, Hudson and Essex Street, particularly in the vicinity of the Court House complex. The new County office complex has recently been completed.

Additional development of new office buildings and conversions to office buildings have occurred along Summit Avenue between Essex and Beech Streets and in areas in close proximity to the Hackensack University Medical Center as well as the Hospital site itself.

Other areas of office development include areas along the upper sections of Main Street and the lower portions of Passaic and Anderson Streets.

Industrial Development

Industrially developed lands occupy 166 acres or 6.4 percent of the total area of the City. Almost all industrial development in the City is categorized as light industrial uses which constitute light manufacturing, distribution and storage facilities. These uses are located along River Street, generally south of East Kansas Street, along Lodi, Kenneth and South Newman Streets, along portions of East Railroad Avenue and areas generally east of Johnson Avenue in the vicinity of Orchard and Oak Streets.

Public Land Uses

Public land uses in the City serve the citizens and business community of Hackensack. Collectively, the City of Hackensack utilizes approximately 144 acres of land for its public schools, park and recreation facilities, police and fire fighting services, the department of public works, libraries and the City Hall.

Bergen County maintains the Court House Complex, a County jail, a vocational high school, a portion of Bergen County's Community College, Borg's Woods and a 27 acre County Park and other related facilities.

Collectively, 253 acres of land representing almost 10 percent of the City are utilized for public purposes.

There are six public schools in Hackensack that occupy 44 acres of land which include the Hackensack High School, the Middle School, and four elementary schools including the Fairmount, the Nellie K. Parker, the Fanny Hillers and the Jackson Avenue Schools.

There are fifteen municipal park and recreational facilities in Hackensack totalling 82 acres of land. The two largest facilities include the Foschini Memorial Park and Johnson Park. Additional parks and playground areas include Anderson Street Park, Baldwin Park, Carver Park, Columbus Park, the Esplanade, Fairmount Memorial Park, the Mellone-Mariniello Recreation Center, Rowland Avenue Park, Second Ward Park, Staib Park, The Green and the Union Street Park.

In addition to school and recreational facilities, there are approximately 18 acres of land utilized by the City for its fire stations, City Hall complex including police and fire fighting facilities, library facilities, and the Department of Public Works facilities.

Semi-Public Uses

This land use category consists of a variety of institutional types of uses including cemeteries, religious institutions, nursing homes, hospitals, charitable institutions, and social and fraternal organizations. Semi-public uses total 135 acres of land or 5.2 percent of the land area of the City.

Cemeteries are the largest land use of this category occupying 64 acres of land. These include St. Joseph's and the Hackensack Cemeteries on the west side of Hackensack Avenue, the Maple Grove Park Cemetery on Hudson Street in the southern portion of Hackensack and several small cemeteries.

The Hackensack University Medical Center complex bounded by Prospect Avenue, Atlantic, Second and Essex Streets, occupies approximately 21 acres of land.

Fairleigh Dickinson University also maintains a portion of its campus function in Hackensack. The 19 acre portion of the campus is located on University Plaza Drive.

Hackensack is also the home of more than two dozen religious facilities serving a variety of religious beliefs.

Streets and Highways

The second largest land use in Hackensack constitutes its streets and highways. The 78.5 miles of roadway in the community includes 1.3 miles of Interstate Route 80, 1.1 miles of State Highways 4 and 17, 16.0 miles of county roadways and 60 miles of local streets which collectively occupy 539 acres or 20.9 percent of the total land area of Hackensack.

Railroads

The City is divided by two railroads. The New Jersey Transit, Pascack Valley Line, is a commuter railroad that has stops at Anderson and Essex Streets. A stop is also provided in River Edge just north of Route 4. The railroad extends in a north-south direction. The second line, the New York Susquehanna and Western Railroad, is a freight line that extend in an east-west direction. Collectively, the two rail lines occupy 39 acres of land. There has been considerable discussion concerning reactivation of the Susquehanna rail line into an active passenger line.

Utilities

Public utilities total 15 acres of land which consist of lands of Public Service Electric and Gas Company, the Hackensack Water Company on Hackensack and Temple Avenues, and radio transmission towers located east of Commerce Way. These towers are no longer in use.

Water Areas

The entire easterly perimeter of Hackensack is bounded by the Hackensack River. A portion of the northerly and westerly boundary is defined by Cole's Brook. A total of 104 acres or 4.0 percent of the total area of the City consists of water areas.

Trends in Land Use, City of Hackensack 1973, 1989 and 1990

Data from previous master plans for the City of Hackensack in 1973 and 1989, coupled with the present land use studies indicate certain trends in land use during the past quarter of a century.

As noted in Table 2, there are a number of variables that do not change substantially in a built-up community such as Hackensack. These include streets and highways, railroads, utilities and bodies of water.

These areas total approximately 700 acres or approximately 27.0 percent of Hackensack's total land area, which, with few exceptions, represents the City's ongoing physical infrastructure.

The balance of the City's land use, some 1,887 acres, tend to change and modify itself somewhat through the last 26 years. As noted in Table 2, these principal changes are noted as follows:

- There has been a substantial amount of residential development on Prospect and Overlook Avenues.
- In 1973, there were approximately 865 acres of residentially developed lands and in 1999, that total declined by 2 acres to 863 acres. Of course, the 2 acres represents a net condition of some of many individual developments within established residential neighborhoods.
- Business and commercial land uses increased by approximately 74 acres of land, representing a 22 percent increase during the last quarter century. These increases include the construction of several office building complexes, the conversion of certain uses to office space and the expansion of the Bradlees Shopping Center along Hackensack Avenue and the construction of the Riverfront Shopping Center on South River Street.
- Industrial land uses have undergone the greatest decline of all land uses in Hackensack, reflecting the changing role of these facilities not only in New Jersey but throughout the northeastern portion of the United States. In 1973, 284 acres of industrial land uses were utilized. In 1999, industrial uses totalled 166 acres, a 41.5 percent decline.
- Public land use has increased from 184 to 253 acres, an increase of 69 acres. The largest proportion of this increase has been due to Bergen County, with the acquisition of Borg's Woods and the County Park east of Riverside Square.

These County facilities add more than 40 acres of County parkland to Hackensack's open space inventory.

- Semi-public uses includes cemeteries, churches and synagogues, Fairleigh Dickinson University, the Hackensack University Medical Center and various charitable and social organizations, which have increased from 92 acres of land to 135 acres. This is reflective of the growth of the City and its divergent population as well as the growing influence of Hackensack University Medical Center as a major Statewide medical facility.

As a result of the growth taking place in Hackensack in residential, commercial, public and semi-public uses, it is not surprising that vacant land has substantively decreased. In 1973, there were slightly more than 100 acres of vacant land representing almost four percent of Hackensack's total area. Today, there are only 61 acres of vacant land in the community- representing about 2.3 percent of the total area of Hackensack.

Statistically, this very small percentage of vacant land in the community is representative of the changing role that redevelopment will play in the future.

TABLE 2
TRENDS IN LAND USE
CITY OF HACKENSACK
1973, 1989, AND 1999

LAND USE	(AREA IN ACRES)			
	1973	1989	1999	Change (1973-1999)
Residential	865	863	863	-2
Business	335	383	409	74
Industrial	284	194	166	-118
Public	184	210	253	69
Semi-Public	92	135	135	43
Vacant Land	<u>102</u>	<u>77</u>	<u>61</u>	<u>-41</u>
Sub-Total	1,862	1,862	1,887	25
Infrastructure Lands				
Streets/Highways	540	540	539	-1
Railroads	39	39	39	0
Utilities	15	15	15	0
Water	<u>104</u>	<u>104</u>	<u>104</u>	<u>0</u>
Sub-Total	<u>698</u>	<u>698</u>	<u>697</u>	<u>-1</u>
Total	2,560	2,560	2,584	24

Sources: Land Use Survey, 1999
Kasler Associates, P.A.
Hackensack Master Plan, 1990

ENVIRONMENTAL FEATURES

Protection of environmental resources requires more than just regulatory controls. It is necessary to establish proactive planning techniques to be implemented at all levels of government not only to address existing harmful threats but also to guide future development activities to be compatible with the protection of these resources.

Environmental resources include such items as critical slope areas, wetlands and flood prone areas. To better coordinate the planning of these areas, several of these environmental resource features have been identified and delineated.

TOPOGRAPHY

Land elevations in the City of Hackensack range from 2-12 feet above sea level to a maximum of 130 feet in the southwesterly portion of the City. This diversity in terrain represents one of Hackensack's greatest assets, for one is afforded the opportunity to view the Hackensack River at one level and well as the skyline of Manhattan.

Portions of the City contain slopes that exceed fifteen (15) percent grade, which are classified as steep slopes. Steep slopes exist along the ridgeline which extends through Hackensack in a north to south orientation. Summit Avenue is situated atop this ridgeline. The ridgeline rises to elevations of approximately 90 feet above sea level with high points of 130 feet attained in the vicinity of the Hillers School and the Church of the Heights, situated in the southwesterly portion of Hackensack.

FLOOD PRONE AREAS

The City of Hackensack is bounded on the east by the Hackensack River. The River originates in the southwesterly portion of Rockland County, New York and flows in a southerly direction to meet Newark Bay. The River, in addition to serving an important community amenity, presents certain limitations to development due to potential flooding. This portion of the Hackensack River is tidal in nature. Flooding conditions occur not only from extensive rainfall but also is affected by the tidal action of the River.

The Coles Brook which forms the City's northerly and westerly boundaries also poses limitations due to potential flooding. Coles Brook has the potential to flood a developed area roughly bounded by the Pascack Valley Railroad line and Johnson Avenue, situated in the northerly portion of the City.

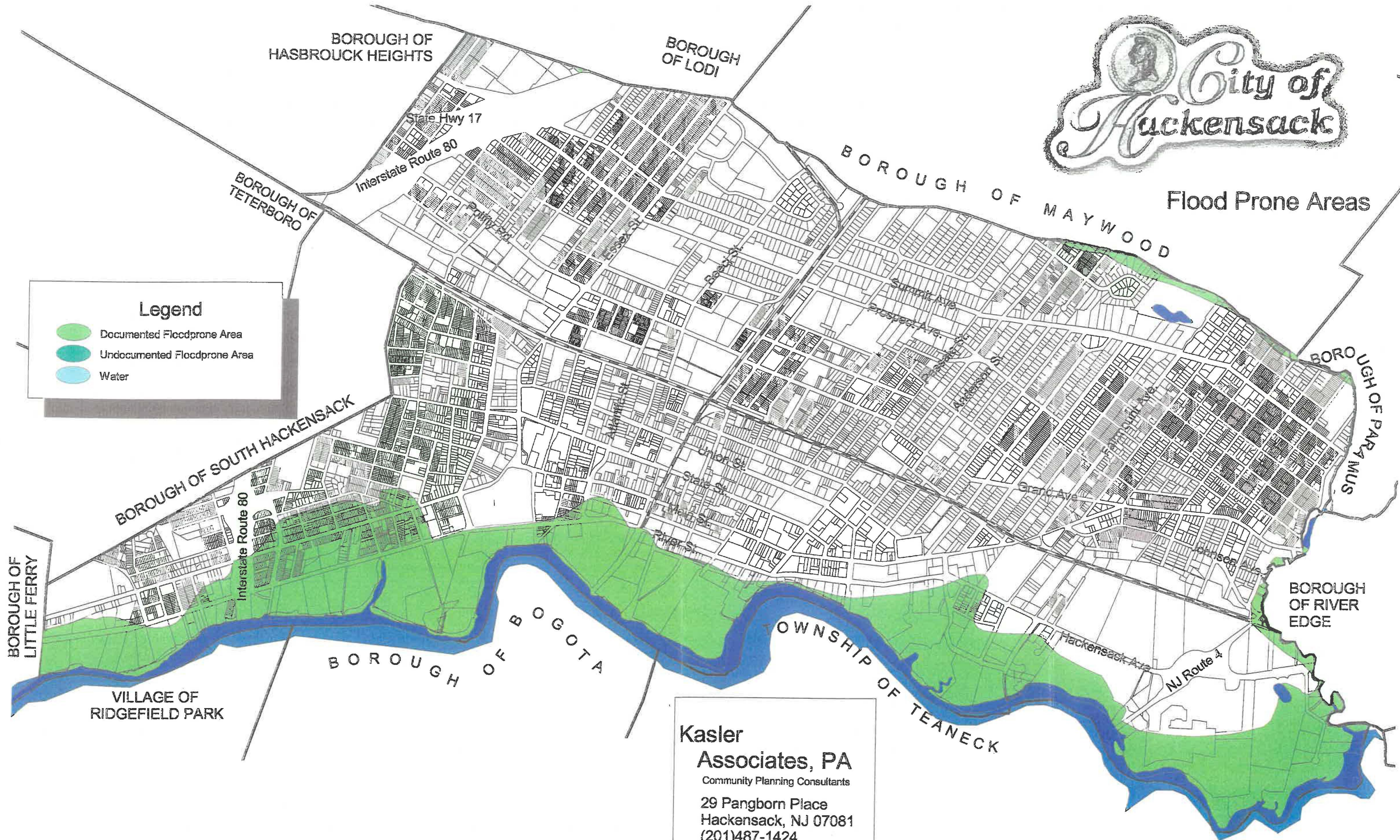
Floods pose serious threats to life and property, affecting not only abutting property owners, but down-stream neighbors as well. As development occurs in up-stream areas, land in flood plains may be filled, thereby diminishing the capacity to store flood waters. This diminished capacity means that the downstream areas may be subject to increased volumes of water causing additional flooding. It is for this reason that flood prone areas are included as part of this report.

The areas along the Hackensack River and Coles Brook that are subject to flooding conditions are delineated on the NJDEP maps. The limits of the flood prone areas are based on the 100-year flood, which is defined as the storm of maximum intensity which would statistically be expected one percent of the time. Its limits are generally determined using watershed areas, topography, the impact of physical improvements such as bridges and culverts and in some cases previously known flood levels.

The flood prone areas corresponding to the Hackensack River and Coles Brook are depicted on the Flood Prone Area Map. In total, approximately 458 acres of land in Hackensack are located within the designated flood prone area.



Flood Prone Areas



Legend

- Documented Floodprone Area
- Undocumented Floodprone Area
- Water

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WETLAND AREAS

Wetlands, until recently, were considered wastelands, primarily suitable for drainage, fill and subsequent development. The importance of fresh water wetlands in the maintenance of environmental quality through flood control, groundwater protection, pollution filtration and ecological productivity has been recognized by both the Federal and State governments.

Several years ago, the NJDEP undertook a survey of wetlands throughout New Jersey. Today, the NJDEP wetlands map provides the most comprehensive inventory of wetland areas for all municipalities in the State of New Jersey.

The Fish and Wildlife Service in the U.S. Department of the Interior has defined wetlands as follows:

"In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil.

"Wetlands are transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water at some time during the growing season of each year".

In general, there are four (4) types of wetland and water areas in the City of Hackensack. These types are classified as follows:

- Deciduous Wooded Wetlands
- Herbaceous Wetlands
- Streams and Canals
- Tidal Waters

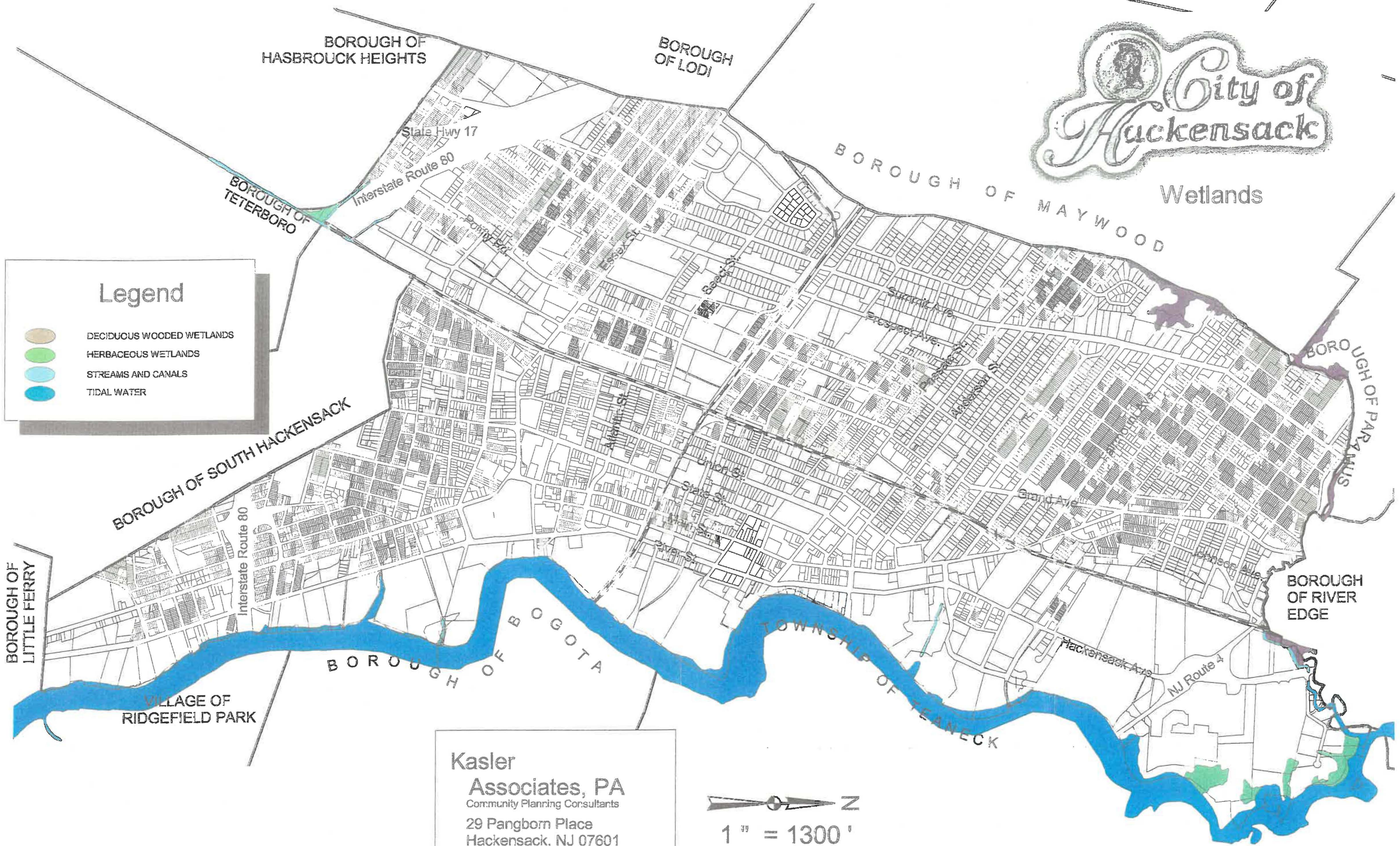
Herbaceous wetlands are limited to the northeastern corner of Hackensack including portions of County parkland. Deciduous wooded wetlands are primarily located in the northwestern portion of the City including portions of Borg's Woods and along Coles Brook. In total, there is an estimated 29 acres of wetland areas in the City.



Wetlands

Legend

- DECIDUOUS WOODED WETLANDS
- HERBACEOUS WETLANDS
- STREAMS AND CANALS
- TIDAL WATER



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1" = 1300'

This map utilizes GIS technology.
For planning purposes only.
Not intended for engineering applications.

1"=1300'



SURFACE WATER QUALITY

The waters of the Hackensack River and its tributaries flow in a southerly direction to meet the Newark Bay. The New Jersey Department of Environmental Protection, Division of Water Resources has published a water classification system for surface waters within designated water basins.

The Hackensack River and tributaries from the Oradell Reservoir to the confluence with Overpeck Creek are classified as SEI waterways. The designated uses of SEI Waters are noted as follows:

1. Shellfish harvesting in accordance with N.J.A.C. 7:12;
2. Maintenance, migration and propagation of the natural and established biota;
3. Primary and secondary contact recreation;
4. Any other reasonable uses.

VACANT LAND IMPACTED BY CRITICAL AREAS

The analysis of existing land use has identified a total of 61 acres of the vacant land in Hackensack. The environmental features map indicates that the major limitations for development exists along the Hackensack River and to a lesser extent along Coles Brook.

POPULATION

Hackensack has grown from a small community of 9,443 persons at the turn of the century to a city of more than 42,677 people in 2000. During the first half of the twentieth century, the city's population increased at a rapid rate. The most substantial population growth occurred between 1900 and 1910 as the City experienced a 48.8 increase in population. This rapid growth continued through the 1930's.

Following World War II, the city's population continued to grow, but at a somewhat slower pace. Between 1950-1960, the city's population increased by 1,302 persons, representing a 4.5 percent increase. Between 1960-1970, however, the growth rate increased by 17.9 percent. During the 1970-1980 decade the census reported a slight increase of 0.1 percent. By 1990, the City's population stood at 37,049 persons and in the year 2000, the City indicated a population of 42,677 people, a 15.2 percent increase.

As of the year 2000, Hackensack is the most populated municipality in Bergen County.

TABLE 3
HISTORIC POPULATION TRENDS
CITY OF HACKENSACK
1900-1990

<u>Year</u>	<u>Population</u>	<u>Numerical Change</u>	<u>Percent Change</u>
1900	9,443	---	---
1910	14,050	4,607	48.8
1920	17,667	3,617	25.7
1930	24,568	6,901	39.1
1940	26,279	1,711	6.9
1950	29,219	2,940	11.2
1960	30,521	1,302	4.5
1970	36,008	5,487	17.8
1980	36,039	31	0.1
1990	37,049	1,010	2.8
2000	42,677	5,628	15.2

Source: U.S. Census of Population
Calculations: Kasler Associates, P.A.

BIRTHS AND DEATHS

The number of births and deaths in a community is one component in determining the natural increase or decrease in the overall size of the community. The number of births and deaths is also an important element for community facilities and services, particularly the school system.

As noted in Table 4, the number of births and deaths are listed from 1970 to 1996. The number of births in 1979 declined to a low of 442 births. During the 1980's a modest increase in the birth rate took place. A peak of 500 births occurred in 1981 and 1982. In 1980, a total of approximately 13.9 births per 1,000 residents was recorded. During the late 1980's and early 1990's, births increased to a high of 680 in 1989 and 642 in 1991.

The number of deaths in Hackensack is also noted in Table 4. The number of deaths fluctuates from year to year ranging from a high of 419 in 1976 to a low of 326 in 1992.

During the twenty-seven year period, the City averaged approximately 547 births and 375 deaths annually.

TABLE 4
BIRTHS AND DEATHS
CITY OF HACKENSACK
1970-1996

<u>YEAR</u>	<u>BIRTHS</u>	<u>DEATHS</u>
1970	764	371
1971	626	413
1972	587	400
1973	490	389
1974	537	369
1975	464	376
1976	474	419
1977	479	401
1978	477	373
1979	442	384
1980	485	348
1981	500	387
1982	500	398
1983	461	387
1984	487	396
1985	438	346
1986	443	361
1987	511	364
1988	526	393
1989	680	351
1990	580	342
1991	642	353
1992	649	326
1993	648	355
1994	664	378
1995	612	385
1996	<u>614</u>	<u>369</u>
Total	14,780	10,134

Source: New Jersey Department of Health, New Jersey Health Statistics
City of Hackensack Health Department
Bergen County Office of Planning and Economic Development

COMPONENTS OF POPULATION CHANGE

Change in community population is directly related to two components: natural increase or decrease and net migration into or out of the community.

NATURAL INCREASE

The number of births and deaths in a community contributes to the fluctuation of total population size in a community. The birth and death statistics indicate the City experienced a natural population increase of 4,646 persons between 1970 and 1996. Therefore, without net migration the City's population would have increased by 4,646 persons over the 1970 level.

MIGRATION

Net migration indicates the number of people moving into or out from a given area. Between 1980 and 1990, the City of Hackensack experienced a population increase of 938 people due to births exceeding deaths. Since population increase totalled 1,010 persons, this represents a net in-migration of 72 persons between 1980 and 1990.

AGE AND SEX CHARACTERISTICS

Data concerning the characteristics of the City's population by age and sex is presented in Table 5. The 1990 Census data indicates that 50.7 percent of the community's population is female and 49.3 percent is male. However, the number of males exceed the number of females in the age categories of 0-44 years.

The median age for men is 33.7 years and 37.2 years for women. Overall the median age of the City is 35.6 years, which generally corresponds with the Bergen County average.

A total of 5,308 persons were aged 65 and older in 1990. This represents 14.33 percent of the total population of the City. In 1980, 12.9 percent of the community was 65 years and older. Persons aged 65 years and older increased by 869 persons from 1980 to 1990. Statistically, the senior citizen age group is one of the fastest growing population segments in the City.

RACIAL COMPOSITION

The City's population is racially and ethnically diverse. The data indicates that 66.4 percent of the population is white and 24.8 percent is black. There is also a variety of persons of Asian background totalling 3.7 percent. A comparison with the 1980 population is presented in Table 6.

TABLE 5
POPULATION, AGE AND SEX CHARACTERISTICS
CITY OF HACKENSACK
1980-1990

Age Group	1980			1990		
	Male	Female	Total	Male	Female	Total
Under 5	911	855	1,766	1,088	980	2,068
5-9	869	786	1,655	765	724	1,489
10-14	1,034	913	1,947	760	638	1,398
15-19	1,148	1,148	2,296	886	779	1,665
20-24	1,544	1,744	3,288	1,561	1,385	2,946
25-29	2,240	2,153	4,393	2,403	2,300	4,703
30-34	1,887	1,693	3,580	2,289	1,927	4,216
35-44	2,139	2,113	4,252	3,061	2,928	5,989
45-54	1,787	1,974	3,761	1,935	2,040	3,975
55-59	1,054	1,149	2,203	799	823	1,622
60-64	827	1,132	1,959	719	951	1,670
65-74	1,206	1,721	2,927	1,256	1,696	2,952
75-84	509	1,062	1,571	620	1,205	1,825
85 and over	<u>102</u>	<u>339</u>	<u>441</u>	<u>131</u>	<u>400</u>	<u>531</u>
Total	17,257	18,782	36,039	18,273	18,776	37,049
Median	32.3	35.5	33.7	33.7	37.2	35.6

Source: U.S. Census of Population 1980, 1990.
Calculations: Kasler Associates, P.A.

TABLE 6
POPULATION CHARACTERISTICS BY RACE
CITY OF HACKENSACK
1980-1990

RACE	1980		1990	
	NUMBER	PERCENT	NUMBER	PERCENT
White	26,730	74.2	24,585	66.4
Black	7,497	20.8	9,176	24.8
American Indian	48	0.1	86	0.2
Asian or Pacific Islander	604	1.7	1,358	3.7
Japanese	(118)	(0.3)	(104)	(0.3)
Chinese	(88)	(0.2)	(202)	(0.3)
Filipino	(115)	(0.3)	(464)	(1.3)
Korean	(58)	(0.2)	(464)	(1.3)
Asian Indian	(202)	(0.6)	(307)	(0.8)
Other Asian	(23)	(0.1)	(133)	(0.4)
Other	<u>1,160</u>	<u>3.2</u>	<u>1,844</u>	<u>5.0</u>
Total	36,039	100.0	37,049	100.0

Source: U.S. Census of Population, 1980-1990
Calculations: Kasler Associates, P.A.

ETHNIC ORIGIN

The United States Census classifies persons of Spanish Origin as an ethnic characteristic rather than a racial one. Table 7 contains 1990 Census data pertaining to persons of Spanish origin in the City of Hackensack. The information indicates that approximately 15 percent of Hackensack's total population is of Spanish origin.

The data indicates that almost 85 percent of the City's persons are not of Spanish origin. A total of 0.2 percent are of Mexican background and 0.8 of Cuban background. Other Spanish origin families total 11.7 percent.

During the decade of the 1980's, the City's Spanish origin population has increased from 10.4 percent to 15.1 percent of the total City population.

TABLE 7
 PERSONS OF SPANISH ORIGIN
 CITY OF HACKENSACK
 1980, 1990

	1980		1990	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Not of Spanish Origin	32,298	89.6	31,445	84.9
Mexican	75	0.2	91	0.2
Puerto Rican	571	1.6	881	2.4
Cuban	202	0.6	301	0.8
Other Spanish	<u>2,893</u>	<u>8.0</u>	<u>4,321</u>	<u>11.7</u>
Total	36,039	100.0	37,049	100.0

Source: U.S. Census of Population, 1980,1990
 Calculations: Kasler Associates, P.A.

HOUSEHOLD INCOME

Table 8 indicates that the Hackensack median household income in 1989 stood at \$38,976 representing a 116.5 percent increase from the \$18,001 reported in 1979. The mean household income in 1989 was reported to be \$44,814, a 109.6 percent increase over that reported in 1979. Scan US reports that the median household income in 1997 was \$44,509 and the average household income was \$53,489.

NUMBER OF PERSONS PER HOUSEHOLD

Table 9 represents the number of households and the average number of persons per household. Reflecting a Countywide and Statewide pattern of decreasing household size, the City of Hackensack has experienced similar patterns of diminishing household size, ranging from 3.34 persons per household in 1950 to 2.16 persons per household in 1990.

HOUSEHOLD SIZE

Table 10 presents an analysis of the number of persons per household for the year 1990. It indicates a total of 11,728 households consist of one or two persons. This represents 71.2 percent of the total 16,464 householders in the City during 1990. The number of households consisting of six and seven + persons totalled 473, representing only 2.8 percent of the total number of householders in the City.

TABLE 8
HOUSEHOLD INCOME
CITY OF HACKENSACK
1979-1989

Income Category	1979 Households		1989 Households	
	Number	Percent	Number	Percent
Less than \$5,000	1,673	10.7	517	3.2
\$5,000-\$9,999	2,294	14.7	1,208	7.3
\$10,000-\$14,999	2,382	15.2	950	5.8
\$15,000-\$24,999	4,389	28.4	2,406	14.6
\$25,000-\$34,999	2,607	16.5	2,381	14.4
\$35,000-\$49,999	1,478	9.3	3,195	19.4
\$50,000-\$74,999	652	4.1	3,567	21.5
\$75,000-\$150,000 or more	<u>165</u>	<u>1.1</u>	<u>2,257</u>	<u>13.7</u>
Total	15,640	100.0	16,487	100.0
Median Household Income	\$18,000		\$38,976	
Mean Household Income	\$21,379		\$44,814	
Bergen County				
Median Household Income			\$49,249	
Mean Household Income			\$57,640	

Source: U.S. Census of Population, 1980 and 1990

TABLE 9
PERSONS PER HOUSEHOLD
CITY OF HACKENSACK, 1990

<u>Year</u>	<u>Total Households</u>	<u>Persons Per Household</u>
1950	8,365	3.34
1960	9,957	3.00
1970	13,547	2.61
1980	15,827	2.23
1990	16,464	2.16

Source: U.S. Census of Population, 1990

TABLE 10
HOUSEHOLD TYPE AND SIZE
CITY OF HACKENSACK
1990

<u>Number of Persons Per Household</u>	<u>Number</u>	<u>Percent of Total</u>
One	6,538	39.7
Two	5,190	31.5
Three	2,198	13.7
Four	1,412	8.6
Five	653	4.0
Six	272	1.6
Seven or More	<u>201</u>	<u>1.2</u>
Total	16,464	100.0

Source: U.S. Census of Population, 1990
Calculations: Kasler Associates, P.A.

HACKENSACK'S HOUSING ELEMENT

The objective of the Hackensack Housing Element is to satisfy the provisions of N.J.S. 40:55D-28(c) which mandates that every municipality in New Jersey prepare "... a housing plan element pursuant to Section 10 of P.L. 1985, c.222 (c.52-27D-310) including but not limited to residential standards and proposals for the construction and improvement of housing."

The Housing Element is divided into six subsections including the following:

1. Community Overview and Summary
2. Inventory of Municipal Housing Stock
3. Projection of Municipal Housing Stock
4. Population Analysis
5. Employment Characteristics and Trends
6. Determination of Community's Fair Share Housing Need.

COMMUNITY OVERVIEW AND SUMMARY

The City of Hackensack is located in the central portion of Bergen County and adjoins eleven communities. These communities include the Village of Ridgefield Park, and the Boroughs of Bogota and the Township of Teaneck to the east, the Boroughs of Lodi and Maywood to the west, the Boroughs of Paramus, River Edge and New Milford to the north and the Boroughs of Hasbrouck Heights, Teterboro and the Township of South Hackensack to the south.

Hackensack has grown from a small community of 9,443 persons at the turn of the century to a city of 42,677 people in 2000. During the first half of the twentieth century, the city's population increased at a rapid rate. The most substantial population growth occurred between 1900 and 1910 as the City experienced a 48.8 increase in population. This rapid growth continued through the 1930's.

Following World War II, the city's population continued to grow, but at a somewhat slower pace. Between 1950-1960, the city's population increased by 1,302 persons, representing a 4.5 percent increase. Between 1960-1970, however, the growth rate increased by 17.9 percent. During the 1970-1980 decade the census reported a slight increase of 0.1 percent. By 2000, the City's population stood at 42,677 persons.

The New Jersey State Development and Redevelopment Plan, adopted by the State Planning Commission, places the City in Planning Area 1- the Metropolitan Planning Area. The Fair Share Housing Act and the State Planning Act, both enacted in 1985, indicate a strong relationship between COAH and the State Planning Commission.

The State Development and Redevelopment Plan indicates that:

...the Fair Housing Act only requires adjustments to the fair share housing obligations to be made based upon the same growth management considerations that are the legal foundation of the Goals of the State Plan, but it also specifically requires the Council to rely on the planning designations of the State Plan.

The interrelationship between the State Development and Redevelopment Plan and COAH is noted as follows:

Housing

The essential development of the Statewide Policies for Housing is to preserve and expand the supply of safe, decent and reasonably priced housing by increasing residential land availability, improving access between jobs and housing, eliminating unnecessary regulatory delays and coordinating the provisions of public infrastructure with housing development, while also promoting low - and moderate income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.

INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the Housing Element of the City of Hackensack provides an inventory of the community's housing stock including:

- a.) Number of Year-Round and Seasonal Housing Units
- b.) Housing Age
- c.) Housing Condition
- d.) Purchase and Rental Value
- e.) Occupancy Characteristics and Type
- f.) Substandard Units Capable of Being Rehabilitated

Number of Year-Round and Seasonal Housing Units Housing Units

The United States Census in 1990 reported there were a total of 17,705 housing units. Of these total units, 38 units were reported to be for seasonal, occasional or recreational use. Of the total 17,705 housing units in the City, 1,241 were reported as vacant and the balance, 16,464 units, were occupied. This represents a residential vacancy rate of approximately 7.5 percent, which is slightly higher than the 7.0 percent residential vacancy rate reported by the 1980 Census for the City. This data is presented in Table 11.

Of the 16,464 occupied dwelling units, 10,775 or 65.4 percent of all dwelling units, were renter-occupied and the balance, 5,689 were owner-occupied units.

From 1990-1998, building permits were issued for 299 units by the community. During the same time period, demolition permits for 54 dwelling units were issued. It is estimated that Hackensack's housing stock stood at 17,950 total housing units as of December 31, 1998.

TABLE 11
HOUSING CHARACTERISTICS
CITY OF HACKENSACK
1990-1998

1.	Total Housing Units, 1990	17,705
2.	Total Vacant Units, 1990	1,241
3.	Total Occupied Housing Units, 1990	16,464
	Owner-Occupied	5,689
	Renter-Occupied	10,775
4.	Total Seasonal, Recreational or Occasional	38
5.	Number of Building Permits Issued (1990-1998)	299
6.	Number of Demolition Permits Issued (1990-1998)	<u>54</u>
7.	Estimated Number of Year-Round Housing Units, December 31, 1998.	17,950

Source: U.S. Census of Housing, 1990
Bergen County Office of Planning and Economic Development

Housing Age

Table 12 provides an analysis of the age of housing in Hackensack as reported in the 1990 Census. The data indicates that a majority of the City's housing stock in 1990 was 30 years or older. Almost 21 percent of all dwellings were constructed prior to 1939. An additional 24 percent of the housing was constructed between 1940 and 1959. Between 1960 and 1979, 19.5 percent of the housing stock was constructed. Since 1980, the number of residential structures built has diminished significantly as vacant land suitable for residential usage has decreased.

TABLE 12
YEAR STRUCTURE BUILT
CITY OF HACKENSACK
1990

<u>Year</u>	<u>Number</u>
1988 to March 1990	353
1980 to 1988	549
1970 to 1979	3,446
1960 to 1969	4,055
1950 to 1959	2,554
1940 to 1949	1,687
1939 or earlier	3,668
Median Year Built:	1962

Source: U.S. Census of Housing, 1990

Housing Condition

The New Jersey Council on Affordable Housing (COAH) has determined Hackensack's amount of deteriorated housing in need of rehabilitation to be 96 units. The Council on Affordable Housing indicates that Hackensack's cumulative obligation for indigenous and inclusionary housing to be 296 units, 200 of which represents new construction.

Purchase and Rental Value

The 1990 Census of Housing describes owner-occupied and renter-occupied housing values. Table 13 indicates the distribution values of owner-occupied units. The median value of these units was noted to be \$186,900 in 1990. This figure is higher than the State's median value of \$161,200. As noted in Table 14, renter-occupied housing units were identified with a median rental value of \$693.00 per month which was slightly higher than the State's median rental value of \$592.00.

TABLE 13
VALUE OF OWNER-OCCUPIED HOUSING UNITS
CITY OF HACKENSACK
1990

<u>Value of Housing Units</u>	<u>Number</u>
Less than \$20,000	9
\$20,000-\$39,999	13
\$40,000-\$59,999	16
\$60,000-\$79,999	22
\$80,000-\$99,000	60
\$100,000-\$199,999	1,627
\$200,000-\$299,000	830
\$300,000-\$399,000	115
\$400,000-\$499,000	43
\$500,000+	<u>20</u>
	2,755
Total	
Median Value	\$186,300
Mean Value	\$197,600

Source: U.S. Census of Housing, 1990

TABLE 14
SPECIFIED RENTER-OCCUPIED HOUSING UNITS
CONTRACT RENT
CITY OF HACKENSACK
1990

<u>Contract Rent</u>	<u>Number</u>	<u>Percent of Total</u>
Less than \$299	612	5.7
\$300-\$399	461	4.3
\$400-\$499	891	8.3
\$500-\$599	1413	13.1
\$600-\$699	2109	19.6
\$700-\$999	3767	35.0
\$1,000+	1355	12.4
No cash rent	<u>167</u>	<u>1.6</u>
Total	10,775	100.0
Median Contract Rent	\$693	

Source: U.S. Census of Housing, 1990

Occupancy Characteristics and Type

Table 15 provides an analysis of the number of housing units in structures in the community. The data indicates that a variety of housing types are available in Hackensack. Table 16 provides equivalent data for occupied units only. Total existing housing units are divided into four categories: single-family, two to nine family, ten to forty-nine units and fifty or more units. The majority of housing in Hackensack consists of 5,067 dwellings located in buildings with 50 or more dwelling units or 28.6 percent of the city's total housing stock.

Table 16 identifies the number of bedrooms per dwelling unit in the community. A total of 43.2 percent contain only one bedroom, while 1,011 units, or 5.7 percent, contain no bedrooms. The median number of bedrooms per dwelling unit is 2.036 rooms, which is a general indication of smaller household sizes. Two and three bedrooms were contained in 28.9 and 14.3 percent of the dwelling units respectively. Only 7.9 percent of all units in the community contained four or more bedrooms.

Table 17 provides a variety of data concerning kitchen and bathroom facilities, utility services and heating facilities.

The data indicates that 198 units or 1.1 percent of the total housing units lacked complete kitchen facilities in 1990. The Census data also indicates that the overwhelming majority of the housing units are provided with standard heating facilities, which include steam, hot water, central warm air, electric heat or other built-in units. The balance of the units, totalling 94 housing units, represents approximately 0.53 percent of all housing units, and contain some form of deficient heating facilities.

Table 18 analyzes some of the occupancy data relative to housing where at least one person is 65 years of age or older. The data indicates that total of 2,053 households were occupied by senior citizen housing, totalling 19.05 percent of the total rental housing market. In addition, 1,736 households of owner-occupied housing units were occupied by senior citizens, representing 30.5 percent of all owner-occupied housing units. Eighteen of these housing units did not contain complete plumbing for the exclusive use of the residents while 78 units did not contain telephone access.

TABLE 15
TOTAL HOUSING UNITS IN STRUCTURES
CITY OF HACKENSACK
1990

<u>Housing Type</u>	<u>Number</u>
1-family detached dwelling	3,384
1-family attached dwelling	310
2 units	1,865
3 or 4 units	710
5-9 units	804
10-19 units	2,128
20-49 units	3,175
50 or more units	5,067
Mobile Home or Trailer	5
Other	<u>257</u>
Total	17,705

Source: U.S. Census of Housing, 1990

TABLE 16
NUMBER OF BEDROOMS
IN OCCUPIED HOUSING UNITS
CITY OF HACKENSACK
1990

<u>Bedrooms</u>	<u>Number</u>	<u>Percent of Total</u>
None	1,011	5.7
One	7,655	43.2
Two	5,122	28.9
Three	2,524	14.3
Four	1,065	6.0
Five or More	<u>328</u>	<u>1.9</u>
Year Round Housing Units	17,705	100.0

Median Number of Bedrooms- 2.036 housing/ unit

Source: U.S. Census of Housing, 1990

TABLE 17
EQUIPMENT AND PLUMBING FACILITIES
CITY OF HACKENSACK
1990

	<u>Number</u>	<u>Percent of Total Housing Units</u>
Kitchen Facilities Lacking Complete Facilities	198	1.12
Plumbing Facilities		
Complete Plumbing Facilities	17,539	99.06
Lacking Complete Plumbing	166	0.94
Heating Equipment		
Standard Heating Facilities*	16,370	99.47
Other Means or None	94	0.53
Water		
Public Water	17,686	99.90
Well Water	19	0.10
Sewer Services		
Public sewer	17,629	99.57
Septic and Other	76	0.43
Telephone		
Owner-Occupied No telephone	3	.05**
Renter-Occupied No telephone	449	4.2***

* Steam, hot water; central warm air, electric heat, other built in units; floor, wall or pipeless furnace; room heater with flue.

** Expressed as a percentage of owner-occupied units

*** Expressed as a percentage of renter-occupied units

Source: U.S. Census of Housing, 1990

TABLE 18
 CHARACTERISTICS OF HOUSING UNITS
 WITH HOUSEHOLDER OR SPOUSE 65 YEARS OR OLDER
 CITY OF HACKENSACK
 1990

<u>Housing Characteristics</u>	<u>Number</u>	<u>Percent of Total Housing</u>
Owner- Occupied Housing Units	1,736	30.52*
Renter-Occupied Housing Units	2,053	19.05**
Lacking Complete Plumbing	18	0.48***
No telephone	78	2.06

Source: U.S. Census of Housing, 1990

- * Senior citizen housing as a percent of total owner-occupied housing
- ** Senior citizen housing as a percent of total renter-occupied housing
- *** Percent of senior citizen housing lacking complete plumbing

Number of Units Affordable to Low and Moderate Income Households

The Council on Affordable Housing (COAH) has defined six housing regions throughout the State of New Jersey. The City of Hackensack, lies within the northeast region, which includes all of Bergen, Hudson, Passaic and Sussex Counties.

COAH establishes the income caps for low and moderate income affordable housing. Moderate income housing would represent from 50 to 80 percent of the median gross household income for households of the same size in the same region. The 1999 COAH regulations indicate an income cap of \$40,990 for a two (2) persons household to qualify as a moderate income household. For example, a household of two (2) persons in Hackensack, utilizing a rule of thumb of two times income for sales housing and one-quarter yearly income for rental housing, would produce a housing cost level of approximately \$81,980 for sales housing and approximately \$853.00 per month for rental housing to qualify as a moderate income household.

Low income households are defined as 50 percent or less of the median gross household income for households of the same size within the same housing region. Utilizing the same example as above, a household of two (2) persons in Hackensack utilizing a rule of thumb of two times income for sales housing and one-quarter yearly income for rental housing, would produce a housing cost cap of approximately \$51,238 for sales housing and approximately \$533.72 per month for rental housing to qualify as a low income household.

Data compiled by the Bergen County Division of Planning and Economic Development indicates that over 5,486 + occupied rental housing in the City met the requirements for moderate income housing in 1990 and over 1,964 occupied rental housing units in the City met the requirements for low income housing. The statistical data did not indicate the quality of housing occupied by these households.

Substandard Housing Units Capable of Being Rehabilitated

COAH has determined that Hackensack's amount of deteriorated housing units to be 96 units. During the time period from 1989 to the present, a total of 100 housing units were reported to have been rehabilitated by the Bergen County Department of Community Development consistent with COAH regulations.

PROJECTION OF MUNICIPAL HOUSING STOCK

Projections of future housing in the community will be ascertained based upon the following factors:

1. Redevelopment activity in the City including the number of residential building and demolition permits issued.
2. Number of previously constructed low and moderate income housing units.
3. Number of low and moderate income units previously rehabilitated.
4. Projection of community's housing stock for next six years due to City planning efforts and economic conditions particularly in and near the downtown four spheres of influence.

Redevelopment Activity

Residential development in Hackensack between 1990-1998 has been relatively slow, reflecting the lack of vacant land and economic conditions in the earlier portion of the 1990's. As indicated in Table 19, a total of 299 housing units have been constructed from 1990 to 1998. More than 63 percent of this housing has taken place in the form of apartment or multi-family housing.

The key to residential development in the City relates to redevelopment, both public and private, to update and create new housing opportunities in areas appropriate for such activity. As noted in the downtown master plan study and the four areas of influence, the number and location of new housing will be dependent in part, upon the actions of the Planning Board and the Mayor and Council.

TABLE 19
NUMBER OF BUILDING PERMITS ISSUED
CITY OF HACKENSACK
1990-1998

<u>Year</u>	<u>Residential Building Permits Issued</u>			
	<u>1-Family*</u>	<u>2-4 Family</u>	<u>5+ Family**</u>	<u>Total</u>
1990	0	2	0	2
1991	0	0	0	0
1992	1	0	0	1
1993	2	0	178	180
1994	2	0	24	26
1995	2	12	0	14
1996	2	16	26	44
1997	5	18	0	23
1998	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>
Total	23	48	228	299

Source: New Jersey Department of Labor 1990-1998;
Bergen County Department of Planning and Economic Development

* Including townhouses with party walls

** Including townhouses without party walls.

TABLE 20
RESIDENTIAL DEMOLITION PERMITS
CITY OF HACKENSACK
1990-1998

<u>Year</u>	<u>Residential Demolition Permits</u>
1990	11
1991	2
1992	1
1993	5
1994	4
1995	3
1996	8
1997	12
1998	8
Total	54

Source: New Jersey Department of Labor
Bergen County Department of Planning and Economic Development

Number of Low and Moderate Income Housing Units Constructed

The Housing Authority of the City of Hackensack owns and operates six housing developments for persons of low and moderate income. As indicated in Table 21 there have been a total of 504 housing units constructed during the period from 1952 to 1984. The first development constructed was Oratam Court in 1952 and the most recent is Dizenzo Court in 1984. The Housing Authority maintains an active program of modernization wherein HUD grant monies are utilized to update various structural elements in the facilities such as roof replacement, boilers etc.

Number of Low and Moderate Income Units Previously Rehabilitated

The Bergen County Department of Community Development has maintained an active program of housing rehabilitation in Hackensack as well as in other communities throughout the County. As noted in Table 22, a total of 177 housing units have been rehabilitated from 1980 through June of 1999.

Of that number, 100 housing units are eligible for credit from the Council on Affordable Housing. The Council maintains a policy of providing credit for a rehabilitated unit when a minimum of \$10,000, \$8,000 of which has to be allocated toward capital costs and the balance dedicated to soft or administrative costs. A total of 85.7 percent of all rehabilitated housing units between 1989 and June, 1999 were eligible for credit under these criteria as opposed to 47.9 percent of housing units rehabilitated between 1980-1988.

Projection of Community's Housing Stock for the Next Six Years

The projection for future housing in Hackensack for the six year period from the year 2001 to 2007 will be determined when the Planning Board adopts the land use plan and fair share housing plan as part of the master plan program.

TABLE 22
HOUSING REHABILITATION
CITY OF HACKENSACK

Year	Housing Units Rehabilitated	
	Total	Income Qualified*
1980	12	3
1981	12	4
1982	28	12
1983	19	9
1984	12	6
1985	16	9
1986	9	7
1987	3	3
1988	10	5
1989	N.A	N.A
1990	N.A	N.A
1991	N.A	N.A
1992	4	3
1993	2	2
1994	7	6
1995	15	14
1996	5	5
1997	12	9
1998	2	1
1999**	<u>2</u>	<u>2</u>
Total	177	100

*COAH regulations require a minimum rehabilitation expenditure of \$10,000 per dwelling unit, of which at least \$8,000 must be dedicated to actual capital costs and the remainder dedicated to administrative or soft costs.

N.A. Not Available

** Through June, 1999

Source: Bergen County Department of Community Development
Barbara Ruzanski, Secretary, Home Improvement Program

TABLE 23
NUMBER OF RESIDENTIAL LOTS CREATED
MAJOR AND MINOR SUBDIVISIONS APPROVED BY THE
BERGEN COUNTY PLANNING BOARD
CITY OF HACKENSACK
1988-AUGUST 1, 1999

<u>Year</u>	<u>Number of Residential Lots Created</u>
1988	0
1989	2
1990	0
1991	0
1992	6
1993	2
1994	0
1995	0
1996	2
1997	1
1998	1
1999	<u>0</u>
Total	14

Source: Bergen County Planning Board
Bergen County Department of Planning and Economic Development

ESTIMATED POPULATION

The 1990 Census indicates that the population of the City of Hackensack increased from 36,039 people in 1980 to 37,049 people in 1990, an increase of approximately 2.8 percent. According to the Downtown Market Analysis Strategy, authored and published by Economics Research Associates in 1998 the following population estimates were reported. ERA's source was noted to be from ScanUS.

	<u>1990</u>	<u>1997</u>	<u>2002</u>
Hackensack's Population	37,049	37,974	38,652

The 1995 Planner's Data Book as published by the Bergen County Department of Planning and Economic Development indicates population projections for the City of Hackensack to be 44,624 for the year 2010, a projected increase of 7,575 people over the resident population as reported 1990 Census. This represents a 20.4 percent projected growth rate from 1990-2010.

TABLE 24
COVERED EMPLOYMENT
CITY OF HACKENSACK
1986-1997

<u>Year</u>	<u>Number of Jobs</u>
1986	36,461
1987	36,198
1988	37,291
1989	37,071
1990	36,613
1991	33,263
1992	32,425
1993	32,224
1994	32,725
1995	34,509
1996	36,914
1997	35,431

Source: State of New Jersey, Department of Labor
Private Sector Covered Jobs,
3rd Quarter, by Municipality

Employment Characteristics and Occupational Patterns of the Community's Residents

Tables 25 and 26 describe the employment characteristics and occupational patterns of Hackensack's residents. The data indicates that approximately 46.3 percent of all jobs are concentrated in three fields-manufacturing, retail sales and professional and related services.

Table 26 identifies resident employment by occupation and notes a wide dispersion in types of occupations. As reported in the 1990 master plan, a decade earlier, approximately 90 percent of the resident population were concentrated in five occupational categories as follows:

- Managerial and Professional Specialty
- Sales and Administrative Support
- Services-Except Protective and Household
- Precision Production, Craft and Repairs;
- Machine Operators, Assemblers and Inspectors.

TABLE 25
EMPLOYED PERSONS AGED 16 AND OVER
BY INDUSTRY
CITY OF HACKENSACK
1990

	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fisheries, Mining	105	0.5
Construction	1,011	4.8
Manufacturing	3,999	18.9
Nondurable Goods	(2,342)	(11.6)
Durable Goods	(1,657)	(7.8)
Transportation	1,185	5.6
Communication and other Public Utilities	547	2.6
Wholesale Trade	1,392	6.6
Retail Trade	3,229	15.3
Finance, Insurance and Real Estate	1,847	8.8
Business and Repair Services	1,345	6.4
Entertainment and Recreation Services	246	1.2
Personal Services	566	2.7
Professional and Related Service	4,826	22.8
Health Service	(2,175)	(10.3)
Educational Service	(1,039)	(4.9)
Other Professional & Related Services	(1,612)	(7.6)
Public Administration	<u>804</u>	3.8
Total	21,102	100.0

Source: U.S. Census of Population, 1990

TABLE 26
EMPLOYED PERSONS 16 AND OVER
BY OCCUPATION
CITY OF HACKENSACK
1990

	<u>Number</u>	<u>Percent</u>
Managerial and Professional Specialty	6,010	28.44
Executive, Administrative, Managerial	(3,176)	(15.0)
Professional Specialty	(2,834)	(13.4)
Technical, Sales, Administrative Support	7,708	36.5
Technicians and Related Support	(730)	(3.5)
Sales	(2,856)	(13.5)
Administrative Support Including Clerical	(4,122)	(19.5)
Service	2,692	12.7
Private Household	(97)	(.04)
Protective Service	(481)	(2.3)
Service, Except Protective & Household	(2,114)	(10.00)
Farming, Forestry & Fishing	119	(0.6)
Precision Production, Craft and Repair	1,794	8.5
Operators, Fabricators, and Laborers	2,809	13.3
Machine Operators, Assemblers, Inspectors	(1,369)	(6.5)
Transportation and Material Moving	(956)	(4.5)
Handlers, Equipment Cleaners, Helpers	(484)	(2.3)
Total	21,132	100.0

Source: U.S. Census of Population, 1990

Total New Floor Area Approved Bergen County Site Plans and/or Subdivisions

Table 27 denotes the amount of non-residential development approved by site plan from 1989 to August 1, 1999. The data indicates that 1.422 million square feet of development was approved during this time period. Office development totalled 111,600 sq. feet while commercial, nursing homes and hotel uses totalled 501,100 square feet. Industrial, warehouse and utility uses accounted for 15,000 square feet and quasi-public uses accounted for 795,000 square feet.

Table 28 indicates the amount of non-residential development approved by subdivision from 1996 to August 1, 1999. The data indicates that only two (2) subdivision approvals were granted for non-residential uses during this time period, one for an office use in 1996 and one for a commercial use in 1998.

TABLE 27
 NON-RESIDENTIAL SITE PLANS APPROVED BY THE BERGEN COUNTY PLANNING BOARD
 SITE PLANS (NEW FLOOR AREA IN 000' OF SQ. FT.)

<u>Use</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999*</u>	<u>Total</u>
Office	55	37	1	3	3	9	1	1	1	.6	0	111.6
CNH	4	2	4	9	5	229	39	108.45	0	73.9	26.70	501.1
QP	54	11	5	378	346	0	0	1	0	0	0	795.0
IWU	<u>15</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15.0</u>
Total	128	50	10	390	354	238	40	110.5	1.0	74.5	26.7	1,422.70

CNH- Commercial, Nursing Home and Hotel
 QP- Quasi-Public
 IWU- Industrial, Warehouse and Utility

Source: Bergen County Planning Board

TABLE 28
 NON RESIDENTIAL SUBDIVISIONS APPROVED BY BERGEN COUNTY PLANNING BOARD
 1996-AUGUST 1, 1999

	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>TOTAL</u>
OFFICE	1	0	0	0	1
COMMERCIAL	0	0	1	0	<u>1</u>
			TOTAL		2

Source: Bergen County Planning Board

Other Regional or Community Factors Impacting on Municipal Employment

There are several community and regional development factors that will affect employment opportunities in Hackensack. These factors include the following:

1. The potential development of passenger light rail service along the New York Susquehanna Railroad and its impact upon the downtown area.
2. Public or private redevelopment opportunities to improve the downtown and surrounding areas.
3. The ability to provide additional services and facilities including a potential new movie theatre, hotel services and office space.
4. The growth of the Hackensack University Medical Center as one of the most prestigious medical facilities in the State.
5. The continued growth of the government sector.
6. Additional opportunities to provide direct access to the Hackensack River and rejuvenation of many properties along the riverfront.

Probable Future Employment Characteristics

Recent employment levels during the mid 1990's have fluctuated between 36,000 and 37,000 jobs. By the year 2006, the master plan estimates a total of approximately 42,000 jobs in Hackensack.

DOWNTOWN AREA EVALUATION

The Downtown Area Evaluation is designed to provide a planning analysis concerning the "four spheres of influence" in the downtown portion of Hackensack. These segments have been identified as follows:

- The Government/Office Sphere
- The Banking, Educational and Cultural Sphere
- The Traditional Retail Sphere
- The Retail/Housing Sphere

An analysis of statistical data concerning retail trade for the entire City has been developed. In general, this data indicates some positive growth in retail trade from 1987 to 1992. Nevertheless, several studies by Economic Research Associates and by this firm indicate that a number of stores in the downtown area remain vacant and unoccupied.

The Master Plan suggests, as does the ERA recommendations, that the downtown corridor of Hackensack is too long and is not particularly pedestrian friendly.

The ERA report also suggests that several key activities could be undertaken to improve its competitive position in the region. Recommended plans to implement market opportunities identified by ERA, are presented in the Plan portion of the Master Plan.

Downtown Area Evaluation

The Master Plan report has utilized the following studies as a basis for the analysis and recommendations for the City of Hackensack's downtown area: a study prepared by the Eagleton Institute of Politics from Rutgers University concerning a climatic user study of the downtown area; an economic study prepared by Economic Research Associates; and a parking study prepared for the Hackensack Economic Development Commission. These documents have determined that there are four "spheres of influence" that exist in the downtown corridor area of Hackensack.

As part of the City's master plan update, the downtown area evaluation will:

- Identify the general limits of the four "spheres of influence"
- Identify specific land uses and building condition characteristics
- Identify available public parking facilities and will also
- Identify specific information propounded in the 1990 master plan, Census data, economic studies and other similar information.

Spheres of Influence

Economic Research Associates (ERA) prepared a report entitled "Downtown Market Analysis and Strategy, dated August, 1998, which was submitted to the Hackensack Economic Development Commission.

In evaluating the Market Opportunities, the executive summary identified seven key elements as follows:

- ERA sees market potential for the redevelopment of the Main Street area, but believes any development should be phased in gradually.
- Main Street is too long to be developed continuously, and thus must be developed in "spheres of influence"; the government sector, the banking/educational/cultural sphere containing the urban node, the retail sector which would focus on conventional and household shopping, and the Packard area, which should contain big box, service/office and the continuation of many of the existing activities there.
- The office market appears moderate and longer term. The potential movement of the County offices could create a disruption in the market; however, local office specialists believe the large floor plates in the existing offices are very marketable. New sites should be land banked around the garage area.

- Retail development should be focused upon specialty type retail in the urban node and targeted household furnishings; decorating and repair/rehab supplies, rentals and services (such as specialized hardware store) are a good niche in the Sears area.
- A movie theater complex would be an excellent addition to the downtown, but some questions remain as to the availability of land for development and issues in terms of parking and highway access need to be addressed to determine if a mixed use facility with a higher density would be feasible.
- Multi-family housing, primarily rental apartments in the downtown would create critical mass to spur development. Early phases could include up to 400 units of new construction and smaller scale rehab or retrofit.
- The Ice House has excellent potential for spin-off additional activities, including family oriented restaurants and entertainment.

The following represents comments concerning some aspects of the Downtown Market Analysis.

1. ERA SEES MARKET POTENTIAL FOR THE REDEVELOPMENT OF THE MAIN STREET AREA

The Hackensack Master Plan program will develop a concept plan with alternative considerations for public and or private redevelopment of the Main Street area. The Main Street Area, for purposes of this report, is defined as the area delineated on the following page.

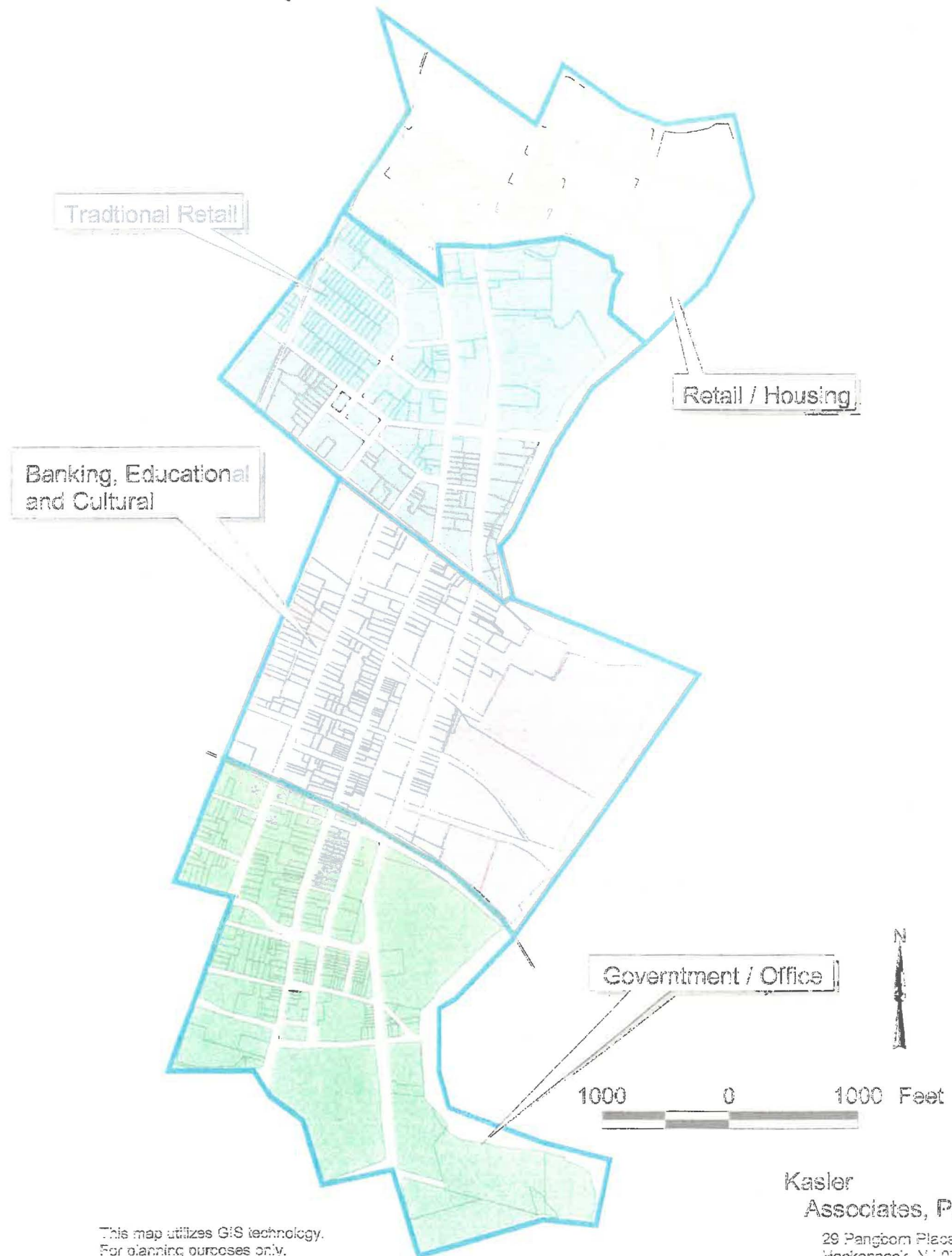
2. MAIN STREET IS TOO LONG TO BE DEVELOPED CONTINUOUSLY.

The four "spheres of influence" includes the government/office sector at the southerly portion of Main, State and River Streets. The area also includes a number of buildings utilized as law offices, general offices, restaurants and The Record. This area also includes the two "big box" facilities recently developed along River Street- Costco and Pep Boys.

The second sphere of influence, termed the banking, educational and cultural sphere, contains a number of the more successful retail components as the focal point of Main Street.

The third sphere of influence is termed the traditional retail sector which focuses on conventional and household shopping. This area is occupied by the Sears Roebuck Department store.

Spheres of Influence



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The last sphere of influence is noted to be the Retail/Housing area in which big box retail uses, service and office uses as well as existing uses have been suggested. The area is also influenced by certain institutional uses in the area, including Fairleigh Dickenson University, a number of major office buildings developed by Fairleigh Dickenson University, various restaurants, other highway related uses and residential development. Presently, there are no educational functions on the Fairleigh Dickenson campus. It is primarily used for administrative offices and the three office buildings.

The Retail/Housing area including the former Packard site has recently been developed as a Target store.

3. RETAIL DEVELOPMENT SHOULD BE FOCUSED ON SPECIALTY TYPE RETAIL IN THE URBAN CORE.

In order to more fully comprehend these recommendations, an analysis of trends in retail trade has been prepared for the years 1987 and 1992.

The major findings in this statistical data are noted as follows:

1. Retail sales in 1987 stood at \$575.5 million dollars for the City of Hackensack. In 1992, retail sales increased to \$599.4 million dollars-an increase of slightly more than \$23.8 million dollars, a 4.1 percent increase.
2. In 1987, Hackensack's retail trade was ranked the 13th highest in the State of New Jersey. By 1992, the City's position declined to the 16th highest position in the State.
3. In 1987, there were 429 retail establishments. In 1992, the number of establishments declined by 51 stores, a decline of 11.9 percent. Even with the decline of retail stores, the overall increase in retail sales indicates a continuing demand.
4. Major declines in the numbers of establishments were registered in furniture stores (18), apparel and accessory stores (15), miscellaneous retail stores (14), and automotive dealers (7).
5. Four of ten business groups declined in total retail sales. The three largest increases in sales were registered by automotive dealers, food establishments, and eating and drinking establishments.
6. Despite certain declines in retail sales, sales for the City of Hackensack total \$16,178 per capita, substantially greater than \$10,608 per capita for Bergen County as a whole.

This analysis indicates that the City of Hackensack is producing retail sales on a per capita basis that is 52.5 percent greater than Bergen County as a whole. This figure is somewhat deceptive since Riverside Square and Sears Roebuck sales account for a substantial portion of total sales.

On a per capita basis, the only businesses that are performing below the Bergen County per capita averages are furniture and home furnishings, drug and proprietary stores and miscellaneous retail sales.

The ERA report, speaking of the downtown Main Street area, stated the following:

“ERA has considered the concept of nodes along Main Street and believes these must be explored. In addition, not counting the free standing Sears, the remaining conventional retail (space) should occupy about half its current space. Some of the other built space could continue with specialty use, antiques and refinishing , decorating/home furnishings, art lofts and galleries, jewelry design and others. The retail that is to remain and be revitalized needs to have a tentative (concept) plan, an incentive program and a marketing strategy....”

Preliminary Recommendations

Some of the key recommendations in the ERA report point to the following:

1. The Main Street corridor cannot return to the days when it was the shopping (center) for the County.
2. The downtown study should focus on the following:
 - (a). The potential for redevelopment of the Main Street Area.
 - (b). A reduction in the scale of the retail/shopping sector. Main Street is too long to be developed continuously. The downtown area is not pedestrian friendly.
 - (c). The provision of additional parking and the dichotomy between long term (monthly) parking and short term shopper parking needs to be resolved.
 - (d). The City in conjunction with private interests needs to find the niche that the market can serve and address the problems that relate to successfully serving that market.
 - (e). The market study also supported the development of a movie complex for the downtown area. The availability of land for a

major movie complex and accessibility to same were reported to represent major impediments for such activity.

- (f). The ERA report believes that (mid-rise) apartment uses which can overlook the Hackensack River in the downtown are potentially marketable and can provide an alternative market for goods and services in the downtown corridor.

The statistical data concerning trends in retail sales is noted in Tables 29, 30 and 31.

TABLE 31
HIGHEST RANKING MUNICIPALITIES IN NEW JERSEY RANKED BY VOLUME OF SALES

Town	1987		1992		Change (1987-1992)	
	Rank	Amount of Sales (\$000)	Rank	Amount of Sales (\$000)	Rank	Amount of Sales (\$000)
Paramus	1	\$1,708,345	1	\$1,926,030	---	\$217,685
Wayne	2	1,091,566	2	1,323,192	---	231,626
Dover (Ocean Co.)	3	1,083,608	6	1,226,570	-3	142,962
Cherry Hill	4	1,077,834	7	1,131,658	-3	53,824
Woodbridge	5	1,049,725	4	1,290,379	1	240,654
Jersey City	6	1,032,112	3	1,308,030	3	275,918
Newark	7	796,674	8	955,303	-1	158,629
Edison	8	793,092	5	1,251,581	3	458,489
East Brunswick	9	701,578	11	659,317	-2	-42,262
Lawrence	10	605,947	9	795,705	1	189,758
Union Township	11	594,732	13	638,002	-2	43,270
Hamilton	12	591,775	12	648,842	-	57,067
HACKENSACK	13	575,552	16	599,375	-3	23,823
Clifton	14	568,147	10	680,130	4	111,983
Vineland	15	515,753	17	564,381	-2	48,628
Eatontown	16	509,711	23	473,877	-7	-35,834
Elizabeth	17	497,296	15	611,142	2	113,846
Livingston	18	470,358	22	479,034	-4	8,676
Brick	19	457,905	24	468,541	-5	10,636
Millburn	20	448,001	28	416,463	-8	-31,538
Freehold	30	334,097	14	633,184	16	299,087
Deptford	23	390,943	18	517,828	4	126,885
Lakewood	27	352,629	19	491,240	8	138,611
Secaucus	22	395,753	20	490,020	2	94,267

Source: U.S. Census of Retail Trade, State of New Jersey, 1987, 1992



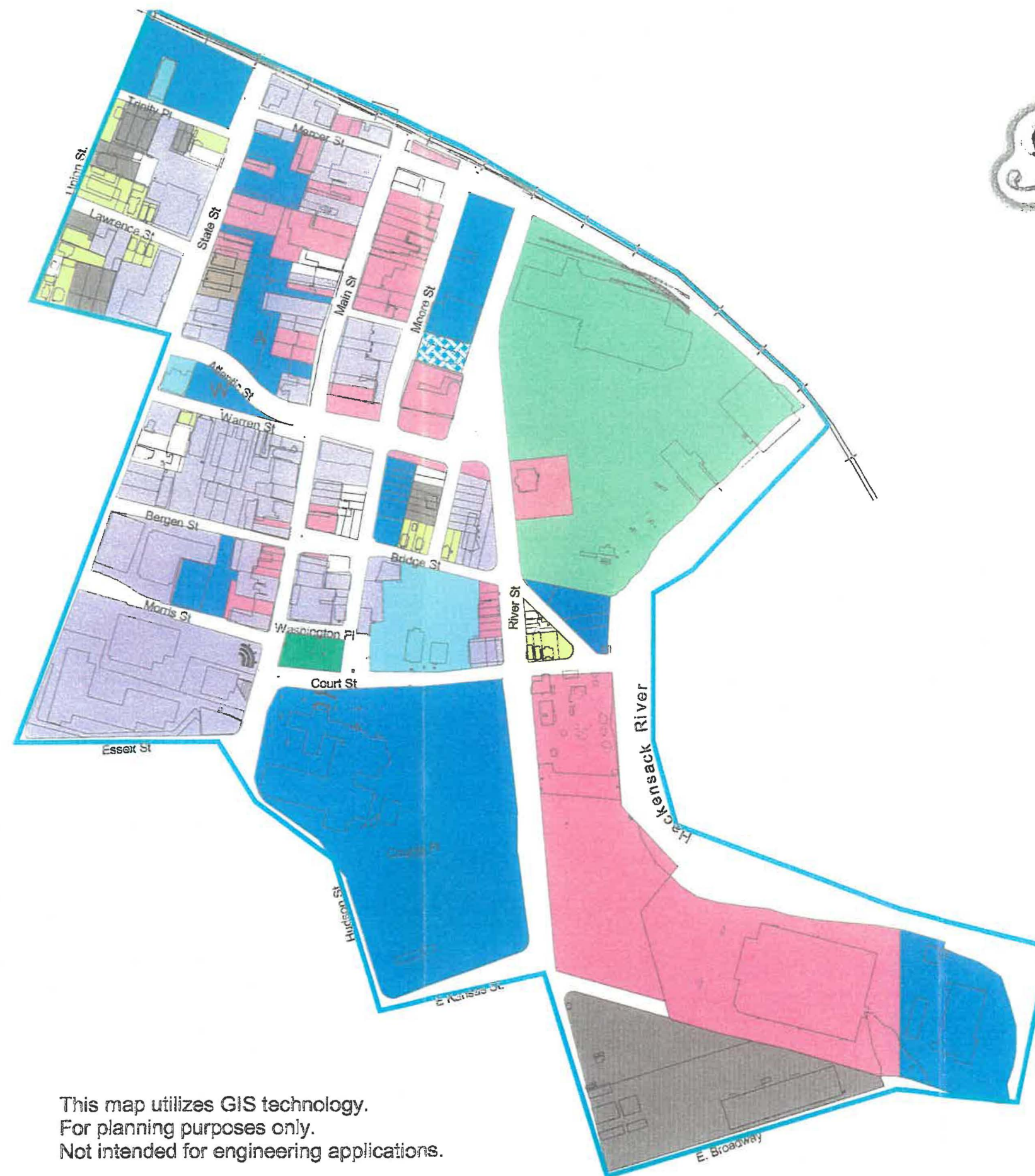
Existing Land Use Government/Office Sphere of Influence

Legend

- Low Density Residential
- Moderate Density Apartments
- Retail
- Office, Banks, Services
- Parking
- Public Parking
- Bus Stop / Transfer Station
- Newspaper
- Industrial
- Semi Public
- Public
- Parks and Open Space
- Buffer
- Vacant
- Railroad

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200 0 200 400 Feet

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Description of Present "Spheres of Influence"

This portion of the Hackensack Master Plan, describes in general the character of the four spheres of influence. These are described in their geographic position beginning at the southerly segment of the downtown study area and concluding at the northerly terminus.

The Government/Office Sphere of Influence

The Government/Office Sphere of Influence represents the southernmost portion of the downtown study area. The development is bounded by the Hackensack River on the east, East Kansas, Hudson and Essex Streets on the south, State and Union Streets on the west and the New York Susquehanna and Western Railroad right-of-way on the north.

The Bergen County Courthouse, The Record newspaper property and various office buildings, many of which house law firms and related office uses, are the predominant development uses in the area. The three principal roadways serving the area include River Street, a two-way four lane thoroughfare; Main Street, a one-way northbound street and State Street, a one-way southbound roadway.

Main Street extending from its intersection with Essex Street northward to Atlantic Street is primarily developed with office uses extending along both sides of the roadway. These office facilities appear to be directly related to the proximity to the Courthouse and the County administrative facilities.

The character of Main Street begins to change north of Atlantic Street where there is a greater emphasis on retail trade although office space continues to be prevalent within the area.

Development along State Street is primarily limited to office space. Two small apartment buildings, a small supermarket and a cleaning establishment presently are situated between Mercer and Atlantic Streets along State Street.

Moore Street lies between Main and River Streets. This street finds a number of off-street parking areas serving commercial uses along Main Street. The County office building, the Guy-Ross Chevrolet car sales facility and the bus transfer station are located along this roadway. The majority of this two block area, extending from East Mercer to Bridge Street, a distance of approximately 1,200 feet, is substantially underutilized and should be considered as an area for public/private redevelopment in the future. Negotiations with Bergen County has taken place in this regard. Bergen County represents a significant land owner in the area.

Development along River Street is somewhat fragmented and limited. The Record newspaper, the largest newspaper serving Bergen County and surrounding areas, located along the east side of River Street, extends from the New York Susquehanna and Western Railroad almost to Bridge Street

South of the Bridge area, two national commercial developments, Pep Boys and Costco, have developed in recent years, upgrading a former industrially developed area. The Hackensack DPW was removed from its original River Street location and redeveloped along the easterly side of East Broadway on a 4.86 acre site.

The area extending south of the Costco site is still being used for industrial purposes extending from East Kansas Street to East Broadway.

The Government sphere is served by four public parking lots and facilities. These are noted in Table 32 with the number of parking spaces noted therein. A total of 407 parking spaces are provided of which 26.5 percent are metered short-term parking spaces. The Atlantic Street garage is the largest public parking facility providing 433 off-street parking space operating under a monthly leasing program.

TABLE 32
NUMBER OF CITY PARKING LOTS
GOVERNMENT SPHERE OF INFLUENCE

<u>Parking Lot Designation</u>	<u>Number of Parking Spaces</u>			
	<u>Metered</u>	<u>Handicapped</u>	<u>Other*</u>	<u>Total</u>
A**	42	3	518	563
G	6	0	20	26
T	22	2	180	204
W	<u>38</u>	<u>0</u>	<u>14</u>	<u>52</u>
Total	108	5	732	845

* Monthly leased and available parking
** Includes 433 parking spaces in multi-level garage.

The predominant land uses in the area include the Bergen County Courthouse and administrative building, and other public uses, office building development, commercial land uses and the lands of The Record newspaper. The statistical breakdown is noted in Table 33.

TABLE 33
GOVERNMENT AREA OF INFLUENCE
LAND USE, 1999

<u>Land Use Category</u>	<u>Percent of Area</u>
Office, Banking, Service	20
Commercial	21
Residential	2
One and Two Family	(2)
Apartment	(0)
Industrial Uses	9
Parks and Open Space	1
Vacant Land/Buildings	2
Churches/Semi-Public Uses	3
The Record	16
Public Uses	23
Public Parking	<u>3</u>
Total	100

The Banking, Educational and Cultural Sphere of Influence

The Banking, Educational and Cultural Sphere, represents the second of the four spheres of influence. This area is situated to the north of the Government/Office Sphere and south of the Traditional/Retail Sphere. This Sphere is bounded by the Hackensack River on the east, the New York Susquehanna and Western Railroad right-of-way on the south, State and Union Streets on the west, and Passaic Street on the north.

The area contains five major banking facilities including the Summit Bank, the First Union Bank, the Community State Bank, the Oratani Savings Bank and the City National Bank. With the exception of the City National Bank, the remaining banking facilities are all located on Main Street in this sector. This sphere of influence is presently the home of the Bergen Adult Learning Center and the Bergen County Community College. These facilities are located along the west side of the northerly sector of Main Street. The Hackensack Post Office, City Hall, Police Station and the Fire Department Headquarters are located along State Street in the southwestern sector of the area. The Sphere is also served by the Hackensack Middle School, situated between State and Union Streets and the 21 acre Foschini Memorial Park.

Two public parking lots serve this high intensity area. Parking Lot D, with its principal access from State Street and Lot C situated between the Salem Street Extension and the Midtown Bridge Approach provide much needed off-street parking in the area. Other smaller public lots that serve individual public uses include City Hall parking and a limited amount of library parking. The post office does not provide any parking for the public. One of the critical needs in this urban nodal sphere is the need for short term parking facilities available to the public at large. A number of individual stores and offices maintain parking facilities for their own customers but are not available to the general public.

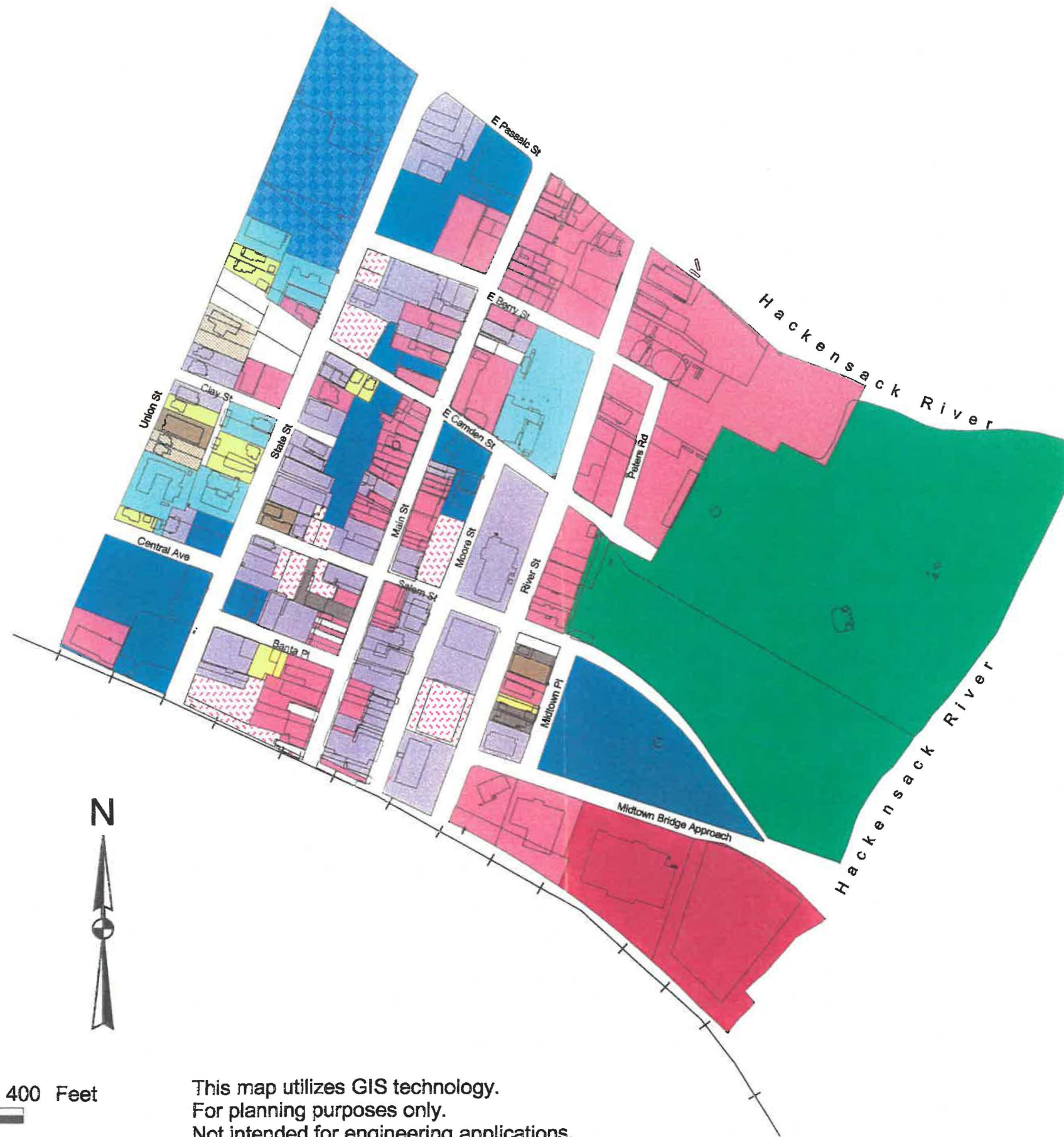
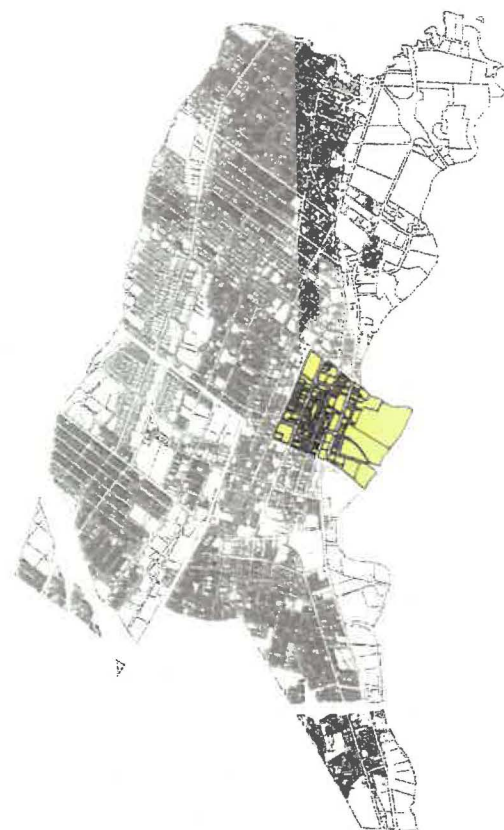
Main Street continues to be the primary location for retail, office, service and financial facilities. Many of the users are located in relatively small establishments. Some vacancies are prevalent throughout this area. Block patterns tend to be rather shallow along the east side of Main Street and somewhat deeper along the west side.

Development patterns along the east side of the River Street are primarily automobile retail oriented including Toyota and Mazda new and used automotive sales, auto body, auto collision and tire sales and similar uses are present.

This segment of River Street is located in an area where the Hackensack River provides a bend in an easterly direction. Therefore, properties abutting River Street in the area contain unusually deep parcels and substantial frontage which is significant in its future development or redevelopment potential. The block depths along East Camden Street and East Berry Street vary from 350 feet to 800 feet. This



Existing Land Use Banking, Educational and Cultural Sphere of Influence



Legend

- Low Density Residential
- Low Density Apartments
- Moderate Density Apartments
- Commercial
- Commercial Recreation
- Office, Banks, Services
- Parking
- Public Parking
- Industrial
- Semi Public
- Public
- Public School
- Parks and Open Space
- Vacant
- Railroad

200 0 200 400 Feet

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can be compared with the block depth between River and Moore Streets which is slightly less than 200 feet.

Public Parking Lot C, is situated between the Salem Street Extension and the Midtown Bridge Approach. The lot contains a total of 575 total parking spaces which serves the needs of Foschini Park to the north, the two commercial recreation uses to the south, the Ice House and Bowling Alley, and certain offices in and near Moore Street. There are only 14 metered parking spaces in this parking facility.

The entire easterly frontage along River Street extending from the railroad to the Passaic Street intersection should be considered for redevelopment purposes, including public parking facilities, apartment uses, and/or commercial development.

Moore Street extending from Camden Street to the railroad right-of-way, is primarily developed with office, banking and parking uses, including a private garage on the east side of Moore Street.

The Oratani Field Club, a private facility, is situated at the intersection of River and Camden Streets diagonally across the street from the Hackensack Public Library.

Another critical observation concerning the River Street area is the New York Susquehanna and Western Railroad bridge. The physical limitations in this area including the low clearance height of the bridge, the narrow roadway of River Street in this area and flooding problems, are currently being addressed and corrected as the State of New Jersey has provided funding for the design work for the improvement of the trestle over River Street. Discussions have been held with Bergen County concerning the re-establishment of passenger service along this railroad right-of-way. The development of a train station and the improvement of the New York Susquehanna and Western Railroad bridge should assume a high priority.

The balance of this Sphere along State Street is presently directed to office space and parking facilities. The east side of State Street is zoned in a manner that permits retail uses. Since the area has predominantly developed for banking and office uses, consideration should be given to protecting retail uses along Main Street, and establishing a separate office district for this area.

Another potential redevelopment area is located along the east side of State Street opposite Fire Headquarters building. This area contains one or more private parking lots. The Planning Board recently gave approval for the private redevelopment of this site.

The Banking, Educational, and Cultural Sphere, served by the two public parking lots and facilities, are noted in Table 34 with the estimated number of parking spaces.

TABLE 34
NUMBER OF CITY PARKING LOTS
URBAN NODE SPHERE OF INFLUENCE

<u>Parking Lot Designation</u>	<u>Number of Parking Spaces</u>			
	<u>Metered</u>	<u>Handicapped</u>	<u>Other*</u>	<u>Total</u>
C	14	0	561	575
D	<u>22</u>	<u>0</u>	<u>109</u>	<u>131</u>
Total	36	0	670	706

* Monthly and available parking

The predominant land uses in the area includes the Foschini Memorial Park, commercial, bank and office uses.

TABLE 35
URBAN NODE OF INFLUENCE
LAND USE, 1999

<u>Land Use Category</u>	<u>Percent of Area</u>
Commercial	22
Office, Banking, Service	12
Public	5
Semi-Public	2
Parks and Open Space	31
Residential	2
One and Two Family	(1)
Apartment	(1)
Industrial	1
Commercial/ Recreation	9
Vacant Land/ Buildings	2
Private Off-Street Parking	3
Public Off-Street Parking	6
Public School	<u>5</u>
Total	100

The Traditional Retail Sphere of Influence

This area of Hackensack is bounded by the Hackensack River on the east, Passaic Street on the south, Linden Street on the west and Clinton Place and University Plaza Place on the north.

The Sears Roebuck Store, north of Anderson Street, between Main and River Streets to University Plaza Place, is the dominant retail development in the area. As noted in the Economic Research Associates (ERA) report, the Sears development tends to be an end-user destination with little interaction between this facility and other retail/service facilities in the area.

The east side of River Street, north of Anderson Street, is dominated by the 21.4 acre Johnson Memorial Park which extends from the bridge to the University Plaza/Fairleigh Dickenson office development. This facility is deed restricted to be solely used for recreational use.

The two block area along the east side of Main Street south of Anderson Street provides a number of small stores and shops interspersed with several apartment buildings. An active YMCA building located at the northeastern corner of Main and Passaic Streets serves as a milepost for the upper Main Street area.

The west side of River Street south of Anderson Street contains several automotive related/land uses interspersed with some parking lots serving retail uses along Main Street. This area is not pedestrian oriented. The east side of River Street south of Anderson Street contains automobile related uses including a car wash, new and used car sales, a gas station, tire sales etc.

The land configuration along the east side of River Street south of Anderson Street is relatively narrow ranging from 340 feet in depth along Anderson Street to a depth of approximately 65 feet opposite the YMCA property.

The westerly side of Main Street along the northern segment of the area is dominated by the block-long Hekemian office building. South of this area are a series of small buildings, several furniture stores and the Holman moving company. The westerly side of Main Street consists of two apartment buildings and several small commercial uses.

The block bounded by Main, Ward, State and Passaic Streets consist predominately of office and service uses including the Central Bergen Credit Union building.

One of the principal focal points within this area centers upon the Anderson Street Park along Anderson Street. Surrounding the park are four major church facilities

including the Holy Trinity Roman Catholic Church and school, the Second Reformed Church, the First Presbyterian Church and the First Baptist Church. Five 4 and 5 story apartment buildings also surround the park, in a classical village green configuration.

West of the village-green area, the Anderson-Linden Street area has developed as a neighborhood commercial area. The City of Hackensack has provided an extensive program of upgrading Anderson Park including a fountain, street tree plantings as well as upgrading the Anderson-Linden Street intersection.

The surrounding streets including Maple Avenue, Clinton Place, and Euclid Avenue, have developed with a number of one and two-family homes. Recently a number of three and four story apartment buildings have also been developed within the area.

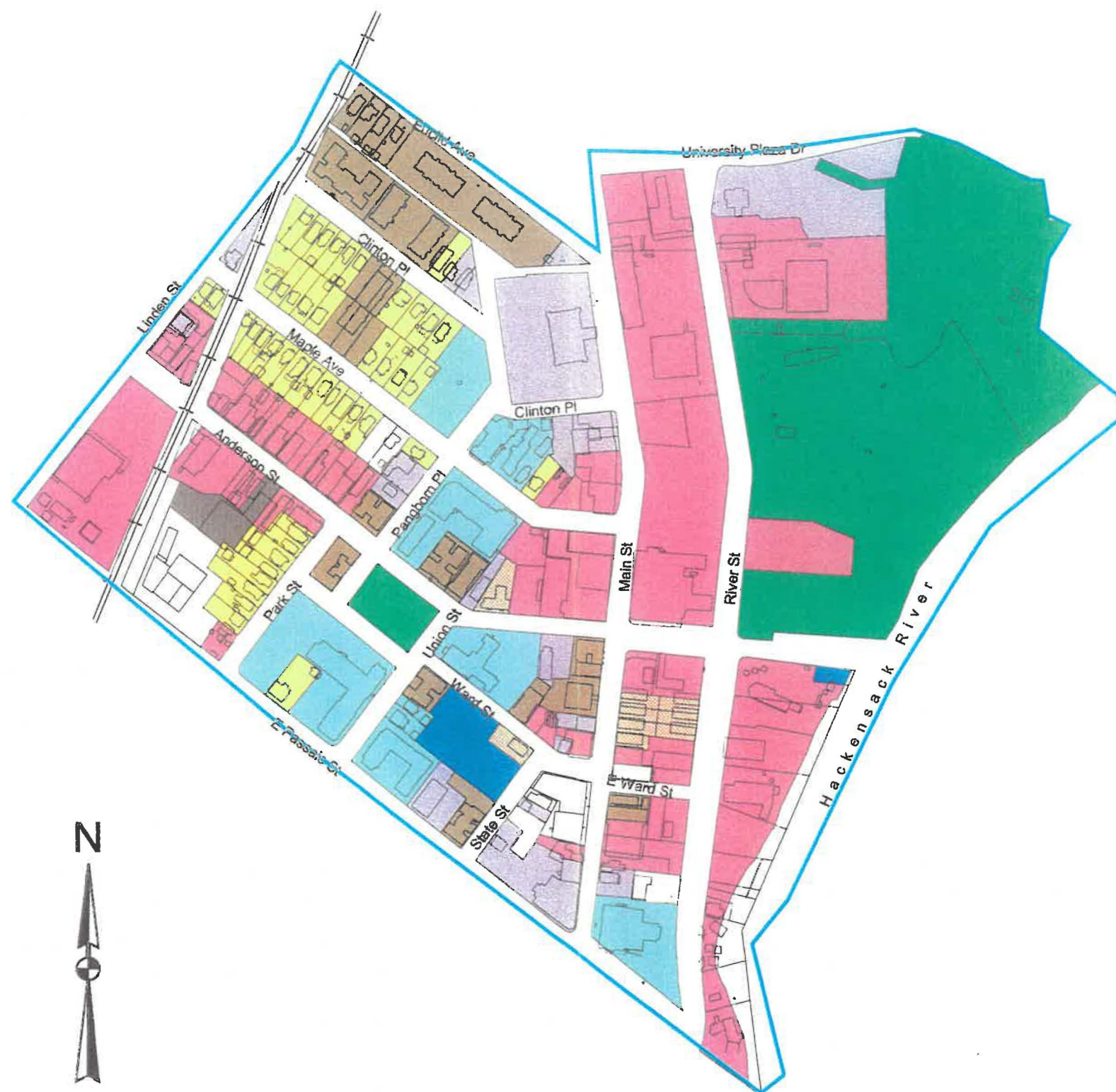
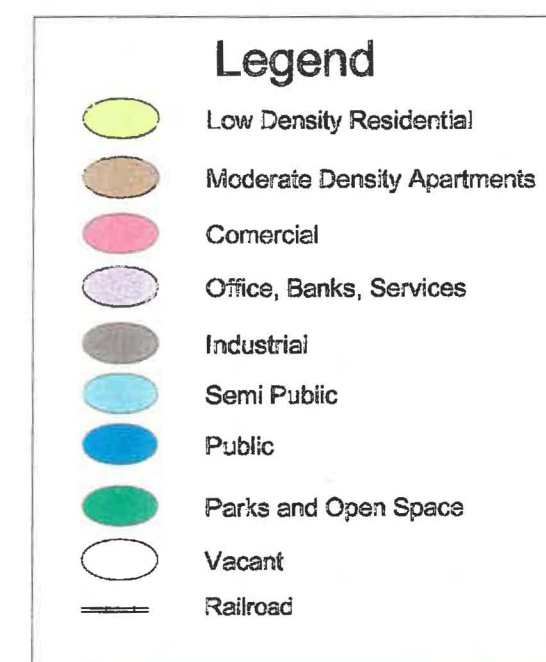
The Anderson Street neighborhood commercial area is not considered a part of the downtown study area. Most of the stores and shops are relatively small and a number of sites do not maintain off-street parking facilities. On-street parking, where permitted, is insufficient to accommodate the total needs for the area. Public parking, particularly along the north side of the street, would be an effective way to improve parking conditions in the area.

The City of Hackensack maintains a public parking lot, located along Ward and State Street, which contains 131 parking spaces. This is the only public parking lot serving this sphere of influence. The facility designated as lot E contains 25 metered parking spaces, no handicapped spaces and 106 spaces that are either leased or are available to be leased.

The predominant land uses in the area include general commercial land uses, parks and open space, residential uses and churches and other semi-public uses. These uses are noted in Table 36 herein.



Existing Land Use Traditional Retail Sphere of Influence



200 0 200 400 Feet

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TABLE 36
 TRADITIONAL RETAIL AREA OF INFLUENCE
 LAND USE, 1999

<u>Land Use Category</u>	<u>Percent of Area</u>
Office, Banking, Service	10
Commercial	32
Residential	19
One and Two Family	(9)
Apartment	(10)
Industrial Uses	1
Parks and Open Space	22
Vacant Land/Buildings	5
Churches/Other Semi-Public Uses	10
Public	1
Total	100

The Retail/Housing Sphere of Influence

This segment of Hackensack is the smallest and most northerly portion of the four spheres of influence. As noted on the accompanying map, the predominant land use in this quadrant is not the Target site, but rather the University Plaza office /Fairleigh Dickenson University lands located east of Hackensack Avenue.

As noted in Table 37, office and university lands within this eight block area, is the predominant land use in this Sphere of Influence, accounting for approximately 54 percent of the total area .

The University Plaza office complex represents one of the major employment centers within the City, housing well over 1,000 employees.

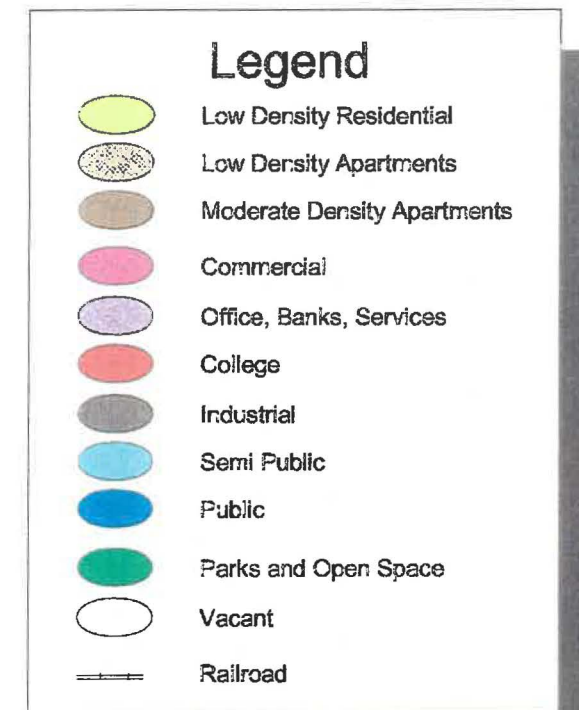
A portion of the designated area of influence is characterized by residential development.

TABLE 37
RETAIL/HOUSING AREA OF INFLUENCE
LAND USE, 1999

<u>Land Use Category</u>	<u>Percent of Area</u>
Office and University	57
Residential	12
One and Two Family	(6)
Apartment	(6)
Commercial Land Uses	7
Industrial Uses	4
Parks and Open Space	2
Vacant Land/Buildings	2
TARGET SITE	<u>16</u>
Total	100

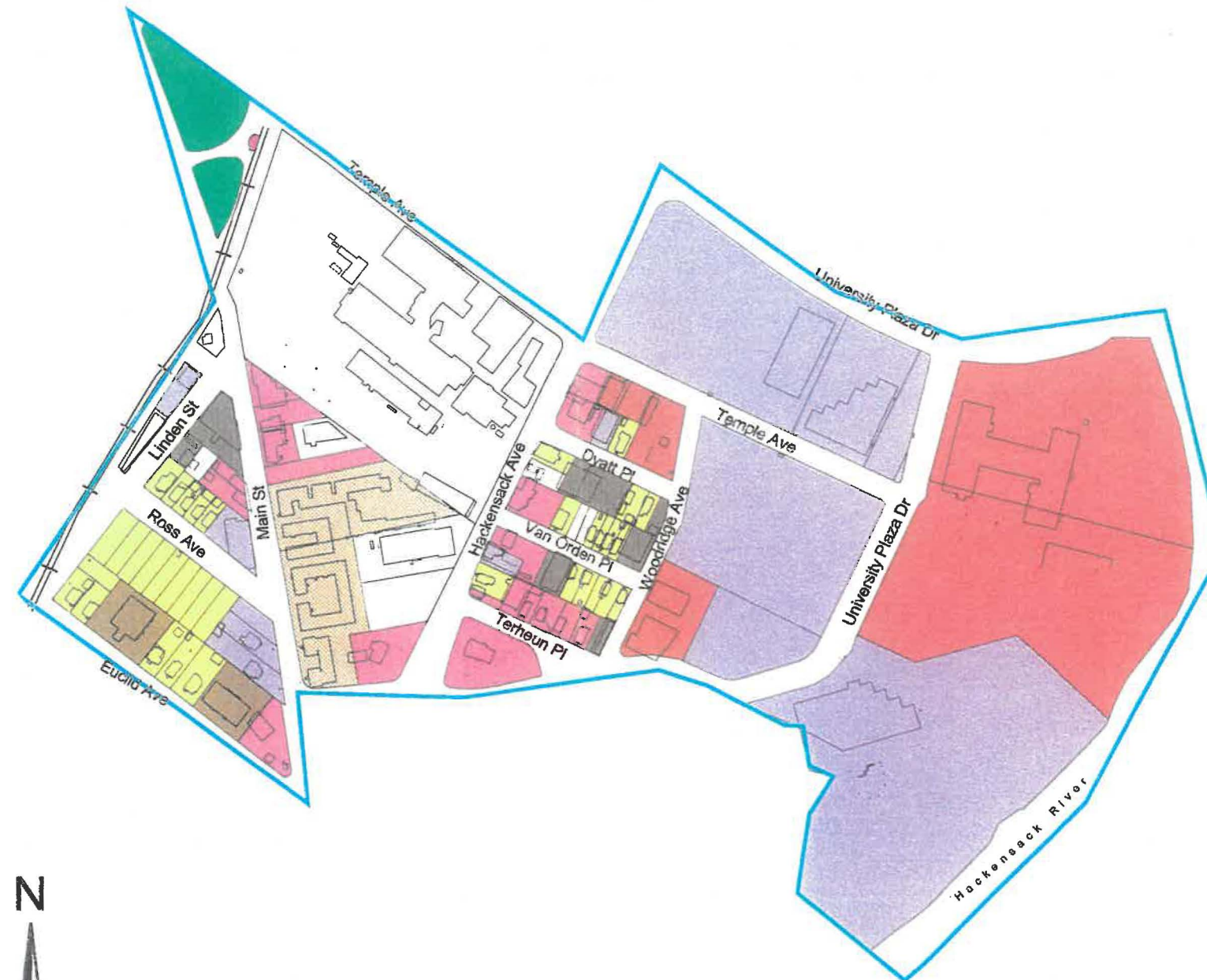
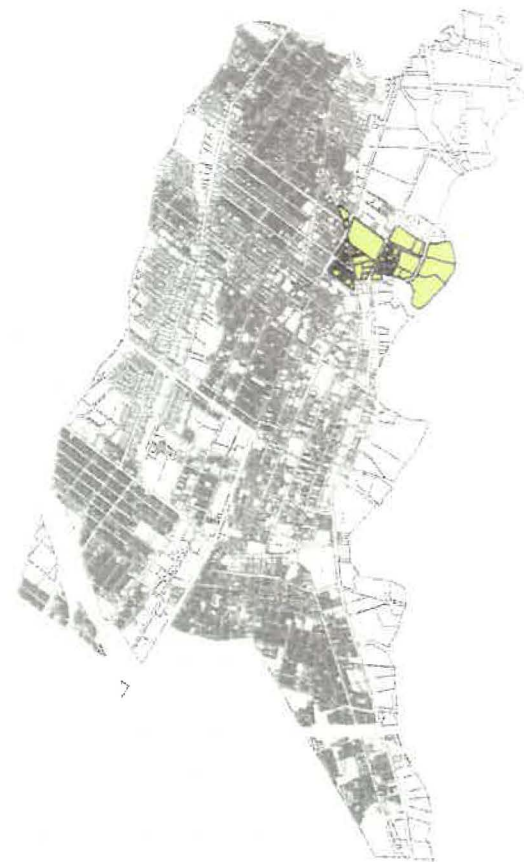


Existing Land Use Retail/Housing Sphere of Influence



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200 0 200 400 Feet

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Some of this development lies within this influence area including more than 25 one and two-family residences, two four-story apartment buildings, and a garden apartment complex along the east side of Main Street.

Retail uses within the area tend to be isolated sites including Dunkin' Donuts, Burger King, the B & W Bakery, the Capri Mia Restaurant, a Texaco gas station, a beauty salon, Sportswagen, and the Auto Spa. Other uses include a small cafe, a delicatessen and a Chinese restaurant. A Target store has recently been constructed at the former Packard's site.

There are also several buildings including an old industrial building, a former gas station, and another industrial building abutting the railroad that are boarded up and unoccupied.

The 1990 Master Plan for this area was generally compatible with the actual development that did exist at that time. The Packard-Bamberger site however, was recommended for a planned commercial development.

The Master Plan recommended linking Main Street opposite Linden Street with Temple Avenue. The Plan also suggested some additional open space on the westerly portion of the Packard site adjoining the existing park. These recommendations were not implemented.

The Municipal Land Use Law defines a planned commercial development under NJSA 40:55D-6 as:

"An area of a minimum contiguous or noncontiguous size as specified by ordinance to be developed according to a plan as a single entity containing one or more structures with appurtenant common areas to accommodate commercial or office uses or both and any residential and other uses incidental to the predominant use as may be permitted by ordinance."

TRAFFIC AND CIRCULATION ANALYSIS

The City of Hackensack has the highest resident population and number of jobs of any community in Bergen County. The City also serves as the county government seat. Located within the City are shopping and service opportunities as well as educational and medical facilities. Hackensack continues to serve as a vital regional center, and as such, generates high traffic volumes. Due to its proximity to major highways, traffic also flows through the City enroute to various locations within and outside the County.

The major highways traversing or closely adjoining the City in an east-west orientation are Interstate Route 80, New Jersey Routes 4 and 17 and U.S. Route 46. These routes connect northern New Jersey and points west to New York City, via the George Washington Bridge.

N.J. Route 17 and the Garden State Parkway serve as major north-south routes in Bergen County, with Route 17 situated in the southwesterly portion of the City. Route 17 is a highly travelled thoroughfare containing primarily two and three lanes of travel in each direction in the vicinity of Hackensack.

Hackensack contains approximately 78 1/2 miles of roadways within its' municipal boundaries. Of this total, 60 miles of roadway are municipal streets, 16 miles are County roadways and approximately 2 1/2 miles consist of State Highways.

Bergen County Thoroughfares

Due to its central location, high employment and population levels, it is not surprising that twenty-three (23) of the City's roadways are under the jurisdiction of Bergen County. These streets are identified as follows:

- Anderson Street- Union Street to Teaneck
- Central Avenue
- Court Street
- East Kansas Street- Hudson Street to River Street
- East Moonachie Road
- Essex Street
- First Street
- Hackensack Avenue
- Hudson Street
- Jefferson Street-Johnson Avenue to Main Street
- Johnson Street-Main Street to Kinderkamack Road
- Kinderkamack Road
- Main Street
- Midtown Bridge Approach
- Moonachie Road
- Passaic Street-Main Street to Maywood
- Polify Road
- Salem Street Extension
- South River Street
- River Street
- Summit Avenue-Passaic Street to Hasbrouck Heights
- Union Street-Passaic Street to Anderson Street
- Zabriskie Street-Johnson Avenue east to end.

These roadways, generally function as arterial and collector roadways, and carry significant amounts of traffic between and through the City. These traffic volumes, as noted in Table 41, range from 1,951 vehicles per day on Linden Street south of Main Street in 1982 to a high of 43,527 vehicles on Hackensack Avenue.

Travel Patterns of Hackensack Residents

Table 38 documents the travel time of Hackensack residents to their place of employment in 1980 and compares similar data in 1990. The median travel time for the City's residents aged 16 years and over who did not work at home was almost 19 minutes in 1980, which increased by 18 percent to 19.32 minutes in 1990. The data indicates that approximately 1/3 of the City's resident's travelled less than 15 minutes to reach their place of employment.

TABLE 38
 TRAVEL TIME TO WORK
 WORKERS AGE 16 AND OVER WHO DID NOT WORK AT HOME
 HACKENSACK, NEW JERSEY
 1980 AND 1990

<u>Travel Time</u>	1980		1990	
	<u>Number of Workers</u>	<u>Percent of Total</u>	<u>Number of Workers</u>	<u>Percent of Total</u>
Less than 5 min.	353	1.9	502	2.4
5-9 min.	2,729	14.8	2,584	12.6
10-14 min.	3,249	17.6	3,825	18.6
15-19 min.	3,656	19.8	3,872	18.9
20-29 min.	3,557	19.3	3,526	17.2
30-44 min.	2,483	13.4	2,884	14.1
45-59 min.	793	4.3	1,330	6.5
60 min. or more	<u>1,645</u>	<u>8.9</u>	<u>1,997</u>	<u>9.7</u>
Total	18,465	100.0	20,520	100.00
Hackensack Median				
Travel Time	18.70 min.		19.32 min.	

Source: U.S. Census of Population, 1980 and 1990

TABLE 39
EMPLOYMENT LOCATION OF HACKENSACK RESIDENTS
HACKENSACK, NEW JERSEY
1980 AND 1990

<u>Location of Employment</u>	1980		1990	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Worked in Hackensack	5,335	28.5	5,351	25.5
Worked in Bergen County*	7,744	41.3	8,877	42.3
Worked in New Jersey**	2,154	11.5	2,924	13.9
Worked In New York City	1,709	9.1	3,649	17.4
Worked Outside New Jersey***	316	1.7	199	N.I.
Not Reported	1,488	7.9	N.I.	

* Excluding Hackensack

** Excluding Bergen County

*** Excluding New York City

N.I. Not Indicated

Source: U.S. Census of Population, 1980 and 1990

As indicated in Table 39, a substantial portion of Hackensack's residents are employed either within the City or in nearby communities. A total of 25.5 percent of the City's residents are employed within Hackensack. Approximately 17.4 percent of the City's workers are employed in New York City, compared to 9.1 percent in 1980.

Table 40 indicates the transportation mode by which Hackensack's working residents reach their jobs. Hackensack is well served by bus and rail service. The data indicates that working residents of the City utilize public transportation in greater percentages, approximately 12.7 percent in 1990 as opposed to 11.2 percent in 1990 with an additional 12.6 percent utilizing car pools.

TABLE 40
MODE OF TRAVEL TO PLACE OF EMPLOYMENT
CITY OF HACKENSACK
1980 AND 1990

	1980		1990	
<u>Mode of Travel</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Car (alone)	11,937	63.2	13,257	64.1
Car Pool	2,863	15.2	2,594	12.6
Public Transportation	2,123	11.2	2,615	12.7
Walked	1,561	8.3	159	0.7
Other Means	171	0.9	1,764	8.5
Worked at Home	<u>219</u>	<u>1.2</u>	<u>281</u>	<u>1.4</u>
Total	18,874	100.0	20,670	100.0

Source: U.S. Census of Population, 1980 and 1990

Traffic Volumes

Table 41 indicates the volume of traffic on roadways within the City of Hackensack. Traffic engineers typically present this data in several ways. One method provides the amount of traffic passing a given point on a roadway, which is usually expressed as peak hour traffic. A second method is to express the amount of traffic flowing for a longer period of time such as a 12 hour period, usually 7 A.M. to 7 P.M. A third method is to present the total amount of traffic passing through the area during a 24 hour period. The data presented in Table 4 represents a typical weekday traffic count for a 24 hour period.

The traffic counts depict a two-way vehicular flow unless the street contains a one-way configuration. The figures n/o or s/o represent north-of or south-of the named roadway.

Extensive traffic volumes are indicated along Hackensack Avenue and River Street and along Essex Street, the three most heavily travelled "local streets" in Hackensack. Traffic volumes on Hackensack Avenue have ranged from 31,692 to 43,527 vehicles daily. Traffic volumes along Essex Street ranged from 20,700 to 24,995 vehicles daily.

Other heavily travelled streets include Main and Passaic Streets, Polifly Road and Summit Avenue. It should be noted that several streets in Hackensack did not contain traffic volume data, notably Anderson Street, most of State Street and Hudson Street.

The highest traffic volumes of all streets in Hackensack occur on State and Interstate Highways in the City. The highest traffic volumes were registered on Interstate Route 80. In 1984, 104,088 vehicles per day utilized that roadway. In 1984 Route 4 registered more than 100,000 vehicles per day and Route 17 accounted for 83,798 vehicles daily.

TABLE 41
TRAFFIC COUNTS
CITY OF HACKENSACK

<u>Street</u>	<u>24 Hour Traffic Counts</u>	
	<u>Year</u>	<u>Number of Vehicles</u>
Atlantic St. e/o River St.	1982	3,283
Atlantic St. w/o River St.	1982	4,551
Atlantic St. e/o Union St.	1984	5,763
Atlantic St. w/o Union St.	1984	4,821
Beech St. e/o River St. (one-way)	1985	3,357
Beech St. w/o River St.	1985	4,077
Central Avenue w/o Prospect Ave.	1986	7845
Central Ave. e/o Prospect Ave.	1986	8,075
Court St. e/o River St. (one-way)	1982	4,383
Court St. w/o River St.	1982	5,060
Essex St. e/o Summit Ave.	1986	22,225
Essex St. w/o Summit Ave.	1986	20,700
Essex St. e/o 1st. St.	1986	24,995
Essex St. w/o 1st. St.	1986	21,691
First Street n/o Essex Street	1986	13,624
Garibaldi Ave. w/o Summit Ave.	1985	15,472
Hackensack Ave. n/o route 4 Ramp	1984	43,527
Hackensack Ave. s/o Route 4 Ramp	1984	36,007
Hackensack Avenue n/o Temple Avenue	1982	31,692
Hackensack Avenue n/o University Plaza	1983	35,094
Hackensack Ave s/o University Plaza	1983	32,113
Johnson Avenue e/o Main Str.	1983	12,571
Kansas Street	1991	2,590
Kansas Street	1994	2,840
Kansas Street	1997	2,650
Linden St. s/o Main St.	1982	1,951

TABLE 41
TRAFFIC COUNTS
CITY OF HACKENSACK (CONTINUED)

<u>Street</u>	<u>24 Hour Traffic Counts</u>	
	<u>Year</u>	<u>Number of Vehicles</u>
Main Street n/o Hackensack Avenue	1987	17,678
Main Street s/o Hackensack Avenue.	1982	18,747
Main Street n/o Johnson Avenue	1983	9,771
Main Street s.o Johnson Avenue	1983	17,604
Main Street e/o Linden Street	1982	17,586
Main Street w/o Linden Street	1982	16,710
Mercer Street w/o River Street	1986	3,944
Midtown Bridge App e/o River St.	1986	3,994
Passaic St. e/o The Esplande	1982	13,984
Passaic St. w.o The Esplande	1982	15,379
Passaic St. e/o Prospect St.	1986	14,797
Passaic St. w/o Prospect St.	1992	14,494
Passaic St.	1992	12,780
Passaic St.	1995	14,380
Passaic St.	1991	15,930
Passaic St.	1994	20,830
Passaic St.	1997	14,770
Pleasantview Rd. e/o Summit Avenue	1985	2,214
Plesantview Rd. w/o Summit Avenue	1983	13,783
Polifly Rd. at Lodi Street	1987	41,208
Polifly Rd. s/o I 80 sB Ramp	1993	23,770
Polifly Rd.	1993	22,420
Polifly Rd.	1996	10,430
Prospect Ave. n/o Beech St.	1985	8,902
Prospect Ave. s./o Beech St.	1985	9,571
Prospect Ave. n/o Central Avenue	1986	8,198
Prospect Ave. s/o Central Avenue	1993	4,590
Prospect Ave. n/o Passaic St.	1986	3,231
Prospect Ave. s/o Passaic St.	1986	7,417
River St. at Anderson St.	1987	38,963
River St. n/o Atlantic St.	1982	27,544
River St. s/o Atlantic St.	1982	27,544
River St. s/o Bridge St.	1982	28,184
River St. n/o Court St.	1982	28,793
River St.s/o Court St.	1982	28,450
River St. n/o Hackensack Ave.	1982	34,610
River St. s/o Hackensack Ave.	1928	33.047
River St. n/o Lafayette St.	1983	21,360

TABLE 41
TRAFFIC COUNTS
CITY OF HACKENSACK (CONTINUED)

<u>Street</u>	<u>24 Hour Traffic Counts</u>	
	<u>Year</u>	<u>Number of Vehicles</u>
River St. s/o Lafayette St.	1983	21,360
River St. n/o Mercer St.	1986	26,637
River St. s/o Mercer St.	1986	25,432
River St. n/o Midtown Bridge approach	1986	30,352
River St. s/o Midtown Bridge approach	1986	30,042
River St. n/o Salem St.	1986	30,139
River St. s/o Salem St.	1986	33,301
Route 4 Ramp e/o Hackensack Ave.	1984	14,967
Route 4 Ramp w/o Hackensack Ave.	1984	8,961
Salem St. e/o River St. (one-way)	1986	5,551
Salem St. w/o River St. (one-way)	1986	5,191
State St. and Essex St.	1989	25,193*
South Summit Ave. n/o Pleasant View	1983	30,567
South Summit Ave. s/o Pleasant View	1983	27,586
Summit Ave. n/o Essex St.	1985	17,867
Summit Ave. s/o Essex St.	1985	20,544
Summit Ave. n/o Garbaldi Ave.	1982	29,640
Summit Ave. s/o Garbaldi Ave.	1982	28,632
Summit Ave. n/o Rt. 17	1993	9,500
Summit Ave. s/o Rt. 17	1993	15,120
Temple Ave. e/o Hackensack Ave.	1982	3,904
Temple Ave. w/o Hackensack Ave.	1982	6,897
Temple Ave. e/o Main St.	1983	5,476
Terrace Pl. n/o Main St.	1982	3,190
Terrace Pl. s/o Main St.	1982	5,139
The Esplanade s/o Passaic St.	1982	4,251
Union St. n/o Atlantic St.	1984	9,161
Union St. s/o Atlantic St.	1984	7,603
University Plaza e/o Hackensack Ave.	1983	4,031
N.J. Route 17	1984	83,798
N.J. Route 4	1984	100,098
Interstate Route 80	1984	104,088

* 12 Hour Count

Source: Bergen County Department of Public Works, Division of Engineering
New Jersey Department of Transportation

CHANGING CONDITIONS-POTENTIAL NEW PASSENGER SERVICE

The Bergen County Department of Planning and Economic Development recently released a study entitled "Bergen County's Golden Spikes", A Transportation Network for the Beginning of the Next Century" dated September, 1999. The study documents the changing role in the physical, social and economic fabric of Bergen County from 1950 to the present and the need to plan, design and upgrade many of the County's transportation facilities and infrastructure.

Three of the County's rail facilities, designated as the Cross County Rail Corridor, the West Shore Corridor and the Northern Branch Corridor, are included in the study. The Cross County rail Corridor (the New York Susquehanna and Western Railroad) will especially impact the City of Hackensack. The report states the following on page 24 of the document:

"The City of Hackensack, in partnership with Bergen County, is pursuing ideas for the redevelopment of an area in its downtown core along the proposed Cross-County Light Rail Corridor. Linked by feeder bus service to the Hackensack Medical Center, the high-density residential areas along Prospect Street, the County Complex, and the Main Street Business Corridor, this site delivers riders by rail to this major employment and service economy. This project is part of several efforts, including the rebuilding of a railroad trestle over River Street in a 5-way partnership with Federal, State, County and Municipal governments, along with the Private Sector. A second initiative is underway to extend the Hackensack River Greenway/Bikeway spur to the new trolley stop and to Downtown Hackensack."

The proposed Cross County line is proposed as a light rail facility and is viewed as an extension the Hudson Bergen Light Rail Line. This facility would join with Weehawken, Hoboken and Secaucus, providing excellent access to and from Manhattan to both Midtown and Downtown destinations.

TRAFFIC ACCIDENTS

In 1996, the New Jersey Department of Transportation reported a total of 1,820 traffic accidents within the corporate limits of the City of Hackensack.

A substantial number of these accidents occurred along the principal highways traversing the City. These include New Jersey Route 17, New Jersey Route 4 and Interstate Route 80. As noted in Table 42, these three highways accounted for 484 accidents in 1996, representing 26.6 percent of all traffic accidents in the City.

TABLE 42
HIGHWAY TRAFFIC ACCIDENTS
CITY OF HACKENSACK, NEW JERSEY
1996

<u>Highway</u>	<u>Number of Accidents</u>
N.J. Route 17	187
N.J. Route 4	159
Interstate Route 80	<u>138</u>
Total	484

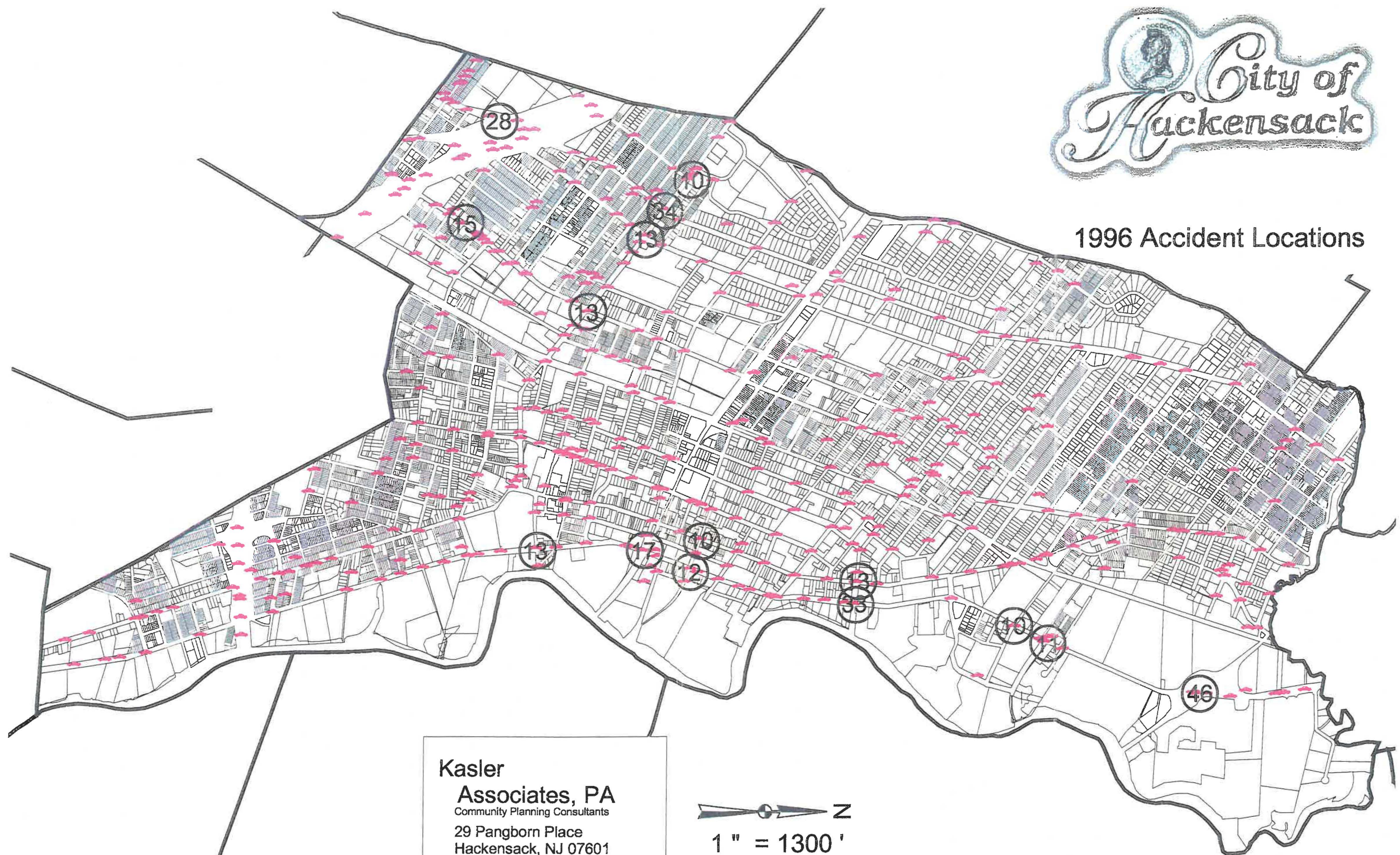
The remaining traffic accidents occur at both street intersections as well as other locations. Of the remaining 1,336 accidents, approximately 21.8 percent occurred at sixteen (16) specific intersections. These are indicated in Table 43 as the highest accident intersections in the City.

TABLE 43
STREET INTERSECTION ACCIDENTS
CITY OF HACKENSACK, NEW JERSEY
1996

<u>Location</u>	<u>Number of Accidents</u>
Route 4 and Hackensack Avenue	46
Essex Street and Summit Avenue	34
River Street and Anderson Street	33
Route 17 and Summit Avenue	28
River Street and Mercer Street	17
Polifly Road and Daniel Street	15
River Street and Court Street	13
Main Street and Anderson Street	13
Essex Street and Prospect Avenue	13
Essex Street and First Street	13
Essex Street and Polifly Road	13
River Street and Salem Street	12
Hackensack Avenue and University Drive	11
Essex Street and Rowland Avenue	10
Main Street and Salem Street	10
Hackensack Avenue and Temple Avenue	10
Total	291



1996 Accident Locations



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1" = 1300'

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RELATIONSHIP TO ADJOINING COMMUNITY MASTER PLANS

The Municipal Land Use Law requires that community master plans consider their relationship to the master plans of adjoining municipalities, as well as to the County and State Development Plans.

N.J.S. 40:55D-28.d indicates the following:

The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan, adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c. 398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act." P.L. 1970, c. 39 (C. 13:1E-1 et seq.) of the county in which the municipality is located.

There are 11 communities in the Bergen County that adjoin the City of Hackensack. These communities include the Boroughs of Little Ferry, Bogota, Hasbrouck Heights, Lodi, Maywood, Paramus, River Edge and Teterboro, the Townships of South Hackensack and Teaneck and the Village of Ridgefield Park.

Borough of Bogota

The Borough of Bogota last adopted its master plan dated October 31, 1989. The Plan was prepared by the planning firm of Stewart/Burgis. The Borough of Bogota is located east of the Hackensack River which forms a natural boundary with the City of Hackensack.

The Master Plan principally recommended recreation and open space use north of the Susquehanna Railroad along the Hackensack River. South the Susquehanna, the River area is designated for industrial use while the area along the southwesterly portion of the Borough, paralleling the River is designated for planned development purposes.

Borough of Hasbrouck Heights

The Borough's Master Plan, prepared by Malcolm Kasler and Associates, P.A. was adopted by the Planning Board in 1988. The Land Use Plan designates three categories of recommended land use along the Hackensack boundary. Property situated between the Borough's westerly boundary and the Boulevard is designated for moderate density residential development. A low density residential classification encompasses land situated between the Boulevard and Route 17. Property extending between the Route 17 and the Borough's easterly boundary is recommended for Highway Commercial land use.

Borough of Little Ferry

Dorram Associates, Inc. prepared the Little Ferry Master Plan in 1990. The Land Use Plan Map indicates three development patterns along the Hackensack boundary. Property between the Hackensack River and River Street is classified for multi-family residential land use. Highway and Regional Business categories encompass property between River Street and the Bergen Turnpike. One and two-family residential use designations comprises land situated west of Bergen Turnpike and north of Alfred Place. The remaining land, beginning at the western terminus and extending to the South Hackensack boundary, is designated for multi-family residential use.

Borough of Lodi

The Borough of Lodi last adopted its master plan in June of 1994. The document was prepared by the firm of Abeles Phillips Press & Shapiro. As noted in the files of the Bergen County Planning Board, the Land Use Plan Map was missing from the report. The document indicates the following on page 44:

"Generally Lodi's designations as highway and neighborhood commercial and light industrial (actually developed predominantly for office development along the border) are compatible with Hackensack's designations." The frontage of Garibaldi Avenue in Lodi along the Hackensack border has been redesignated from "one family and two family residential to "neighborhood commercial" due to the fact that retail facilities have spilled over from the City of Hackensack into Lodi in this area.

Borough of Maywood

The Borough of Maywood last adopted its master plan in 1989. The original document, prepared in 1983 by Candeub, Fleissig and Associates was revised by the Maywood Planning Board in 1989. The Borough of Maywood is located west of the City of Hackensack.

The land use plan element of the Borough of Maywood recommends various forms of residential development for lands adjacent to Hackensack. Single family residential development is recommended for a 7 1/2 block area south of the Paramus border. A two family residential land use category extends from the vicinity of Terrace Avenue to the north side of Passaic Street. The southerly side of Passaic Street is recommended for neighborhood commercial and senior citizen housing along the northwest corner of Passaic Street and The Esplanade. Parks and playground use is recommended on the easterly side of Brookdale Street. Property between Essex Street and the railroad is designated for neighborhood commercial and two-family residential use.

These uses are generally compatible with adjoining land uses in Hackensack which are recommended primarily for residential uses.

Borough of Paramus

The Borough of Paramus last adopted its master plan in December of 1997. The firm of Peter Steck, A.I.C.P, P.P. prepared the master plan document.

Cole's Brook forms a natural boundary between the Borough of Paramus and the City of Hackensack. The Paramus Master Plan states the following:

"The presence of Cole's Brook and the orientation of the uses in the Borough of Paramus to Route 4 yield the conclusion that there is an appropriate relationship of uses in the Borough of Paramus and the City of Hackensack."

Village of Ridgefield Park

The Village of Ridgefield Park adopted its master plan in 2000. The document was prepared by the planning firm of Kasler Associates, PA. The Village of Ridgefield Park is located due east of the City of Hackensack, south of the Borough of Bogota.

The master plan recommended that the west side of the Village be utilized for industrial and waterfront purposes with a riverside park system.

Borough of River Edge

The River Edge Master plan was prepared by Barry Barovick, P.P, in April of 1984. The Land Use Plan map contains four categories of land use abutting Hackensack. A commercial designation encompasses land from the Paramus border to Grand Avenue. Property between Main Street and Hackensack Avenue is classified for office development. A multi-family residential classification encompasses land east of Hackensack Avenue, where a small portion is designated as public parks and open space.

Township of South Hackensack

A Master Plan map prepared by Kenneth Job in 1979 denotes three land use designations along the Hackensack border. Land between Pink Street and Hoffman Street is classified as a commercial land use. Land between the easterly boundary of the Township and Route 80 is designated as residential use. A small pocket of commercial use is designated in the vicinity of Chestnut Avenue. A Master Plan Re-Examination adopted in 1982 does not propose any changes in the vicinity of the Hackensack boundary.

Township of Teaneck

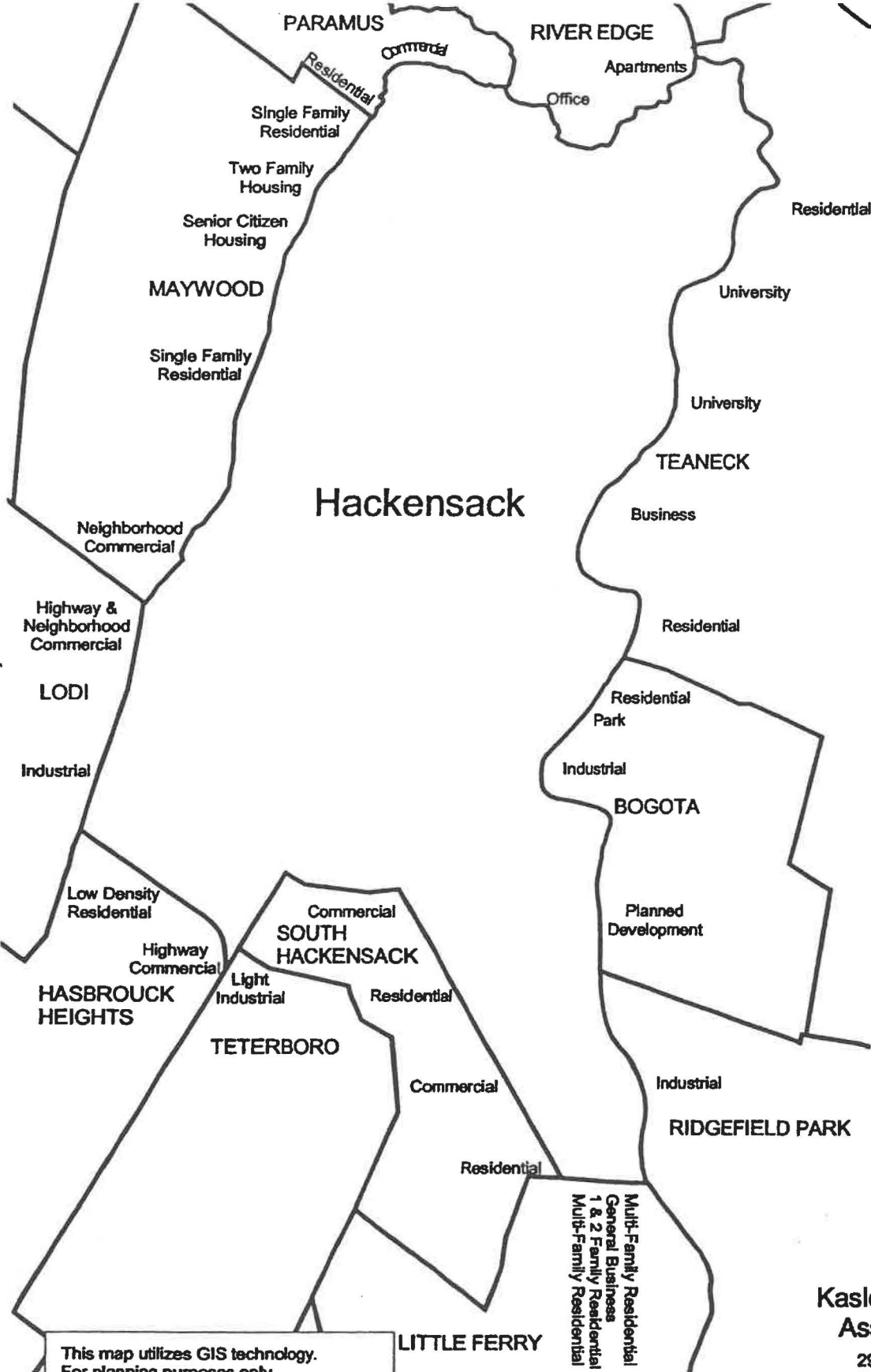
The Township of Teaneck last adopted its master plan in 1994. The document was prepared by the firm of Queale and Lynch and was amended in 1997. The Plan indicates a variety of residential land uses along the Hackensack River including single-family and multi-family residential uses, University uses, and a limited area of business retail uses.

Borough of Teterboro

The Borough of Teterboro last adopted its master plan in 1994. The plan was prepared by the planning firm of Dean Boorman and Associates. Page 7 of the Plan indicates "the existing zoning map is adopted as the future land use plan".

The existing zoning map indicates the area adjacent to the City of Hackensack as being designated for a light industrial distribution use.

Master Plan Recomendations in Adjoining Communities



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Bergen County

The Bergen County Planning Board last adopted a land use plan element in 1973. The Department does not have a current land use plan. According to the Bergen County Department of Planning and Economic Development, the County is in the process of updating this document. It is not certain as to when the document will be completed.

Solid Waste Management Plan

N.J.S. 40:55D-28(d)(4) of the Municipal Land Use Law requires municipal master plans to relate proposed development of the municipality to the district solid waste management plan. As identified in the Recycling Element, which will be shortly forthcoming, the City of Hackensack has adopted a recycling ordinance in 1989 which mandates specific solid waste products be recycled.

An analysis of the City's recovery rate for recyclable products and recovery rate mandated by the New Jersey Statewide Mandatory Source Separation and Recycling Act will therein be incorporated.

State Development Guide Plan (SDRP)

The New Jersey State Development and Redevelopment Plan (SDRP) is required by the State Planning Act of 1985 and establishes State level planning policy. The current Plan was adopted by the State Planning Commission in 1992 and is required to be updated on a three year cycle. The SDRP is amended through a three-phase process and includes the preliminary plan, the interim plan and the final plan. The SDRP policies apply statewide except for the Hackensack Meadowlands district, the Pinelands and the CAFRA areas. The Plan is intended to be utilized as a general framework whereby municipalities, counties and state agencies and special districts to can guide major policy decisions.

Cross-Acceptance is the process by which municipalities actively participate in the comparison of the content of their local planning efforts to the proposed SDRP (or its revisions) with negotiations concerning the proposed goals and policies. Several phases are involved in the cross acceptance process including the comparison phase (preliminary state plan compared to local plans), the negotiation phase (public hearings and several rounds of negotiating changes in the proposed policies, mediated by the counties), and the final review process (21 public hearings-one in each county-and acceptance of written comments on the Plan).

According to the Office of State Planning, the concept of "nodes" and "cores" as promulgated in the 1992 SDRP plan are shifting. More regional approaches are being encouraged for center designations , emphasizing "endorsed plans" rather

than individual center designations, a de-emphasis of community boundaries in developed areas, and a greater attention to cores and nodes.

The City of Hackensack has been designated as a PA 1, metropolitan planning area 1, with the exception of Borg's Woods, a natural woodlands area, designated as a CEHS designation for the City of Hackensack (Critically Environmentally Sensitive Area.). There are no other CEHS sites mapped, including its six listed historic sites. The City of Hackensack has asked that its Main Street be considered for "core" designation and the Hackensack Medical Center be considered a "node".

The following correspondence between Mr. Gene Duffy, Director of the Department of Community Affairs, and Ms. Barbara Walsh, from the office of Bergen County Planning and Economic Development was transmitted in November of 1997, concerning cross-acceptance II for the City of Hackensack. The memorandum details several important concept plans for development of the Hackensack riverfront, the redevelopment plans for the "four spheres of influence" including a downtown redevelopment plan; and the significant role of the Hackensack University Medical Center.

RECYCLING ELEMENT

The New Jersey Municipal Land Use Law sets forth statutes which provide for the adoption of a master plan by municipal planning boards.

N.J.S. 40:55D-28B(12) indicates the following regarding the required recycling element of the master plan:

A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and for any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

Statewide Recycling Act

In April of 1987, the Senate and General Assembly of the State of New Jersey approved the "New Jersey Statewide Mandatory Source Separation and Recycling Act" which set forth regulations regarding the recovery of recyclable products statewide. The intention of the Legislature was enumerated in Section 1 of the Act as follows:

The Legislature finds that removing certain materials from the municipal solid waste stream will decrease the flow of solid waste to sanitary landfill facilities, aid in the conservation and recovery of valuable resources, conserve energy in the manufacturing process, and increase the supply of reusable raw materials for the State's industries; and that the recycling of reusable waste materials will reduce substantially the required capacity of proposed resource recovery facilities and contribute to their overall combustion efficiency, thereby resulting in cost - savings in the planning, construction, and operation of these resource recovery facilities.

The Legislature further finds that the expeditious identification of local, national and international markets and distribution networks for recyclable materials is a necessary prerequisite to the orderly development of mandatory Statewide, county and municipal recycling programs; and that the State must institute and complete studies of market stimulation for recyclable materials.

The Legislature further finds that the State may most appropriately demonstrate its long-term commitment to proper solid waste management by establishing a mandatory Statewide source separation and recycling program, and by increasing the purchase of recycled paper and paper products by the various agencies and instrumentalities of the State Government.

The Legislature further declares that it is in the public interest to mandate the source separation of marketable waste materials on a Statewide basis so that reusable materials may be returned to the economic mainstream in the form of raw materials or products rather than be disposed of at the State's overburdened landfills, and further declares that the recycling of marketable materials by every municipality in this State, and the development of public and private sector recycling activities on an orderly and incremental basis, will further demonstrate the State's long term commitment to an effective and coherent solid waste management strategy.

Section 25 of the New Jersey Statewide Mandatory Source Separation and Recycling Act supplements N.J.S. 40:55D-2 of the Municipal Land Use Law by adding purpose "o" which states "To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan Goals and to complement municipal recycling programs." The State of New Jersey is committed to reducing solid wastes through Statewide recycling efforts.

State Recycling Plan Goals

Section 3 of the New Jersey Mandatory Source Separation and Recycling Act requires that counties prepare and implement recycling plans which designate recovery targets in each municipality to achieve the maximum feasible recovery of recyclable products. The following targeting are presently required:

- (a) The recycling of at least 15% of the prior year's total municipal solid waste stream by the end of the first full year succeeding the adoption and approval by the department of the districts recycling plan; and
- (b) The recycling of at least 25% of the second preceding years total municipal solid waste stream by the end of the second full year succeeding the adoption and approval by the department of the district recycling plan.

For the purposes of this paragraph, "total municipal solid waste stream" means the sum of the municipal solid waste stream disposed of as solid waste, as measured in tons, plus the total number of tons of recyclable materials recycled.

Hackensack's Recycling Ordinance

In 1989, the City of Hackensack adopted a recycling ordinance under section §93-11 of the code as follows:

§93-11 Separation, collection and disposition of recyclables.

- A. All persons and occupants shall separate from their garbage, refuse and trash recyclable materials as defined herein. For those locations utilizing city collection services, these recyclable materials will be collected in accordance with the provisions of this Article. For those locations using private collectors, these recyclable materials shall be transported to approved recycling centers by the person or occupant or shall be collected by scavengers in the manner provided herein. Whenever in the case of a person occupying commercial or institutional premises recyclable materials are disposed of by other than city collection, the person or occupant shall annually file a notice with the Sanitation Division indicating what recyclable materials are being disposed of, who is performing this service and what vendor is receiving the materials. In addition, the person and occupant shall annually advise the Sanitation Division of the weight of the recyclable materials so disposed.
- B. All persons and occupants who do not comply with these recycling requirements shall be subject to the violation and penalty requirements of this Article.

Article II Collection and Recycling under §93-3 Definitions reads as follows:

ASHES-The cold residue from combustion of any type of solid fuel such as wood, coal, coke, charcoal, paper and/or similar substance.

GARBAGE- Any waste material in the process of or subject to decomposition or decay incidental to ordinary domestic or business use or purpose and shall include, among other things, kitchen refuse, animal or vegetable matter, decaying and decomposing substances.

GARDEN REFUSE- Tree branches of less than one-half (1/2) inch in diameter; hedge, brush and vine trimmings; stalks of vegetables and plants; and grasses, weeds and similar substances and/or materials found in residential yards.

HEAVY TRASH- Household furniture, appliances and similar items and home improvement debris when the work is performed by the owner or occupant.

OCCUPANT-The owner, agent, tenant, lessee, caretaker or any other person in charge of any premises affected by this Article, whichever classification may be appropriate and effective for its enforcement.

PERSON- Any individual, partnership, corporation, firm or aggregation or association of persons.

RECYCLABLE MATERIALS- Grass clippings, newspapers, corrugated cardboard, all-aluminum cans, high-grade paper and glass bottles. "Newspapers" include all papers distributed at regular and irregular intervals to convey or report news or advertisements, excluding glossy printed magazines, books or any periodicals with a glued binding, posters or other similar materials. "Corrugated cardboard" includes boxes and bindings, but excludes paperboard boxes (example: dry goods, food boxes). "Glass bottles" include all glass containers, but excludes laminated glass panes and hardened or tempered glass as contained in windshields. "High-grade paper" includes computer printout paper, tabular cards and white and colored ledger paper. (Amended 4-18-88 by Ord. No. 5-88; 12-5-1998 by Ord. No. 25-88, 4-16-1990 by Ord. No. 8-90).

SUFFICIENT-Enough receptacles for each premises to eliminate the need for baskets, cartons, paper bags, etc.

SUITABLE RECEPTACLE- Either a watertight metal or plastic container, which is equipped with a close-fitting metal or plastic cover and adequate handles and which is sufficiently strong for collection purposes and has a capacity of not more than thirty-two (32) gallons; or plastic trash bags, securely tied and of sufficient strength to permit them to be lifted without tearing or breaking.

TRASH AND RUBBISH- All miscellaneous materials such as rags, nonrecyclable paper products, leather goods, rubber, bottles, tin cans, broken glass, crockery and/or any similar materials or substances; but shall not include logs, earth, sand, bricks, mortar or other substances which may accumulate from building operations.

Solid Waste Collection

Solid waste is collected for the City at curbside once a week (per route) for household refuse, and once a week (per route) for grass clippings etc. Large household trash including furniture is collected curbside twice a month. The City offers weekly curbside collection of recyclables.

Tables 44 & 45 identify the type and quantities of recyclable products in the City for the years of 1997 and 1998. The City's Recycling Coordinator has collected and provided this information. Recycling efforts have resulted in a 5% increase between 1997 and 1998. Recyclables represented 55% of total disposables in 1997 and 60% in 1998. Recycling not only serves to conserve our limited natural resources, but is also instrumental in reducing the excess products entering the waste stream. The Governor has set a 65% recyclable target by the end of the year 2000.

Table 44
1997 Recycling Summary City of Hackensack
By Material and Tonnage

<u>Material</u>	<u>Residential</u>	<u>Commercial</u>	<u>Total</u>
PAPER			
Corrugated	542.12	4,389.92	4,932.04
Mixed Office Paper/CPO	0.00	0.00	0.00
Newspaper	882.15	6,237.99	7,120.14
Other Paper/Mags/Junk Mail	354.56	2,680.76	3,035.32
CONTAINERS			
Glass Containers	762.44	949.66	1,712.10
Aluminum Cans	58.02	68.71	126.73
Steel Cans	8.30	10.03	18.33
Plastic Containers	0.00	0.00	0.00
METAL			
Heavy Iron	6.25	186.52	192.77
Non-Ferrous & Other Aluminum	0.00	19.68	19.68
White Goods/Light Iron	78.38	2.74	81.12
AUTO			
Anti-Freeze	0.00	0.00	0.00
Batteries, Lead Acid	0.00	0.00	0.00
Scrap Autos	0.00	0.00	0.00
Tires	9.34	8.03	17.37
Used Motor Oil	0.00	0.00	0.00
YARD MATERIAL			
Brush/Tree Parts	9.13	131.94	141.07
Grass Clippings	39.74	0.07	39.81
Leaves	1,594.00	1.82	1,595.82
OTHER			
Stumps	0.00	133.22	133.22
Batteries, Household	0.00	0.00	0.00
Concrete/Asphalt	0.00	5,081.45	5,081.45
Food Scraps	0.00	90.97	90.97
Misc. Recyclable Materials	0.00	0.00	0.00
Other Glass	0.00	0.00	0.00
Other Plastic	0.00	0.41	0.41
Petroleum Contaminated Soil	491.93	827.90	1,319.83
Process Residue	0.00	477.00	477.00
Textiles	0.00	0.00	0.00
Wood Scraps	0.00	574.72	574.72
Unclassified			
See Documentation/recpt (Bonus)	0.00	0.00	0.00
See Documentation/receipts	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Tons	4,836.36	21,873.54	26,709.90

Total Disposables (Recyclable and Non-Recyclable) is 48,144.81 tons.

Recyclables represent approximately 55% of total disposables.

Source: Department of Sanitation
Mr. Art Koster, Recycling Coordinator, 1999.

Table 45
1998 Recycling Summary City of Hackensack
By Material and Tonnage

<u>Material</u>	<u>Residential</u>	<u>Commercial</u>	<u>Total</u>
PAPER			
Corrugated	1,004.73	2,578.50	3,583.23
Mixed Office Paper / CPO	0.00	0.00	0.00
Newspaper	1,385.71	1,495.00	2,880.71
Other Paper / Mags / Junk Mail			
CONTAINERS			
Glass Containers	1,261.75	891.14	2,152.89
Aluminum Cans	96.03	66.92	162.95
Steel Cans	13.74	9.48	23.33
Plastic Containers	0.00	0.00	0.00
METAL			
Heavy Iron	0.00	150.25	150.25
Non-Ferrous & Other Aluminum	0.00	543.27	543.27
White Goods / Light Iron	132.30	0.64	132.94
AUTO			
Anti-Freeze	0.00	0.00	0.00
Batteries, Lead Acid	0.00	0.35	0.35
Scrap Autos	0.00	0.00	0.00
Tires	14.07	10.19	24.26
Used Motor Oil	0.00	0.13	0.13
YARD MATERIAL			
Brush / Tree Parts	25.66	23.25	48.91
Grass Clippings	0.00	0.93	0.93
Leaves	1,576.00	0.00	1,576.00
OTHER			
Stumps	0.00	26.22	26.22
Batteries, Household	0.00	0.00	0.00
Concrete / Asphalt	0.00	15,032.21	15,032.21
Food Scraps	0.00	86.42	86.42
Misc. Recyclable Materials	0.00	0.00	0.00
Other Glass	0.00	0.00	0.00
Other Plastic	0.00	10.90	10.90
Petroleum Contaminated Soil	0.00	1,932.47	1,932.47
Process Residue	0.00	0.00	0.00
Textiles	0.00	0.00	0.00
Wood Scraps	0.00	717.32	717.32
Unclassified			
See Documentation / recpt (Bonus)	0.00	1,396.08	1,396.08
See Documentation / receipts	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Tons	5,871.51	25,181.56	31,053.07

Total Disposables (Recyclable and Non-Recyclable) is 51,740.95 tons
Recyclables represent 60% of total disposables.

Source: Department of Sanitation
Mr. Art Koster, Recycling Coordinator, 1999

INCONSISTENCIES BETWEEN MASTER PLAN AND ZONING ORDINANCE

A total of 2,710 inconsistencies or conflicts exist between the 1990 master plan recommendations and the current zoning map as indicated in red on the following map. These conflicts occur for three separate and distinct reasons:

- (1) No corresponding zoning districts have been established from the 1990 master plan recommendations
- (2) the master plan and zoning ordinance conflict in terms of density but not use
- (3) the zoning map utilizes setbacks measured from rights-of-way which does not correspond to lot lines.

The following master plan recommendations have no corresponding zoning classification:

- 1) Housing Authority
- 2) Affordable Housing
- 3) Planned Residential Development
- 4) Planned Commercial Development
- 5) Community Shopping Centers
- 6) Regional Shopping Center
- 7) Office Development
- 8) Professional Office
- 9) Hackensack University Medical Center

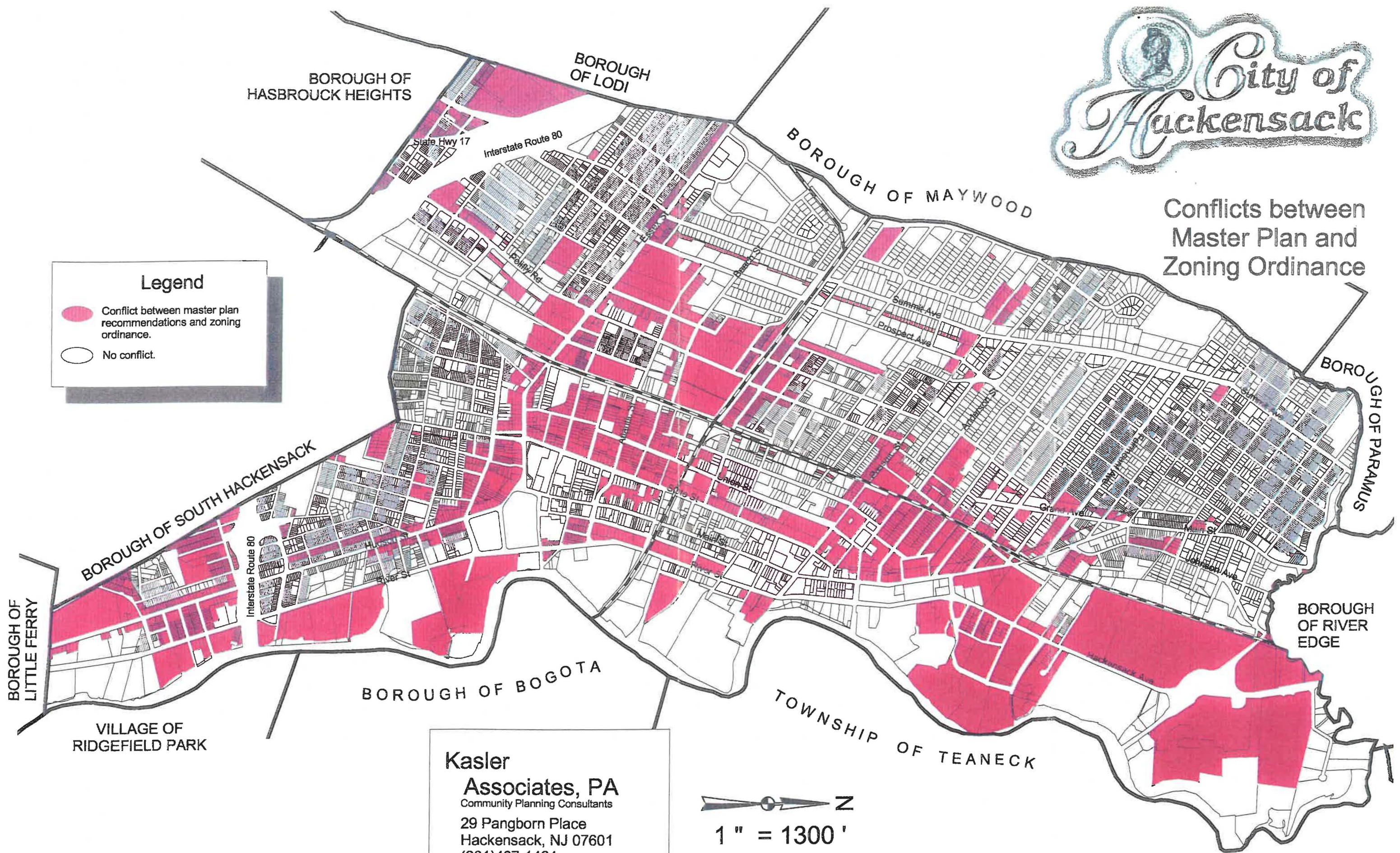
They are over 50 areas within the City's zoning map which rely on a setback dimension for the zone boundary. Most of the time, these measurements do not correspond to the actual property lines which results in split zone lots. These split lot zones typically contain a section which is not compatible with the Master Plan recommendations. The most noticeable of these occurrences is evidenced along Summit Avenue where almost every lot on the western side of the street is a split zone lot (between Essex Street and Passaic Street).

Finally, the two maps conflict in terms of density of uses. For example, some areas are located in a medium density multi-family residential zone but were recommended for a moderate density residential use in the master plan. Areas located in the neighborhood commercial zone were recommended for a general commercial use in the master plan.

We recommend that these issues be rectified in several ways. Firstly, corresponding zoning districts should be established based upon master plan recommendations. Secondly, density issues should be clarified to ensure consistency between the master plan and zoning ordinance. Finally, it is recommended that a new zoning map be drafted utilizing lot lines as boundaries to eliminate the prevalence of split lot zones.



Conflicts between Master Plan and Zoning Ordinance



Legend

- Conflict between master plan recommendations and zoning ordinance.
- No conflict.

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1" = 1300'

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HACKENSACK'S GOALS & OBJECTIVES

The goals and objectives serving Hackensack's Master Plan for the year 2001 are indicated as follows:

1. **Maintain and Enhance the Quality of Established Neighborhoods in Hackensack;**
2. **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 private efforts;**
3. **Provide Housing Opportunities and A Variety of Housing for Various Income Levels of the population including low and moderate income housing, middle income housing and senior citizen housing;**
4. **Improve the Quantity, Quality and Availability of Parks and Open Space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas and promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River.**
5. **Preserve the Environment including the preservation of wetland areas, stream and wetland corridors; the quality and purity of rivers and streams, protection of major ridgelines and the significant treed areas and areas designated as natural areas.**
6. **Promote Historic Conservation, Preservation and Adaptive Reuse Where Appropriate.**
7. **Promote Adequate Community Services for All Portions of Hackensack**
8. **Improve and Upgrade Traffic Circulation and Safety Throughout the City including the provision of additional passenger rail service.**
9. **Promote and Expand Economic Opportunities in Hackensack in Order to Maintain Job Opportunities and the Economic Well-Being of Hackensack's Citizens;**
10. **Promote and Upgrade the Downtown Area of Hackensack Including the Four Spheres of Influence.**
11. **Promote Upgrading Surface Water Quality of all rivers and streams entering Hackensack and preserve water quality within the City.**

12. **Incorporate the General purposes of the Municipal Land Use Law as part of Hackensack's Master Plan including the following:**

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relates the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

LAND USE PLAN ELEMENT

The Hackensack Planning Board adopted a master plan in the Summer of 1982 and again in 1990. The 1990 Master Plan, prepared by the firm of Kasler Barovick and Associates, updated the earlier master plan. The Master Plan for the year 2001 reaches the following conclusions:

The master plan for the City of Hackensack is a statement of the objectives, policies and specific recommendations for the Hackensack Planning Board, which has been prepared in accordance with the provisions and requirements of the New Jersey Municipal Land Use Law.

It is the intent of the Hackensack Master Plan to guide and direct the future use of land in the City in a manner which will best protect the public health and safety and promote the general welfare. It provides specific recommendations to guide future private and public development, public facilities and services and the development and design of appropriate transportation facilities.

Hackensack is a multi-dimensional community. The City serves as the County seat of Bergen County and contains one of the leading medical centers in the State, the Hackensack University Medical Center. The City ranks among the leading retail centers in the Northern New Jersey area and ranks fifteenth highest in the State of New Jersey. Moreover, Hackensack serves as a major employment base in the region. In 1997 there were 35,431 jobs in the City, the second highest in Bergen County.

One of the major changes from earlier master plans is the use of a lot-line base map which was prepared utilizing Geographic Information Systems (GIS). This technology affords a greater degree of accuracy and enhanced level of clarity. GIS also allows for a greater recognition of unique patterns that exist within various portions of the City.

The following sections of the Master Plan will provide an analysis of each of the land use categories and recommendations proposed in the Master Plan for the new millennium.

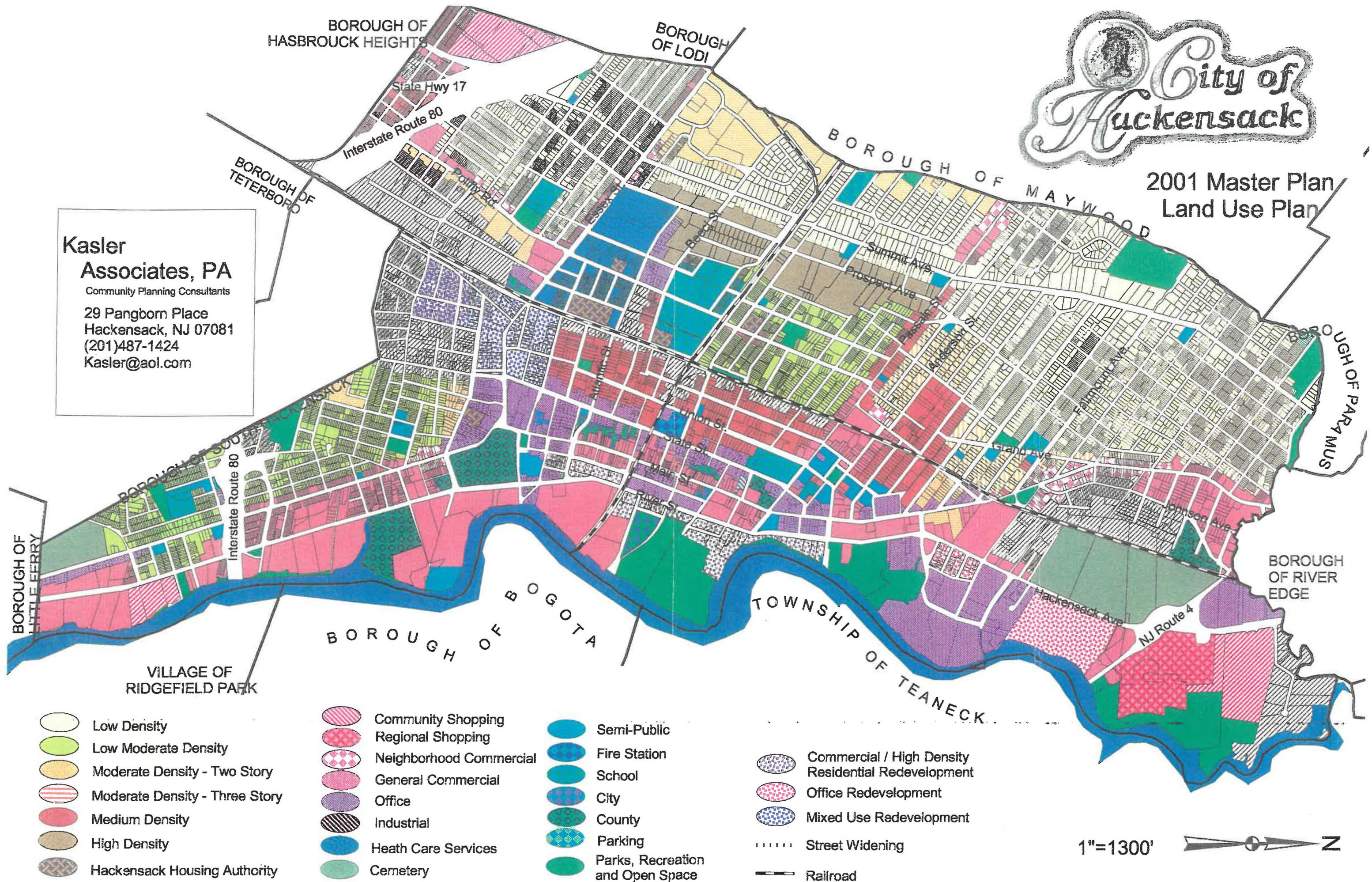


2001 Master Plan Land Use Plan

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RESIDENTIAL LAND USE

The 1990 land use plan, in recognition of the need for greater detail and differentiation, proposed eight residential categories based upon land use densities, housing affordability and environmental characteristics. These categories are continued in the current master plan and are further described in the following portions of the Master Plan.

Low-Density (Single-Family) Residential Use

Single-family residential use is proposed for three general areas of Hackensack. The overall density of development is approximately 8 dwellings units per acre. These three areas are noted as follows:

The northwestern portion of Hackensack generally extending west of Main Street, Grand Avenue and Claredon Place and north of Passaic Street, except for the three block area of Hamilton Place, Anderson Street and Lookout Avenue;

The west central portion of the City, generally located south of Passaic Street along both sides of Summit Avenue westward to the Maywood Borough line except for garden apartment development along the Esplanade and Tracy Place ; and

The southwestern portion of the community generally located south of Essex Street and west of Polifly Road to Route 80, to the Lodi border.

The Master Plan recommends that consideration be given to larger lot sizes for low density areas where appropriate.

Low-Moderate Density (One and Two-Family, Townhouse) Residential Use

The 1990 Plan recommended townhouse types of uses also be permitted with low-moderate density residential uses. The three areas recommended for low-moderate density residential use are identified as follows:

The central portion of Hackensack located south of Passaic Street and north of the New York Susquehanna and Western railroad, extending from High Street to Third Street and De Wolf Place.

The southeastern portion of the City extending from Campbell Avenue on the north and east to South State Street, along Washington Avenue and north of Route 80.

A small area north of Moonachie Road west of Hudson Street and south of Vreeland Avenue.

These recommendations remain the same as proposed in the 1990 Master Plan.

Moderate Density Residential Use (Two Story Apartment Use)

A total of seven areas are recommended for moderate density residential use. This is equivalent to areas which permit two story apartment buildings as well as townhouse and one and two-family residences.

These areas include:

- The Esplande area south of Passaic Street and north of Club Way;
- The Cambridge Terrace-Arcadia Road, Berkshire and Tracy Place areas;
- The east side of Polifly Road;
- The Vreeland Avenue area;
- The south side of Kansas Street east of South State Street;
- The Hudson Street-Moonachie Avenue general area south of Route 80;
- The area south of Van Wetering Place.

Moderate Density Residential Use (Three Story Apartment Use)

The areas designated for moderate density use would permit one and two-family residences, townhouses and three-story apartment uses. The land use plan map designates the area as moderate density-3.

Moderate Density-3 areas include the following:

- Grand Avenue extending from Euclid Avenue to Main Street and
- The Hamilton Place area including Hamilton Place from Vanderbeck Place to Prospect Avenue, the south side of Anderson Street from Vanderbeck Place to Prospect Avenue, the north side of Anderson Street from Clarendon Place to Prospect Avenue, both sides of Lookout Avenue from Clarendon Place to Prospect Avenue and the east side of Vanderbeck Place.

The 1990 Master Plan recommended these moderate density residential areas.

Medium Density Residential Areas (Areas of Four and Five Story Apartment Use)

There are a total of eight areas recommended for medium density residential use in the Land Use Plan Element. Areas recommended for medium density housing are noted as follows:

- The north side of Anderson Street from Linden Street to Clarendon Place;
- The Anderson Street-Anderson Park Green immediate neighborhood;
- The Clinton Place to Clarendon Place corridor;
- The Passaic Street corridor from First Street westward to Summit Avenue;
- The west side of Linden Street opposite the neighborhood commercial development on Linden Street;
- The area south of Passaic Street along both sides of Union and Park Streets;
- The South Summit Avenue-Pleasantview Avenue area; and
- The East Pleasantview Avenue area, west of Polifly Road.

High Density Residential Use (Corresponds to the R-3 Zone)

Areas for high density residential housing are confined to the Prospect Avenue corridor extending from Passaic Street to Thomspen Street. The area also includes Overlook Avenue to Comet Way and the south side of the Beech Street extending to Second Street.

Hackensack Housing Authority

The Housing Authority of the City of Hackensack maintains 504 units of low and moderate income housing units. These include 144 housing units at Oratam Court, 50 units each at Ostrowski and Barsalona Courts, 100 units each at Berkie Gardens and Widnall Towers and 60 Units at Dizenzo Court.

Due to lack of Federal monies to assist in the development of additional housing, no new housing, under the auspices of the Housing Authority is anticipated in the near future.

These six Housing Authority sites are incorporated in the Housing Element section of the Master Plan.

Affordable Housing

The 1990 master plan proposed to rezone certain lands along the Hackensack River from industrial and commercial use to a category of Affordable Housing extending southward from the Public Service property to East Moonachie Road.

No affordable housing was constructed as a result of these recommendations. The year 2001 Master Plan has recommended that Hackensack seek a vacant land adjustment under the rules and provisions of the Council on Affordable Housing (See Hackensack Fair Share Housing Plan Element portion of the master plan.)

Planned Residential Development

The 1990 Master Plan designated a 7.5 acre site opposite Berry Street on the east side of River Street as a planned residential development. In the ensuing eleven years, the subject property has not changed its use nor have any PRD provisions been forthcoming. The planned residential development classification has been deleted.

COMMERCIAL LAND USE

The Land Use Plan Element establishes eight categories of commercial utilization based upon the functional nature of these uses. These are noted as follows:

Central Business District

The Hackensack Central Business District (CBD) has been divided into four segments or spheres of influence. These include the Government/Office Sector, the Banking, Educational and Cultural Sphere, the Traditional Retail sector and the Housing/Retail Sphere. The master plan, recognizing the significant role played by these spheres, has undertaken a detailed plan for these four quadrants which are presented in the following section of the master plan.

Regional Shopping Center

The Riverside Square Mall, located at the intersection of Hackensack Avenue and Route 4 westbound is one of the dominant shopping centers in northern New Jersey. As noted in the section relating to economic overview, Hackensack stands as the community with the 15th highest volume of retail sales in the State, in no small measure due to the impact of the 32 acre Riverside Square Mall. The mall has recently received a cosmetic "facelift" as the interior of the mall has been greatly upgraded.

Due to the significant role the Riverside Mall plays in the region, the master plan for Hackensack proposes to place this facility in a new commercial category entitled regional shopping center. The present zoning ordinance places the mall in a general commercial category.

Community Shopping Center

Three areas are proposed for classification as community shopping centers. The area bounded by Route 17 southbound, South Summit Avenue and lands abutting properties on the north side of Pleasantview Avenue are designated in a new classification-community shopping center.

The area contains a number of stores and facilities which serve community-wide shopping needs of the City. This includes the Pathmark and the 88,000 square foot Summit Plaza Shopping Center including the Grand Union supermarket.

The concentration of two supermarkets and expansive parking facilities has established this community-wide shopping center. Previously, the area was zoned for commercial manufacturing purposes.

The Bradlees shopping area which was expanded during the 1990's to include Bradlees, Pathmark and Staples, on the easterly side of Hackensack Avenue is also classified as a community shopping center.

The third community shopping center is located on South River Street, south of Interstate 80. The facility was completed several years ago and is known as the Riverfront Plaza and is anchored by the Shoprite supermarket.

Neighborhood Commercial Uses

There are a number of areas in Hackensack that function as neighborhood commercial areas. Local shops and services are provided that are frequented primarily by residents of the immediate neighborhood as opposed to the traveling public or highway-oriented type of uses. Typically, these uses include grocery stores, drug stores, candy shops, barber shops or beauty parlors and perhaps a tailor or baker. In total five neighborhood commercial areas are identified in the Plan as follows:

- The upper Main Street area in the vicinity of Spring Valley Avenue
- The Anderson-Linden Street Area
- The Passaic Street-Esplanade Area
- The First Street-Central Avenue Area
- The Essex Street-Summit Avenue Area. This area has been recommended for redevelopment.

These areas are generally zoned B-1 in the present zoning ordinance.

Office Development

There has been a significant amount of office development that has occurred in Hackensack during the last two decades. A total of nine general areas have been identified which are designated for office development purposes. These include the following:

- The west side of Hackensack Avenue north of Route 4 including the three Continental Plaza Office building complex
- The Fairleigh Dickinson office building complex and the general area extending from Kotie Place on the north, Temple Avenue and an area south of University Plaza Drive.
- The Hekemian Office complex at Clinton Place and Main Street.
- The area of the central business district extending from East Camden Street to Bridge Street between Moore and River Streets.
- The area west of the central business district along the west side of State Street extending from the Middle School to Essex Street.
- The Hudson Street-lower Essex Street corridor.
- The east and west sides of Main Street between University Plaza Drive and Passaic Street.
- The north side of Kansas Street to South State Street.
- The east side of Hudson Street from Henry Street to the Little Ferry Border.

Many of these areas are further discussed in the Downtown Plan portion of the Master Plan.

Planned Commercial Development

The 1990 Master Plan recommended two areas be developed as planned commercial developments. These included the east side of River Street extending along the Court Street Bridge south beyond East Kansas Street and the Packard-Bamberger property.

Since neither area has truly developed as a planned commercial development, the land use plan deletes this category. The former site is now occupied by Pep Boys and Costco and the latter site has recently been constructed with a Target store.

Generalized Commercial Uses

Generalized commercial uses are functional uses that provide general commercial services including highway related functions, and sales and services of a generalized commercial nature.

A total of nine areas are identified in the Hackensack land use plan element as follows:

- Commercial uses along Route 4,
- The west side of Hackensack Avenue extending from Temple Avenue to DeVote Place.
- The Main Street-Hackensack Avenue corridor extending from Temple Avenue to Anderson Street including the Sears building complex.
- The southside of Essex Street extending from the Lodi border to the neighborhood commercial uses in the area.
- The west side of Polifly Road from Essex Street generally to the Hasbrouck Heights border.
- The Hudson Street area between Kansas Street and Interstate Route 80.
- The Passaic Street corridor from Union to First Streets.
- Both sides of South River Street extending from the Little Ferry border generally to Court Street.
- The upper Main Street area.

Redevelopment Areas

The land use plan element suggests that three areas be considered as redevelopment areas in the future.

The first area extends between River and Moore Streets south of the Susquehanna Railroad to Bergen Street. The site is the present location of a County office building, the bus transfer station, the Guy-Ross Chevrolet automobile dealership and several private parking lots.

Due to the proximity of this two block area to Main Street, its relationship to the possible extension of passenger service on the Susquehanna rail line, the area could prove to be an appropriate area for a movie complex or a major office building and a

major parking structure to not only serve the area, but passengers utilizing the light rail transit system and the occupants of the site.

A second area that is likely an eligible area for redevelopment lies along the east side of River Street, north of the Susquehanna Railroad extending to Anderson Street and to the Hackensack River. This area, predominantly developed with automobile sales establishments and related sales and services, could serve as a significant area for mid-rise to high-rise apartment uses. The relative proximity to the River and a proposed riverwalk greenway system, the proximity to retail sales and services could work in a symbiotic manner. The area could also provide for additional retail and service uses to augment downtown uses along Main Street.

In addition, the City of Hackensack is considering another redevelopment area along Essex Street in the vicinity of the train station along Essex Street. This general area contains the following approximate boundaries:

A southern boundary that runs along State Street between Sussex and Kansas Streets, then moving west on Kansas Street until Hobart Street, then turns south to Lodi Street, then west onto Lodi Street to the Railroad, then north along the Railroad to Essex Street, and continuing eastward along Sussex Street to the border at State Street.

The master plan designates this potential redevelopment area as a mixed use area.

Industrial Land Uses

Light Industrial uses are recommended for the following:

- The Commerce Way area east of Hackensack Avenue on the Hackensack-River Edge border;
- The area primarily located to the east of Johnson Avenue including Voorhis Lane, Orchard, Oak and Zabriskie Streets, Lawton Street and Burlews Court;
- The area west of Atlantic Street from First Street to the Railroad;
- The Kenneth Street- South Newman Street corridor north of Route 80 in the vicinity of the Hackensack-South Hackensack border;
- The southeast central portion of the City generally bounded by South State Street, Kansas Street, and the South Hackensack border;
- West Pleasantview Avenue and Poor Street;
- East Railroad Avenue extending from Sussex Street on the south to East Passaic Street, and;
- The area north of Temple Avenue including Emerald Street and DeVoe Place.

Fairleigh Dickinson University Owned Lands

Certain university operations of Fairleigh Dickinson University are located within Hackensack. These facilities include the George and Phyllis Rothman Athletic Center located on University Plaza. The land holdings of the University inclusive of several office buildings in the vicinity of University Plaza Drive and Temple Avenue are designated as a unified complex.

Health Care Services

The Master Plan recognizes the significant function and role played by the Hackensack University Medical Center. The hospital complex includes a medical office building and a recently completed state-of-the-art medical research center along Prospect Avenue. The Medical Center area is bounded generally by Atlantic, Second and Essex Streets and Prospect Avenue. The complex was enumerated as a hospital area in the 1990 Plan. The master plan recommends that a health care services area including medical arts buildings, doctor's offices, residences and related facilities should be established, which should be corrected when updating the City's zoning ordinance. This new health care services area is bounded by Essex and Atlantic Street, Prospect Avenue and the Railroad tracks.

Cemeteries

There are three principal cemeteries in Hackensack which occupy 64 acres of land. St. Joseph's and the Hackensack Cemeteries located on the west side of Hackensack Avenue and the Maple Grove Park Cemetery located on Hudson street are designated as cemetery sites in the master plan. An historic cemetery also exists behind the Church on the Green.

Semi-Public Uses

There are more than two dozen religious institutions and facilities in Hackensack. The Master Plan recommends these sites as semi-public facilities which is similar to the classification provided in the 1990 plan.

Public Land Uses Including Recreation and Open Space Facilities

The Land Use Plan identifies public land uses including recreation and open space facilities. The Plan specifically identifies public schools, fire stations and other City owned buildings and sites as well as existing and proposed recreation facilities. The land use plan also identifies public parking lots as well as County and State holdings within Hackensack.

Historic Sites

The 1990 Land Use Plan Element included a number of properties that were contained on National, State and County historic registers. The 1990 Plan also designated possible historic properties that had been indicated to be potentially eligible by the Bergen County Historic Sites Advisory Board in accordance with the Municipal land Use Law as per NJS 40:55D-28(b) which permitted:

“(10) An historic preservation plan element (a) indicating the location, significant, proposed utilization and means for the preservation of historic sites and historic district, and (b) identifying the standards used to assess worthiness for historic sites or districts designation;...”

Since the adoption of the 1990 Plan, State Statutes related to historic preservation has been amended by NJS 40:55D-65.1 Designation and Regulation of Historic Sites or Districts which states the following:

40:55D-65.1. Designation and regulation of historic sites or historic districts

"A zoning ordinance may designate and regulate historic sites or historic districts and provide design criteria and guidelines therefor. Designation and regulation pursuant to this section shall be in addition to such designation and regulation as the zoning ordinance may otherwise require. Except as provided hereunder, after July 1, 1994, all historic sites and historic districts designated in the zoning ordinance shall be based on identifications in the historic preservation plan element of the master plan. Until July 1, 1994, any such designation may be based on identifications in the historic preservation plan element, the land use plan element or community facilities plan element of the master plan. The governing body may, at any time, adopt, by affirmative vote of a majority of its authorized membership, a zoning ordinance designating one or more historic sites or historic districts that are not based on identifications in the historic preservation plan element, the land use plan element or community facilities plan element, provided the reasons for the action of the governing body are set forth in a resolution and recorded in the minutes of the governing body. [Effective July 9, 1991]."

If the City is desirous of zoning certain properties as historic sites, an historic preservation plan element will be required to be adopted as part of the City 's Master Plan.

Riverwalk Greenway

As noted in the 1990 Hackensack Master Plan, the 2001 Master Plan continues to encourage the development of a continuous riverfront or riverwalk greenway park system along the Hackensack River.

DOWNTOWN LAND USE PLAN

The Downtown Land Use Plan element is divided into four component sections or spheres of influence. These four segments are identified as follows:

- 1. Government/Office Sphere of Influence
- 2. Banking, Educational and Cultural Sphere of Influence
- 3. Traditional Retail Sphere of Influence and
- 4. Retail/Housing Sphere of Influence

Excluding public streets, the area for the four segments of influence totals 382.6 acres or 14.9 percent of the total area of the City. As noted in Table 46, the largest area represents the Banking, Educational, Cultural Sphere of Influence and the smallest area is the Retail/Housing Sphere of Influence.

Table 46
Size of Spheres of Influence
Main Street Corridor
1999

<u>Spheres of Influence</u>	<u>Area in Acres</u>
Government/Office	108.8
Banking, Educational, Cultural	118.1
Traditional Retail	89.0
Retail/Housing	<u>66.7</u>
Total	382.6

Land Use Plan-Government/Office Sphere of Influence

The Government Sphere of Influence recognizes Atlantic Street, an east-west thoroughfare, as a major break point between office and general commercial uses along Main Street. The area to the south of Atlantic Street, extending to the Courthouse and the construction of the County Administrative building, is overwhelmingly developed with office and support facilities.

The land use plan suggests the area be considered for rezoning to a new office district reflective of the current character of the area and consistent with the ERA recommendation "...Not counting the free standing Sears, that the remaining retail (space) should occupy about half the current space."

As noted in the land use plan, substantial areas of the downtown area are recommended for non-retail use consistent with the ERA recommendations. Furthermore, areas are also suggested as potential public/private redevelopment.

The Bergen Record and the County Courthouse Administrative Complex are proposed to continue in their present capacity.

In recognition of their existence, the Costco and Pep Boys sites are proposed for a general commercial zone. South of the Costco site, the plan suggests a continuation of the present industrial use on an interim basis, for the next five to ten years, in order to implement some of the other downtown master plan recommendations.

There are currently four City public parking lots serving the area. Three of these are located on the west side of Main Street, with a combined total of 381 parking spaces.. A small lot, with 26 parking spaces is located east of Main Street in the vicinity of office development.

The Government/Office Sphere Plan recognizes the need for additional parking to serve both the limited retail and office components of this sphere. The Plan also incorporates the potential for a movie complex, or hotel complex to serve the downtown area.

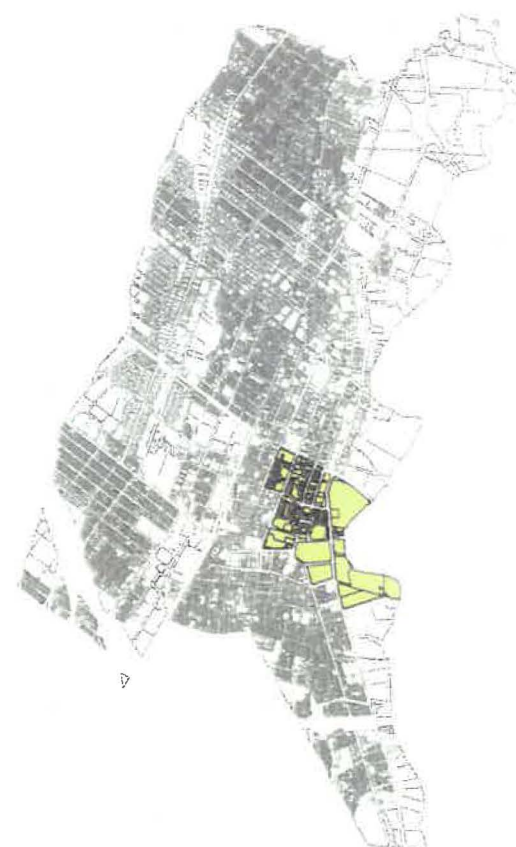
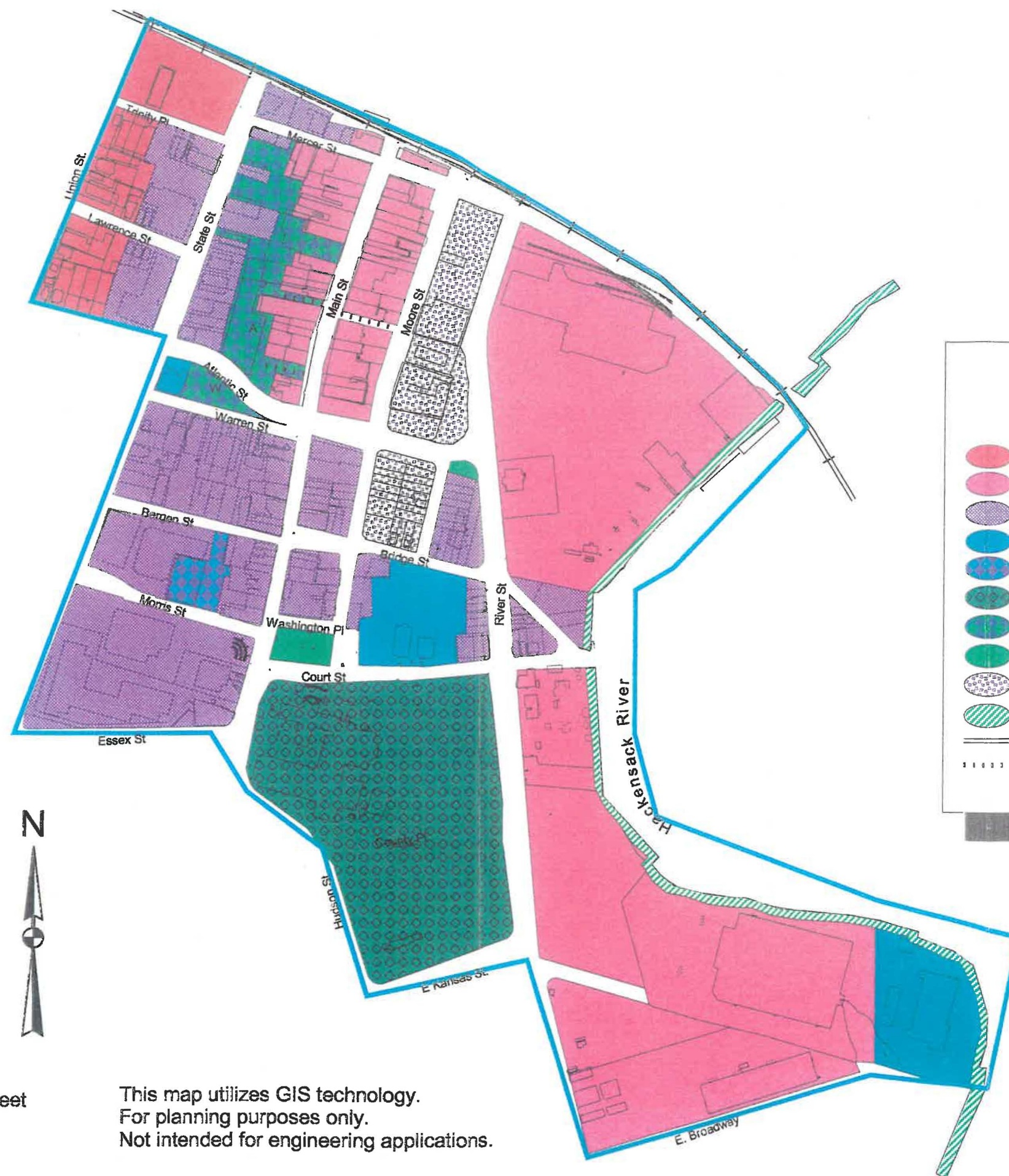
Accordingly, the Government/Office Sphere of Influence Plan suggests that investigation be given to the two block area bounded by River and Old River Streets on the east, Bridge Street on the south, Moore Street on the west and Mercer Street on the north. This 5.5 acre area is designated as a possible public/private redevelopment area and could serve as a site for a multi-screen movie complex a hotel complex, and/or as a site for multi-story public parking garages for the retail/office/government/movie theater/train station uses in the area.



Land Use Plan Government/Office Sphere of Influence

Legend

- Medium Density Residential
- General Commercial
- Office
- Semi-Public
- City
- County
- Parking
- Parks, Recreation, Open Space
- Commercial - High Density Residential Redevelopment
- Waterfront linear park
- Railroad
- Pedestrian walkway



200 0 200 400 Feet



This map utilizes GIS technology.
For planning purposes only.
Not intended for engineering applications.

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Land Use Plan-Banking, Educational and Cultural Sphere of Influence

The Main Street corridor termed the Banking, Educational and Cultural Sphere, extends from the New York Susquehanna and Western Railroad right-of-way to Passaic Street. Typical of an older downtown area, this five block area consists of a number of office buildings, major banking facilities, restaurants and a variety of retail uses interspersed with one another. The street also contains the Bergen County Community College facility, which opened in the Fall of 1999. Main Street also is served by the Johnson Public Library.

Moore Street, situated to the east of Main Street, contains a number of office and banking facility uses as well as a private multi-story garage.

River Street, a major thoroughfare in Hackensack, is primarily occupied by automotive related uses extending the full width of this sector. Due to the nature of the automotive sales, land uses tend to be underutilized in terms of automotive storage of new and used vehicles. Other functions such as automobile related services, such as tires, collision work, gas stations and the like do not relate well to the compact pedestrian related type uses in the downtown area. This area also contains a greater lot depth extending to the Hackensack River, and could provide an area of greater retail and residential use, a condition that is presently lacking along Main Street.

State Street, situated west of Main Street, is primarily developed with office uses and parking facilities, supplementing some of the uses along Main Street. The plan calls for the continued use of this street for office and related uses. The east side of Union Street contains a variety of uses including some residential, office and institutional functions. The majority of this area is proposed for residential uses to correspond with development and zoning situated on the west side of the street.

Public parking in the area, excluding parking at City Hall and the Library consists of two lots-one located west and the other east of Main Street. Lot D contains 131 parking spaces. The Plan suggests that access from Camden Street might be provided in the future. The City has purchased a large vacant lot north of Topps Cleaners on the west side of State Street to be utilized for additional parking space.

Parking in Lot C located between the Salem Street Extension and the Midtown Bridge Approach serves Foschini Park, the two commercial-recreation uses in the area and some of the nearby development, but is not particularly convenient for development along Main Street and Moore Street.

Additional parking, particularly garage parking should be considered for this area.

The Plan for the area suggested that investigation be given to several sites as possible public/private redevelopment areas. These include the entire

easterly side of River Street extending from the railroad to the extension of Passaic Street. This area could serve as a major redevelopment program due to its relative size, access to River Street, a major thoroughfare in Hackensack, and its proximity to the present Main Street and the potential train station for the Susquehanna Railroad. Nearby uses could include apartment uses overlooking the river and/ or one or more parking garages. Commercial redevelopment for this area also has potential.

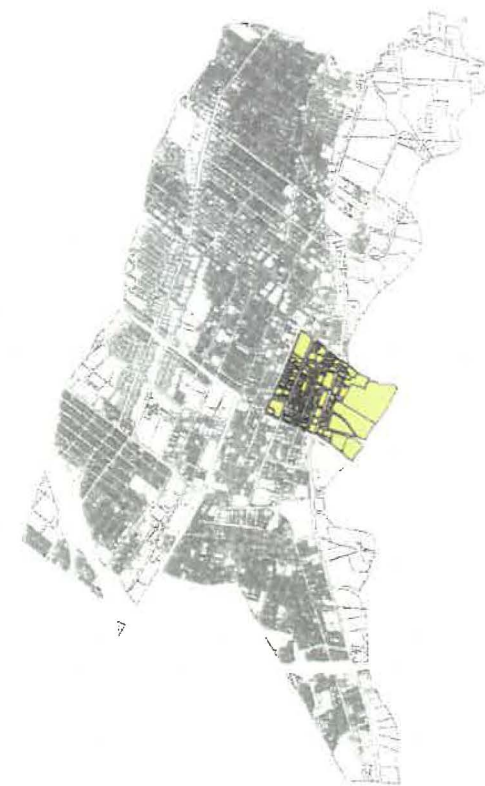
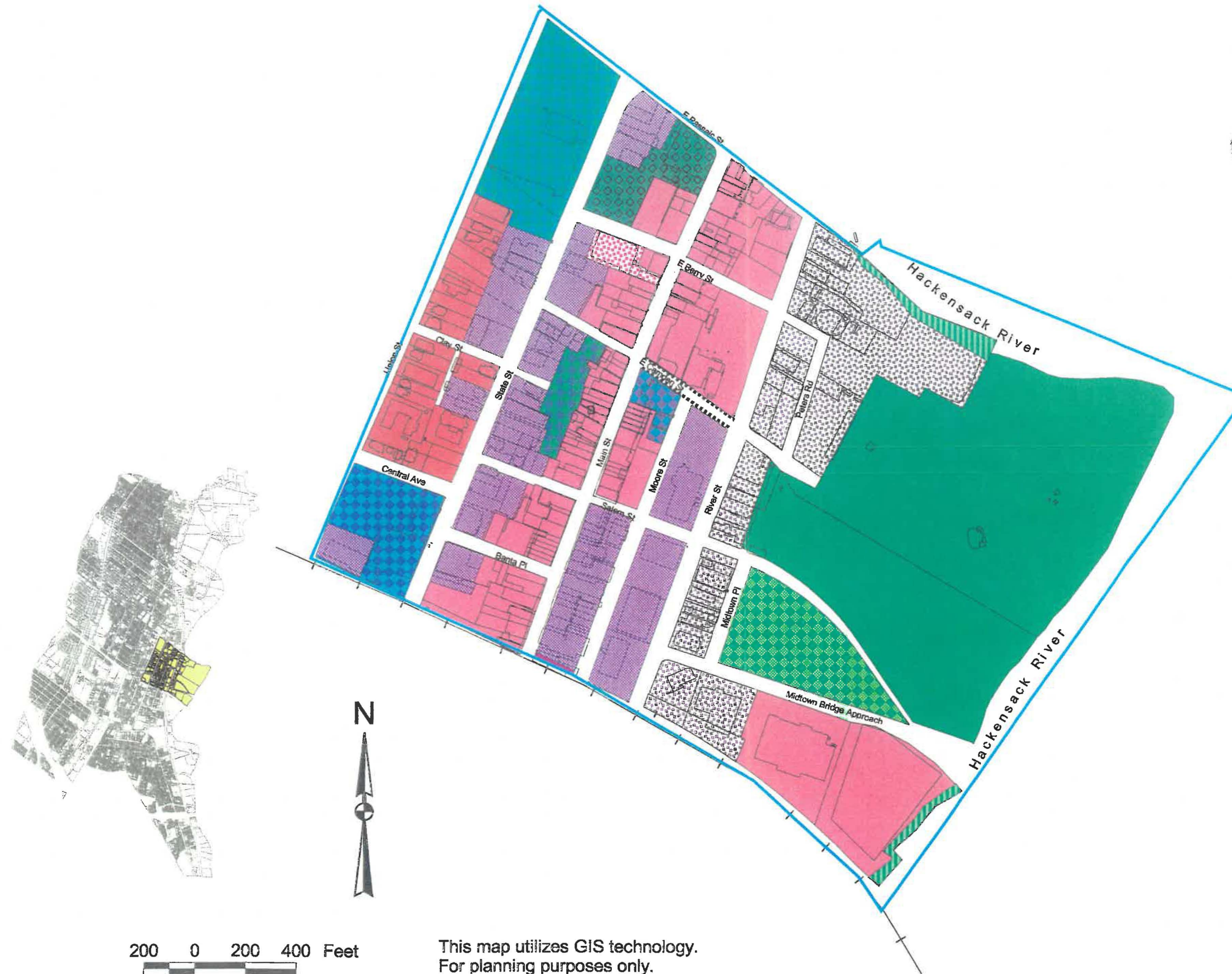
The central portion of Main Street includes two potential public/private redevelopment sites. One site is located on the east side of State Street including two private parking lots and an office building situated between Berry and Camden Streets. The other area also represents a private parking lot immediately north of the railroad on the east side of State Street.

The former Fox Theatre located on the south side Berry Street could serve as a private redevelopment site, as a mid-rise office building atop a parking garage or as a potential public parking area.

Similar to the Government/Office Sphere of Influence, this plan suggests pedestrian walkways designed to link interior parking areas with development activity along Main Street. These public parking facilities should be provided with the requisite number of handicapped parking spaces. Furthermore, a plan should be established to provide for a greater number of short term parking spaces for the shopping public.



Land Use Plan Banking, Educational and Cultural Sphere of Influence



200 0 200 400 Feet

This map utilizes GIS technology.
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Not intended for engineering applications.

Legend

- Medium Density Residential
- General Commercial
- Office
- Semi - Public
- Fire Station
- School
- City
- County
- Parks, Recreation, Open Space
- Waterfront Linear Park
- Parking
- Redevelopment**
 - Commercial / High Density Residential
 - Office
- Street Widening
- Railroad

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Land Use Plan-Traditional Retail Sphere of Influence

This sphere of influence centers upon the Sears Roebuck building complex located north of Anderson Street between Main and River Streets. No changes are proposed in this development component. Similarly, no changes are recommended for the Johnson Memorial Park located to the east of River Street, north of Anderson Street.

The east side of Main Street, south of Anderson Street extended to Passaic Street has developed with general commercial uses extending to Passaic Street. No change is recommended for this area.

The west side of Main Street contains several clusters of office, service and banking uses. The plan proposes to create a new office zone for these areas of concentrated office use including an area extending from Euclid Avenue to Clinton Place and from Ward and State Streets to Passaic Street.

The area clustered around the Anderson Street Park currently contains a number of churches and apartment houses. No change is recommended for this village-green area. However, due to the age of some of these buildings, code enforcement and rehabilitation are activities that should be pursued in order to retain the character of the neighborhood.

Commercial development along Anderson and Linden Street is recommended for neighborhood commercial uses. This recommendation was also proposed in the 1990 master plan. A proposed municipal parking lot located on the north side of Anderson Street is proposed to provide general parking facilities for the area.

Due to the character of the surrounding area, Euclid Avenue, Clinton Place, Maple Avenue and development in the Park Avenue - Passaic Street area are proposed for medium density residential use.

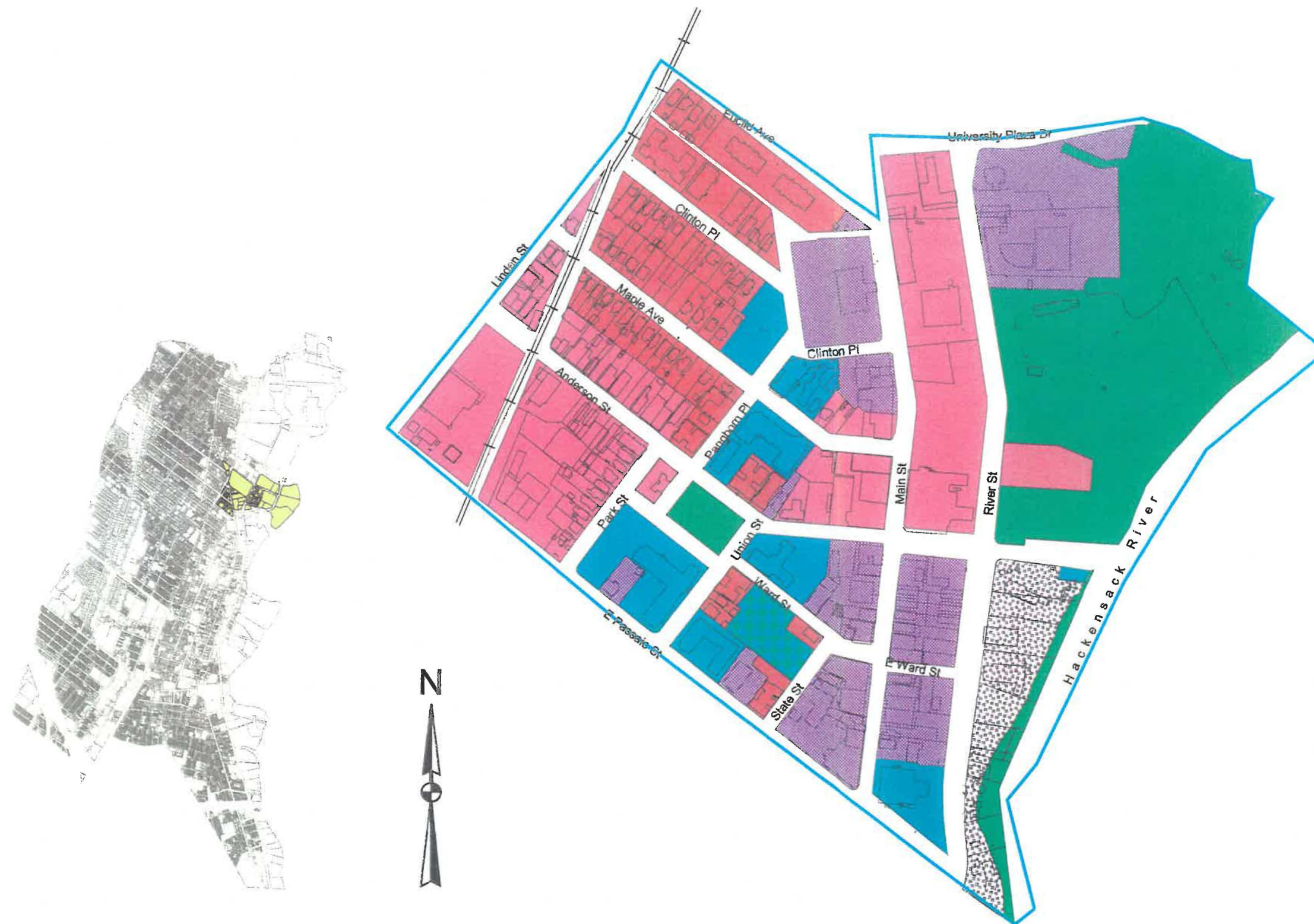
The east side of River Street, extending between Anderson and Passaic Streets is currently developed with a number of automobile related uses. This portion of River Street extending to the Hackensack River has a limited lot depth, narrowing down to less than 100 feet. The land use plan recommends that this area be considered as a public/private potential redevelopment area, particularly for mid to high-rise apartment uses.

There is only one City parking lot serving the area. Parking in the neighborhood commercial area and for some of the older apartment buildings is needed.

Potential zoning changes include the designation of Anderson and Linden Streets for neighborhood commercial uses, zoning for certain areas along Passaic Street, potential apartment use along the east side of River Street and office zoning for the west side of Main Street.



Land Use Plan Traditional Retail Sphere of Influence



Legend

- Medium Density Residential
- General Commercial
- Office
- Semi-Public
- Parking
- Parks, Recreation, Open Space
- Commercial / High Density Residential Redevelopment
- Railroad

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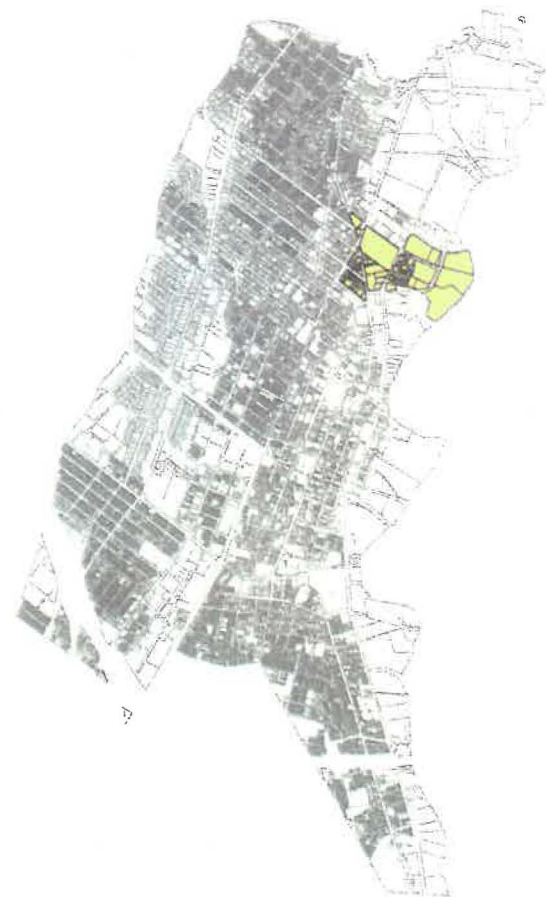
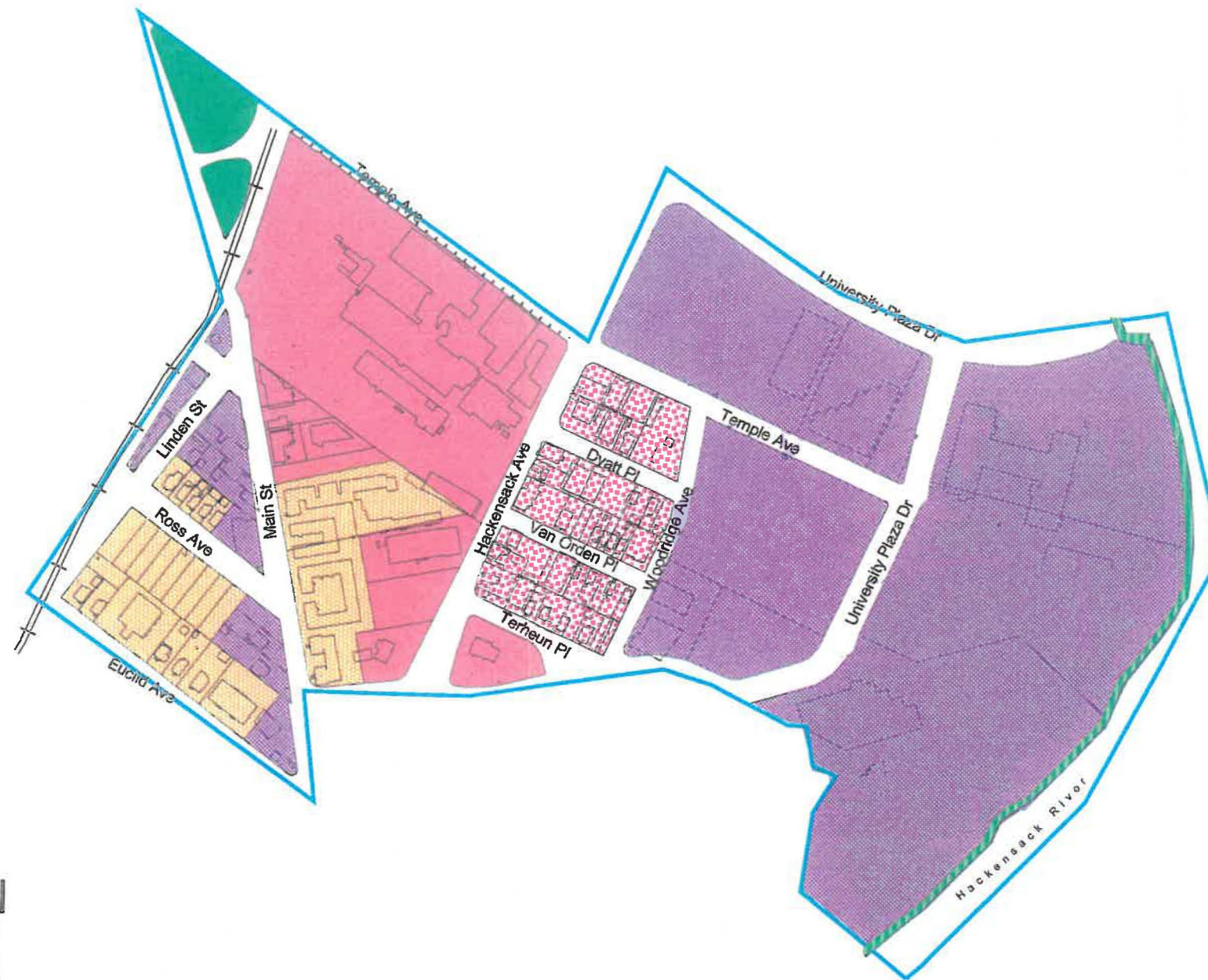
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Land Use Plan Retail/Housing Sphere of Influence

Legend

-  General Commercial
-  Moderate Density Residential
-  Office
-  Parks, Recreation, Open Space
-  Office Redevelopment
-  Buffers
-  Waterfront Linear Park
-  Street Widening
-  Railroad



200 0 200 400 Feet



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HACKENSACK'S HOUSING PLAN

Determination Of Community's Fair Share Housing Need

The determination of the fair share housing need for the City of Hackensack is identified as 296 units of low and moderate income housing according to the New Jersey Council on Affordable Housing.

Computations concerning the City's fair share housing obligation, utilizing COAH standards, are presented in Table 47. Subsequent sections of the report present adjustments that may be requested based upon insufficient vacant land in the community and other credits that the City is entitled to receive.

COAH Formula Utilized In Determining The Community's Housing Need

The COAH formula utilized throughout the State of New Jersey establishes three levels of housing need. The first aspect of the formula is directed to the indigenous housing need of the community. This housing need is predicated solely upon those families and individuals of low and moderate income who are resident within the community and whose housing that do not meet certain minimum standards.

A second aspect of the formula relates to housing needs of other communities within the region which are considered so extensive that they cannot totally be accommodated within their respective borders. They must therefore be reallocated to the balance of those communities in the region that have not been saturated with such housing. It will be noted that this component represents the greatest majority of Hackensack's housing need.

The third and last element in the formula represents future rather than current housing needs identified for indigenous and reallocated housing needs.

Once these factors are determined, various adjustments and modifications are provided to modify the community's housing need.

Table 47 provides the specific data in establishing COAH's determination of Hackensack's housing need.

TABLE 47
SUMMARY CALCULATIONS
HOUSING NEED FOR
HACKENSACK, NEW JERSEY
1993-1999

1. Indigenous Housing Need.....	106
2. Reallocated Present Housing Need.....	134
3. Present Housing Need.....	240
4. Prospective Need, 1993-1999.....	95
5. Total Housing Need, 1993-1999.....	335
6. Prior Cycle Prospective Housing Need.....	143
7. Municipal Modifications	
8. A. Demolitions.....	72
9. B. Filtering.....	-212
10. C. Residential Conversions.....	-31
11. D. Spontaneous Rehabilitation.....	-10
12. Pre-Credited Housing Need.....	296
13. Reductions.....	0
14. Credits.....	0
15. 20% Cap.....	0
16. Calculated Need.....	296

1. Agricultural lands shall be excluded when the development rights to those lands have been purchased or restricted by covenant.
2. Environmentally sensitive lands shall be excluded as follows:
 - i. Within the areas of the State regulated by the Pinelands Commission, Division of Coastal Resources of the DEPE and the Hackensack Meadowlands Development Commission of DCA, the Council shall adhere to the policies delineated in the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; the Coastal Permit Program Rules, N.J.A.C. 7:71, Coastal Resource and Development Rules, N.J.A.C. 7:7E-1; and the Zoning Regulations of the Hackensack Meadowlands District, N.J.A.C. 19:4.
 - ii. In the areas of the State not regulated by the Pinelands Commission, the Division of Coastal Resources and the Hackensack Meadowlands Development Commission; municipalities may exclude as potential sites for low and moderate income housing: inland wetlands as delineated on the New Jersey Freshwater Wetlands Maps, or when unavailable, the U.S. Fish and Wildlife Series National Wetlands Inventory; or as delineated on-site by the U.S. Army Corps of Engineers or DEPE, whichever agency has jurisdiction; when on-site delineation is required by the Council; flood hazard areas as defined in N.J.A.C. 7:13, and sites with slopes in excess of 15 percent, as determined by U.S.G.S. Topographic Quadrangles, which render a site unsuitable for low and moderate income housing. In cases where part of a site is unsuitable for low and moderate income housing because of flood hazard areas or inland wetlands, the Council shall not permit low and moderate income housing to be constructed on that unsuitable part of the site; provided however, that this rule shall not prohibit construction of low and moderate income housing on the remainder of the site. In the case of slopes in excess of 15 percent, a municipality may regulate inclusionary housing through a steep slope ordinance, provided the ordinance also regulates non-inclusionary developments in a consistent manner. The Council reserves the right to exclude sites in whole or in part when excessive slopes threaten the viability of an inclusionary development.

VACANT LAND USE SURVEY

In accordance with COAH regulations, a vacant land use survey of the City of Hackensack was undertaken for the 1999 tax year. Tax records were reviewed and all parcels of land designated as vacant sites in the City were identified.

The location, size and ownership of these vacant properties are presented in Table 48 and are noted on the Flood Hazard and Wetlands Area Map of the City.

A threshold lot size was established for this evaluation based upon COAH regulations of a minimum density of 6 units per acre. In order to produce at least one low or moderate income housing unit, a minimum lot size of 36,000 square feet would be required, or an overall lot size of 0.833 acres. Any parcel of land that did not contain at least 0.83 acres was considered to be too small to serve as an affordable housing site.

As noted in Table 48, there are a total of approximately 61 acres of land that are classified as vacant land in Hackensack, representing 2.4 percent of the total area of the City.

Of this amount, there are only 13 parcels which contain 0.83 acres or more of vacant land. The vacant land use survey indicates the following:

1. Three Hundred and Twenty (320) parcels in the City of Hackensack are less than 0.83 acres in size. The average lot size for these parcels is approximately 0.1082 acres or approximately 4,700 sq. ft.
2. Thirteen (13) parcels of land, consisting of 25.69 acres of land, are the only sites in Hackensack that are potentially eligible as an affordable housing site.
3. It is clear and evident that the overwhelming majority of vacant land in the community is devoted to very small lots with an average of 4,700 square feet that can only serve as single family and two-family residential lots and small neighborhood types of businesses.

A more detailed description of each of the thirteen lots is noted as follows:

TABLE 48
VACANT LAND
CITY OF HACKENSACK, NEW JERSEY
1999




<u>Site #</u>	<u>Number of Lots</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Area (in acres)</u>	<u># of Lots in Excess of 0.833 acres</u>	<u>Comments</u>
	320			35.963	0	
#1	1	2	1	1.7427	1	South River Street ; Floodplain
#2	1	2A	2B	1.4536	1	550 Hackensack Avenue
#3	1	30	52	1.0700	1	246 Maiden Lane; Floodplain
#4	1	30A	8.01	0.9978	1	Floodplain
#5	1	30A	16	5.1000	1	320 South River Street; Floodplain
#6	1	114C	1A	1.0000	1	No Access Baldwin Avenue
#7	1	248	8-18	2.6155	1	Individual Lots Final Subdivision
#8	1	300	2	1.5500	1	Bergen Record; Floodplain
#9	1	402A	34 & 38	0.8800	1	320 River Street; Floodplain
#10	1	500	101	1.2900	1	University Plaza Floodplain
#11	1	500B	2	1.3400	1	University Plaza; Floodplain
#12	1	504A	14D	1.2380	1	Commerce Way; Floodplain
#13	1	504A	14N	2.6299	1	Commerce Way; Floodplain, Wetlands
Sub-Total	13			24.2357	13	
Total	333			60.1988	13	

Source; 1999 City of Hackensack Tax Records
Calculations: Kasler Associates, P.A.



Vacant Sites in
excess of 0.83 acres.

Legend

-  Documented Floodprone Area
-  Undocumented Floodprone Area
-  Water
-  Wetlands



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1" = 1300'

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LOT DESCRIPTION SITE #1

The lot described as block 2 lot 1 is located on South River Street. The 1.74 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE # 2

The lot described as block 2A lot 2B is located on South River Street. The 1.45 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #3

The lot described as block 30 lot 52 is located near Maiden Lane. The 1.07 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #4

The lot described as block 30A lot 8.01 is located near South River Street. The 1.00 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #5

The lot described as block 30A lot 16 is located near South River Street. The 5.10 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #6

The lot described as block 114C lot 1A is located east of the Route 80-17 corridor and only gains access through the Borough of Lodi. Since the 1.00 acre site can only gain access through another community, it is not believed to be a suitable or appropriate site for low and moderate income housing.

LOT DESCRIPTION SITE #7

The tract of land described as block 248 lots 8 through 18, and are located along Summit Avenue and Cambridge Terrace. Since these are 11 contiguous lots have received final subdivision approval, and are in common ownership, the area is believed to be exempt from COAH's regulations.

LOT DESCRIPTION SITE #8

The lot described as block 300 lot 2 is located on South River Street. The 1.55 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #9

The lot described as block 402A lots 34 & 38 are located in and near South River Street. The 0.88 acre tract is located half within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing since the section of the tract lying outside the floodprone area is less than the minimum lot size of 0.83 acres.

LOT DESCRIPTION SITE #10

The lot described as block 500 lot 101 is located along University Plaza adjacent to the Commerce Bank. The 2.29 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #11

The lot described as block 500B lot 2 is located along University Plaza. The 1.34 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #12

The lot described as block 504A lot 14D is located on Commerce Way. The 1.23 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

LOT DESCRIPTION SITE #13

The lot described as block 504A lot 14N is located near Commerce Way. The 2.63 acre tract is located within a flood prone area. It is believed this area is not eligible or suitable for low and moderate income housing.

DISTINCTION BETWEEN FLOOD PRONE AND FLOOD HAZARD AREAS

The enclosed map indicates that eleven (11) of the thirteen (13) sites considered as vacant sites are potentially developable under COAH's minimum lot area regulations. However, these sites are classified within flood prone areas. COAH regulations prohibit development within floodprone areas. N.J.D.E.P. described floodprone areas as follows:

"The 89th Congress, in House Document 465, recommended the preparation of flood-prone area maps to assist in minimizing flood losses by quickly identifying the areas of potential flood hazards. More detailed flood information may be required for other purposes such as structural designs, economic studies, or formulation of land-use regulations. Such detailed information may be obtained from the U.S. Geological Survey, other Federal agencies, or state, local, and private agencies."

"The flood-prone areas have been delineated through the use of readily available information on past floods rather than from detailed surveys and inspections. In general, the delineated areas are for natural conditions and do not take into consideration the possible effects of existing or proposed flood control structures except where those effects could be evaluated. Flood areas have been identified for: (1) urban areas where the upstream drainage basin exceeds 25 square miles, (2) rural areas in humid regions where the upstream drainage basin exceeds 100 square miles, (3) rural areas where in semiarid regions where the upstream drainage basin exceeds 250 square miles, and (4) smaller drainage basins, depending on topography and potential use of the flood plains."

"There is on the average about 1 chance in 100 that the designated areas will be inundated in any year. This information is important to public agencies and private citizens concerned with land developments."

N.J.A.C. 7:13-1.1(e) defines a "flood hazard area design flood" as "the flood used in State Adopted Flood Studies. It is the flood resulting from the 100-year flood discharge increased by 25 percent."

In other words, the flood prone area is a more conservative estimation than the flood hazard area design flood.

FAIR SHARE HOUSING PLAN

NJAC 5:93-4.2 states municipalities that request an adjustment due to a lack of available land are required to meet subsection (b). The Council may determine other specific sites that might create an opportunity to create affordable housing. Such sites include, but are not limited to (relatively low density developments):

1. Golf courses, not owned by its members
2. Farms in SDRP planning areas 1, 2 or 3
3. (Golf) Driving Ranges
4. Nurseries
5. Non-Conforming Uses.

It should be noted there are no golf courses, farms, golf driving ranges or nurseries in Hackensack. As in most communities, there are some non-conforming uses in the City. However, Hackensack does not maintain a listing of these non-conforming uses.

The Housing Authority of the City of Hackensack owns and operates six housing developments for persons of low and moderate income. As indicated in the Housing Element report, there have been a total of 504 housing units constructed during the period from 1952 to 1984. The first development constructed was Oratam Court in 1952 and the most recent is Dizenzo Court in 1984. Under COAH's regulations, the 60 units constructed in 1984 are eligible for credit.

The Housing Authority maintains an active program of modernization wherein HUD grant monies are utilized to update various structural elements in the facilities such as roof replacement, boilers etc.

The Bergen County Department of Community Development has maintained an active program of housing rehabilitation in Hackensack as well as in other communities throughout the County. A total of 177 housing units have been rehabilitated from 1980 through and including June of 1999.

Of that number, 100 housing units may be eligible for credit from the Council on Affordable Housing. The Council maintains a policy of providing credit for a rehabilitated unit when a minimum of \$10,000, \$8,000 of which has to be allocated toward capital costs and the balance dedicated to soft or administrative costs.

The City of Hackensack seeks credit for 60 units of public housing, a 20 unit credit for provision of senior citizen housing, and 100 units of rehabilitation housing under the auspices of the HIP Program of the Bergen County Community Agency.

Finally, the City of Hackensack seeks a vacant land adjustment. A significant portion of this document has addressed the fact that there are 13 sites in Hackensack that contain more than the minimum of 0.83 acres. These thirteen (13) parcels in the aggregate total 60.1988 acres of land. Eleven (11) of these sites are situated within flood prone areas, and are not eligible sites for low and moderate income housing. The two remaining sites are ineligible for other reasons as discussed earlier in this document.

The Fair Share Housing Plan therefore recommends that the City of Hackensack seek substantive certification from COAH. It should be noted that COAH will be amending its rules and regulations. It would therefore be in the City's best interest to file under the present regulations.

INFRASTRUCTURE AND DOCUMENTATION

Existing and Proposed Water and Sewer Facilities

The location and capacities of existing and proposed water lines and facilities will be provided under separate cover by the City Engineer.

The entire City is served by sewers and public water facilities.

Sewer Service and Water Quality Management Plans

Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.C.S. 1251 et. seq. will be provided under separate cover by the City Engineer.

Adopted Master Plan

The most recently adopted master plan of the City of Hackensack is scheduled to be completed in early spring of the year 2000. A copy of this document will be provided under separate cover.

Wetland Inventory Maps

Copies of the wetlands map prepared by the New Jersey Department of Environmental Protection is incorporated in the Environmental Features portion of the Master Plan.

Topographic Maps

Copies of the appropriate U.S.G.S. Topographic quadrangles maps are available. This information as is necessary will be included herein.

APPENDIX

The study entitled "Downtown Market Analysis and Strategy" prepared by Economics Research Associates provides an in depth analysis and recommendations concerning market conditions impacting upon a movie theater in Hackensack. The following appears on pages 41, 42 and 43 of that report and is replicated here for its potential affects on the downtown plan.

Summary of Analysis

ERA estimates the Hackensack market as a favorable location for a new cineplex. The capture rates reflect the characteristics of demand and the new cinema's competitive position and location in the market, with comparative advantage stemming from being a new, state of the art theater with modern amenities. A Hackensack movie theater can be expected to have a significant impact on the local movie market. ERA sources indicate that very successful "megaplexes" (large cineplexes of 12 or more screens) can average annual admissions of more than 50,000 per screen.

The Population Based Demand Analysis produced several different figures depending on market size. The five-mile Market showed there was sufficient demand for 3,273,744 visits, or approximately 65 screens.

Based upon ERA's market analysis, there is sufficient existing market demand for a proposed cinema complex in the downtown area of Hackensack. Market analysis suggests that the region could support up to 31 additional screens. However, given land constraints and the potential for additional competition entering the market, ERA recommends a cinema develop(ment) be in the range of 12-16 screens. A development of this size range would make it the largest cinema complex currently in the market, and would thus give it a competitive advantage over other developments. The assessment of Hackensack's strength in the movie market is based on several factors.

- The movie industry is changing. New theaters incorporate amenities such as stadium seating, state of the art sound, and enhanced concessions that make older theaters largely obsolete.
- The proposed theater would be state-of-the-art incorporating all of these elements along with covered parking, placing it within the new generation of movie theaters.
- Currently only one cinema within the 5-mile market area offers stadium seating. ERA has reason to believe that one or more theaters will be developed within a radius of ten miles over the

next five years. However, based upon market analysis, there is sufficient demand for one or more theaters in the market.

- The downtown is surrounded by a well-educated, relatively affluent, well-populated area within a major metropolitan area—all strong predictors of high demand.
- Considering the competitive advantage of the proposed theater, it should capture roughly 61,000 movie visits per screen annually, above the current industry standard of 50,000 visits. Total movie theater visits would approximate in the range of 732,000 to 976,000 annually for a 12-16 screen complex.

Market Study Conclusions

ERA believes that a theatre in downtown Hackensack will be successful, due to the "newness" of the project, its attractive power as a destination cinema, an advantage in offering first-run movies to a larger audience, better sound technology, and superior seating arrangements.

As discussed previously, the movie exhibition industry is in the midst of a major redevelopment phase that will replace the great majority of the existing screens in the U.S. Recent development history for this type of theater complex supports widespread market acceptance and desire for this new generation of theaters. The development of a cinema complex in Hackensack presents Hackensack with the opportunity to play a role in this wave of development and benefit in the long-run.

Location Analysis

A potential drawback for the potential of the development of a movie cinema complex is the fact that cinemas tend to require a significant amount of land, both for development and for parking. Depending on the structure of the parking and the ability to share parking with other developments... a suburban movie cinema development would require approximately one acre (of parking) per screen... However, the urban multiplexes have developed solutions that maximize the land. For example, some share parking with weekday developments, like offices. Others have built decked parking, which can be built reasonable(y) affordably if the number of stories is limited. As a result, a site that can serve multiple activities would be preferable.

The Land Use Plan Element is supportive of the ERA analysis and conclusions concerning the demand for a multiplex movie theatre and recommended site specific standards.

The two block site located between Moore and River Streets and bounded by Mercer and Bridge Streets occupies an area of approximately 5.5 acres. The site, as presently configured could accommodate two decked parking facilities or multi-level garages "that could serve multiple activities." and would serve as a positive influence for the Main Street area, the office development area and could provide much needed short term parking for this portion of the downtown area.

However, the potential public/private redevelopment of this area will be dependent upon cooperation with Bergen County, since they occupy a significant portion of this site. Moreover, if this concept is acceptable, it would be prudent for the City to obtain additional technical assistance relating to movie theatre requirements, implementation etc.