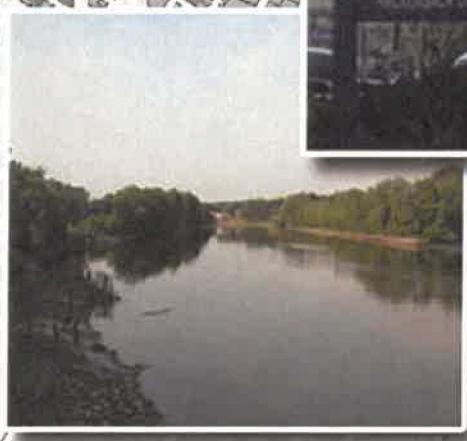
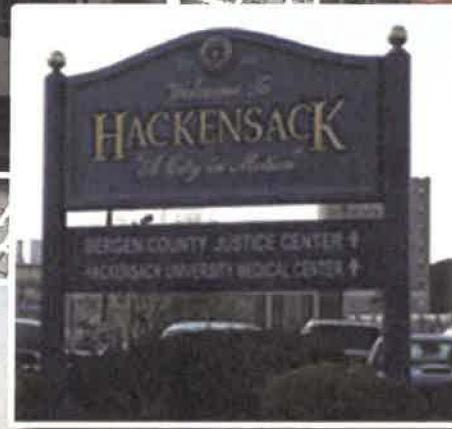


City of Hackensack

Master Plan Reexamination Report

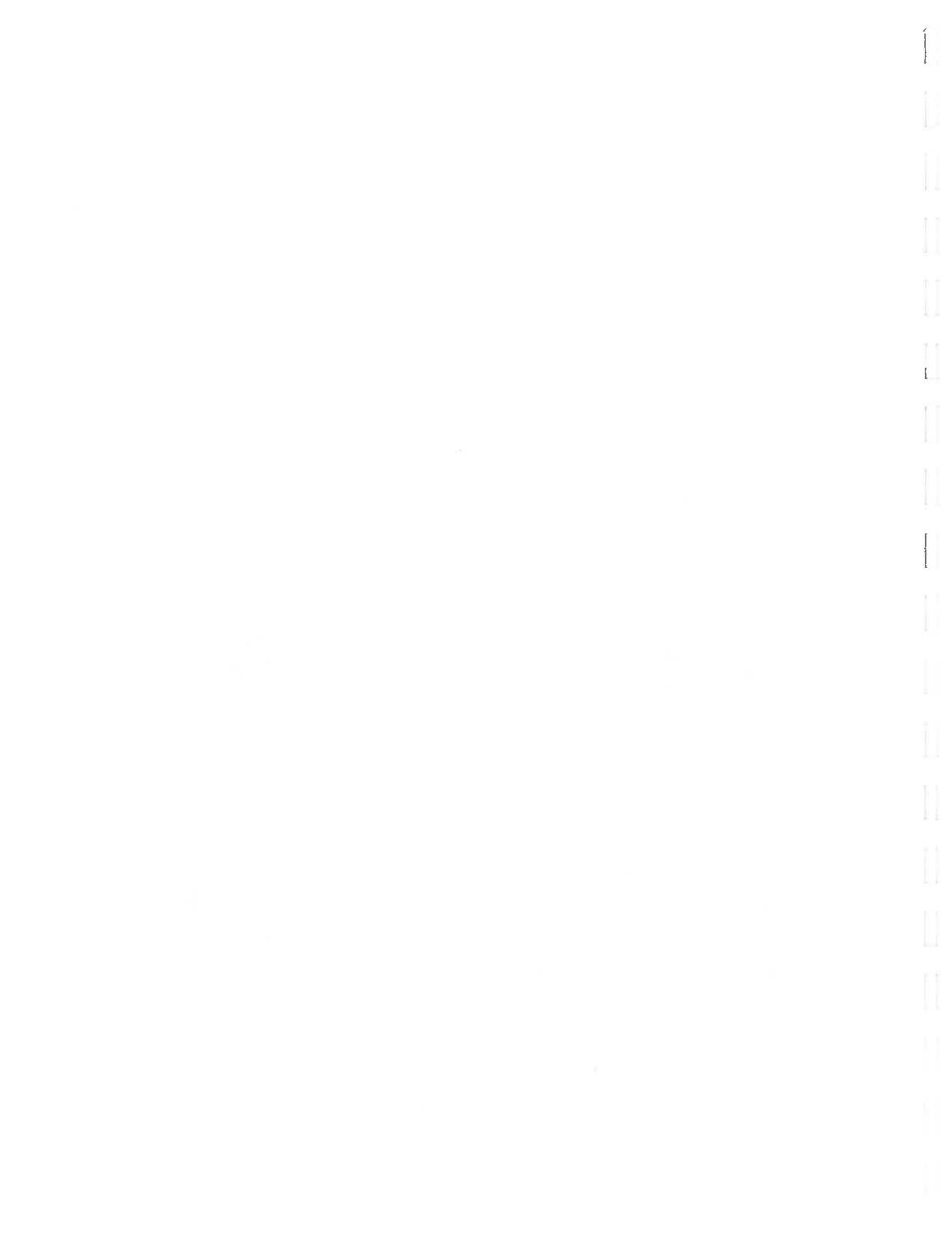
Final Report July 8, 2009



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FINAL REPORT

CITY OF HACKENSACK 2009 MASTER PLAN REEXAMINATION REPORT

Prepared and adopted by:

The City of Hackensack Planning Board

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Adopted July 8, 2009

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.


Michael J. Pessolano, P.P. # 3058

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I. REEXAMINATION REPORT OVERVIEW

The purpose of the Master Plan Reexamination Report is to review and evaluate the local master plan and development regulations on a periodic basis in order to determine the need for updates and revisions. The City of Hackensack adopted its last comprehensive Master Plan in 2001, and has kept up to date with required planning initiatives, including the adoption of the Housing Element and Fair Share Plan in 2006. The Municipal Land Use Law (MLUL) requires that municipalities conduct a general reexamination of their master plans at least every six years and that the review be conducted by the Planning Board.

A Reexamination Report must include five key elements, which include:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revisited, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable material, and changes in state, county and municipal policies and objectives;
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Housing and Redevelopment Law," into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The City of Hackensack established a Master Plan Committee to guide this reexamination of the 2001 City of Hackensack Master Plan. The membership of the Subcommittee included representatives from the City Council, the Planning Board, and the Zoning Board, as well as the City Manager and the Construction Official. The Committee met with the City's planning consultant to provide input to the project. The draft and final reports were reviewed by the Planning Board.

This Reexamination Report has been prepared to meet the statutory requirement as specified under the MLUL (N.J.S.A. 40-55D-89).

II. MAJOR OBJECTIVES, PROBLEMS AND RECOMMENDATIONS IN 2001 AND HOW THEY HAVE BEEN REDUCED OR INCREASED

A reexamination report is required by MLUL to identify the major land use problems and planning objectives that are outlined in the most recently adopted Master Plan. The City's specific objectives, issues and recommendations in the 2001 Master Plan are shown below. Below each comment is a description of the extent to which these issues have been reduced or have increased since the adoption of the 2001 Master Plan.

A. OBJECTIVES IN THE 2001 MASTER PLAN

The Overall Objectives set forth in the 2001 Master Plan are listed below.

1. Maintain and enhance the quality of established neighborhoods in Hackensack;

Some change has occurred within the residential and commercial neighborhoods. Scattered private redevelopment projects have been approved in the last six years. These projects mostly involve conversion of existing commercial or single-family and two family homes into higher-density multi-family uses. Some 500 units have been approved but most are yet to be built. The recent economic downturn has jeopardized the financing of a number of major private redevelopment projects. There has been focused attention to neighborhood quality in the Upper Main Street area through the formation and operation of the Upper Main Street Special Improvement District (SID), which is managed by the Upper Main Alliance.

Additionally, the City has sustained its property maintenance code enforcement activities and an initiative to minimize property abandonment has been implemented.

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;

The Upper Main SID mentioned above has produced a façade and signage grant program for Main Street property owners. The City designated a portion of Lower Main Street, between Atlantic and Court Streets, as an Area in Need of Redevelopment. Three other redevelopment studies have been initiated (See Map 1, which shows redevelopment areas recommended for investigation in the 2001 Master Plan and the four current areas of focus). The four current areas represent a higher priority for redevelopment than those recommended in the 2001 Master Plan. Also, the Bergen County DPW site on Johnson Avenue may become available as a redevelopment opportunity area.

The 2006 Housing Plan indicates that since April 1, 2000, a total of 17 housing units have been rehabilitated in the City with the assistance received from the Bergen County Home Improvement Program. The Bergen County Division of Community Development administers the program. A similar program to be administered by the City of Hackensack is now in development. There is no baseline data for how many units need

rehabilitation. The latest data was from the 2000 US Census, which did not identify specific units. It only reported the numbers of units lacking adequate facilities.

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;

Residential development is ongoing. More has been built and approved in the period 2005-2007 than in 2002-2004. Nearly all new housing units created since 2001 were market rate units (i.e. not created and protected for affordability). Four units of new senior housing were approved for construction within the Martin Luther King Senior Center on First Street in 2007. The County of Bergen is expected to open a new, 100-bed homeless shelter by the end of 2008.

An evolving concept is to collect development fees from any new development and apply them in the creation of Housing Authority sponsored affordable units. This approach requires the adoption of a development fee ordinance. Another avenue for encouraging affordable housing production is to partner with a qualified Community Development Corporation (CDC) to create affordable housing within the City.

Although the City has not adopted a growth share ordinance, recent new construction approvals have been conditioned upon future affordable housing contributions per the applicable growth share formula. However, court-ordered new rules for determining growth share affordable housing obligations for each community were published in 2008. The NJ Council on Affordable Housing (COAH)'s proposed new rules are more stringent (increased requirement for the number of developer-provided affordable units) than the former third round COAH rules, which were challenged by the NJ Builder's Association as being too costly. Thus, it is expected that the COAH methodology for determining growth share will remain unsettled through 2009. The adoption of a local growth share ordinance must follow preparation of a revised third round housing plan and fair share plan.

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;

To advance this goal the City, in 2005, amended its ordinances to require all properties located along the riverfront undergoing site plan review to provide interconnected walkways along the river. The waterfront development projects are required to install pedestrian walkways along the riverfront, add street furniture, lighting, bank stabilization and landscaping. The City, as well as the County, has plans to acquire portions of properties along the river to install a continuous, well-designed walkway system.

The City recently completed a river walkway segment along the Hackensack River between Johnson Park and Foschini Park, featuring benches, lighting, flowers, trees, and room for pedestrians and bicyclists.

The Green opposite the Bergen County Courthouse was recently upgraded with new concrete in 2007. The City's recreation and Open space land inventory stands at 104 acres.

Improvements to eliminate the drainage problems at Foschini Park are now fully funded. Design was underway in early 2009 for construction following the close of the baseball season later in 2009.

Green Acres and Open Space Grant funding for improvements to Second Ward Park on Polifly Road has been received and design is nearing completion for construction later in 2009. A new playground, renovated gazebo, new spray fountain, refurbished basketball courts and tennis courts, and additional greenery will be installed.

The small park at Union and Myer Streets will also be upgraded, courtesy of a \$200,000 grant from Hackensack University Medical Center. A new playground, repaired basketball courts and new greenery are to be completed later this year.

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;

In 2005, the City adopted a community-wide Stormwater Management Plan. The following year, the local implementing regulations recommended in the Plan were adopted. The City's direct efforts in upgrading surface water quality are described below under Master Plan Objective 11. The City of Hackensack continues to maintain its Tree City USA status by planting and maintaining new street trees each year.

6. Promote Historic Conservation, preservation and Adaptive Reuse where appropriate; *No actions relative to this objective have occurred in the past six years. Demolitions of older buildings are occurring more frequently than building re-use, which is appropriate due to the dilapidated and/or obsolete conditions of many buildings being replaced with functionally appropriate, code-compliant structures. Overall, there is now a greater emphasis on context sensitivity for replacement structures and adaptive re-use, if appropriate, in lieu of a primary focus on the age of a structure.*
7. Promote Adequate Community Services for all portions of Hackensack; *Plans for a new municipal complex are now in discussion. The Johnson Public Library was recently renovated. The 5 and 6 Middle School was recently upgraded. The Jackson Ave. School had soundproofing installed. High School Field House improvements are planned. The County has improved several intersections along Essex Street and the City road re-paving program is ongoing. A circulation improvement study of the Hackensack Downtown, prepared for the Upper Main Alliance, was completed in 2007. Extensive streetscape improvements along Hudson Street, between Lafayette and Hudson Streets, were completed. These consisted of new "beehive"-type lighting fixtures, replicas of which are now included by the Planning Board for most site plans it approves. New sidewalk and crosswalk treatments, signage and street furniture were also installed.*

8. Improve and Upgrade Traffic Circulation and Safety throughout the City including the provision of additional passenger rail service.

The Downtown circulation study mentioned above under Objective 7 directly addressed this item. A grant application to prepare a traffic circulation plan for the Downtown is now underway. Main Street crosswalks were refurbished and traffic calming improvements were installed on Union Street, at the Middle School.

The Golden Spikes commuter rail service project on the "Susie Q" rail line is now under active development. On the north-south rail line, new siding improvements to accommodate a 50% increase in train service were commenced in 2007. This will be very supportive of any redevelopment that may occur in the City's prospective redevelopment/rehabilitation areas.

A new bus station off Old River Street and County intersection improvements also advanced this objective since 2001.

9. Promote and Expand Economic Opportunities in Hackensack in Order to Maintain Job Opportunities in Hackensack in order to maintain job opportunities and the economic well-being of Hackensack's citizens;

This initiative was advanced by the creation of the Special Improvement District (SID) and the City's partnership with the Upper Main Alliance to promote downtown revitalization. In 2007, the southerly boundary of the SID was extended southward from Mercer Street to Atlantic Street. The City's current and planned redevelopment initiatives will also promote this objective.

The Bergen County Economic Development Commission is pursuing the establishment of a health services employment cluster within the County and is looking at Hackensack as a potential location (near the Hackensack University Medical Center).

10. Promote and Upgrade the downtown area of Hackensack including the four spheres of influence (see pages 59-63 and 132-140 of the 2001 Master Plan for specific aspects of the four spheres of influence);

The Upper Main Alliance, which is responsible for the upgrading, beautification and revitalization of the Main Street area, was formed and continues to gain momentum in its mission to upgrade the Main Street area. The Lower Main Street and Banta Street redevelopment initiatives will also generate improvements along Main Street. Several private redevelopment projects (roughly 500 units of new, multi-family housing) have been approved in the Downtown area since 2001.

11. Promote Upgrading Surface Water Quality of all rivers and streams entering Hackensack and preserve water quality within the City.

In order to upgrade the surface water quality of all rivers and streams, since 2006, the City has been working on the development of a long-term control plan for the Combined Sewer Systems (CSS). This is a State requirement that directs communities having

combined sewer systems to undertake a Combined Sewer Overflow (CSO) Long-term Control Plan Feasibility Study to evaluate the cost and the performance of various CSO control alternatives. In addition, the City recently adopted a sewer connection fee ordinance under Ordinance 4-2007. This ordinance requires payment of sewer connection fees for new and rehabilitated residential (\$1,150) and nonresidential (\$2,750) uses. Revenues collected under this ordinance will be applied to sewer infrastructure improvements aimed at improved water quality.

B. OVERALL GOALS IN 2001 MASTER PLAN

1. 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 manmade 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.

C. MAJOR ISSUES AND PROBLEMS IDENTIFIED IN THE 2001 MASTER PLAN

1. Declining Downtown.

Hackensack City is one of the New Jersey's oldest cities and is challenged with a common urban problem of declining and deteriorating older neighborhoods and downtown area. The City recognizes redevelopment/rehabilitation as an essential means to addressing these conditions. In January 2004, the City of Hackensack, along with the business community, formed a public private management organization called the Upper Main Alliance. This joint initiative between the Upper Main Street business community and the City's government aims at enhancing the quality of life along Main Street. With the help of the Upper Main Alliance, the City formed the Upper Main Street Special Improvement District. This district is managed by the Upper Main Alliance and includes programs such as:

- *Clean and Green Programs*
- *Marketing / Special Events*
- *Visual Improvement / Façade and Signage Grant Program*
- *Retention and Recruitment*
- *Public Relations / Co-op Advertising Grant Program*

This being a relatively new organization, many of its programs like the way-finding program are still in progress. However, the following programs have been successful in beautifying the downtown area:

Clean and Green Programs. The Upper Main Alliance established a Clean and Green program in 2005. It has hired Atlantic Maintenance Corp. to maintain and keep the Upper Main area clean. To date Atlantic Maintenance has painted all street furniture, fire hydrants, and parking meter posts, along with power washing any and all graffiti within the district. The maintenance company provides two workers. These workers maintain the planters, sweep, empty garbage cans and remove any debris within the district.

Visual Improvement/Façade and Signage Grant Program. The Upper Main Alliance has also introduced the Façade and Signage Grant Program. This program gives commercial property owners and business owners, located within the boundaries of the Upper Main Alliance, the opportunity to revitalize buildings and storefronts and recover up to one-third of the cost of the project. Business and property owners are eligible to apply. Façade improvements are funded on a three to one matching basis with a maximum amount of \$10,000, while signage

and awning grants are funded on a three to one matching basis with a maximum amount of \$2,000.

A new shopper parking area at the southeast corner of State and Berry Streets has been created by the Alliance.

2. Traffic congestion under the New York Susquehanna Trestle.

The 2001 Plan states the following, "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 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." (page 75)

The Susquehanna Line train trestle on River Street was recently repaired, refurbished and raised two feet higher. This alleviated congestion to some extent but the Phase II installation of a new pump system was also required to more effectively manage flooding in this area.

3. Inadequate Parking.

Inadequate parking in the downtown area and the nearby neighborhoods has been a problem in Hackensack for almost a decade now. The City has adopted a few ordinances allowing parking for residents and physically challenged customers along local streets. In addition, a new shopper parking facility has been established at the southeast corner of State Street and Berry Street by the Upper Main Alliance.

The 2001 Master Plan specifically identifies parking as an issue in the Anderson Street neighborhood commercial area. The plan states that most of the stores and shops in this neighborhood 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. The plan recommended that public parking, particularly along the north side of the street, would be an effective way to improve parking conditions in the area. However, no action has been taken on this to date. (Master Plan page 78)

4. Stagnant economic conditions

Hackensack University Medical Center has been the primary source of employment in the City for the last decade. Other than the expansion of the existing Hackensack University Medical Center, Hackensack has not seen any other significant growth. Approximately 270,000 square feet of commercial space received new taxable CO's in the past five years. Approximately 71 percent of the commercial space added in the last five (5) years was hospital and institutional use. Almost 1,450,000 square feet of commercial was added during 1996-2000. Of which approximately 64 percent was hospital and institutional use.

5. Tax exempt properties

The parcel data indicates that Hackensack had 227 tax-exempt properties that covered approximately 254 acres of land in 2000. In 2007, Hackensack City had 196 properties that were tax exempt. These parcels, together, covered approximately 259 acres of land.

6. Flooding

Flooding remains a serious problem and obstacle to development in Hackensack. One of the objectives of the 2001 Master Plan was, "to secure safety from fire, flood, panic and other natural and manmade disasters." In order to advance the above-mentioned objective, the City adopted its Stormwater Management Plan in 2005. Subsequently an ordinance amending the City ordinance 2-82 chapter 141 "SEWERS" to include Stormwater Management plan was adopted. The purpose of the ordinance is to establish minimum stormwater management requirements and controls for "major development." The ordinance provisions require major development to more effectively collect and retain stormwater during major storm events. Incrementally this approach is expected to prevent increased run-off and in many cases reduce existing storm water run-off rates.

The City has installed a new underground pump system to help prevent flooding under the New York Susquehanna Line train trestle. Correction of the flooding problems at Foschini Park has been fully funded and initiated with commencement of construction expected by the end of 2009.

7. Traffic.

The master plan indicates extensive traffic volumes along Hackensack Avenue and River Street and along Essex Street; the three most heavily traveled "local streets" in Hackensack. The plan indicates that substantial number of accidents occurred along the principal highways traversing the City and along River Street and Essex Street (page 94 and 95).

In 1996, the New Jersey Department of Transportation (NJDOT) reported a total of 1,820 traffic accidents within the corporate limits of the City of Hackensack. The number has increased to a total of 2,036 accidents in 2006. Although the total number of accidents has increased, accidents per major streets including River Street, Essex Street and State Roads like NJ Route 4, I-80 and NJ Route 17 have decreased from 1996 to 2006. This result therefore, requires further investigation and inclusion of a Transportation/Circulation plan element in the Master Plan.

- 8. Inconsistencies between Master Plan and Zoning Ordinance.** The 2001 Master Plan recommended that the following inconsistencies be rectified:
 - a. Zoning districts should be established based upon master plan recommendations.
 - b. Density issues should be clarified to ensure consistency between the master plan and zoning ordinance.
 - c. A new zoning map should be drafted, utilizing lot lines as boundaries to eliminate the prevalence of split zone lots.

The City, through the adoption of a new zoning ordinance and map on June 28, 2005, addressed the above-listed inconsistencies.

D. RECOMMENDATIONS MADE IN THE 2001 MASTER PLAN

1. Development of Main Street.

The 2001 Master Plan and the Economic Research Associates' recommendations suggested that "Main Street is too long to be developed continuously, and thus must be developed in spheres of influence." (page 60/61)

The City is aware of these limitations and has partnered with the Upper Main Alliance to revitalize the retail/service core of the downtown. The Upper Main area is largely within the Banking, Educational and Cultural Sphere of Influence. However, in the past six years, no attention has been given to the advancing of the 'spheres of influence' concept. This concept therefore, needs to be re-evaluated and investigated to determine its validity within the context of the City's Land Use Plan Element.

Other efforts to develop the Main Street area by the Upper Main Alliance and the City are discussed earlier in this report.

2. Multi-family housing in the downtown.

In evaluating the market opportunities, the ERA suggested, "multi-family housing, primarily rental apartments in the downtown would create critical mass to spur development." (page 61)

The downtown area lies mostly within the B-1 and B-2 Districts. The City recently amended the development regulations for the B-1 and B-2 Districts to clarify the permitting of multi-family residential and mixed-use development. In addition, the City is considering creating an Upper Main Street Overlay District to reduce limitations posed by the current B-1 and B-2 District regulations and encourage more mixed uses along Main Street.

In addition, the spheres of influence section of the Master Plan suggests that, "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."(page 75)

Zoning along the east side of State Street has not been changed to prohibit or discourage retail use in this area and no retail uses have been proposed there.

3. Proposed Redevelopment areas.

The 2001 Master Plan recommended study of three areas as areas in need of development. Also, the Plan suggested evaluation of other areas in need of redevelopment along Main Street. (page 64)

Due to shifts in the City's policies, five different areas have been identified to be investigated as areas in need of redevelopment (See Map 1). One such area is the east side segment of Main Street between Court and Atlantic Streets, portions of which were voted by the Mayor and Council to be designated as an area in need of redevelopment, pursuant to the Local Housing and Redevelopment Law. This area includes Blocks 205 and 206.01, located

between Main and Moore Streets and fully within the B-2 District. Private redevelopment is continually encouraged and supported by recent zoning changes recommended for Main Street.

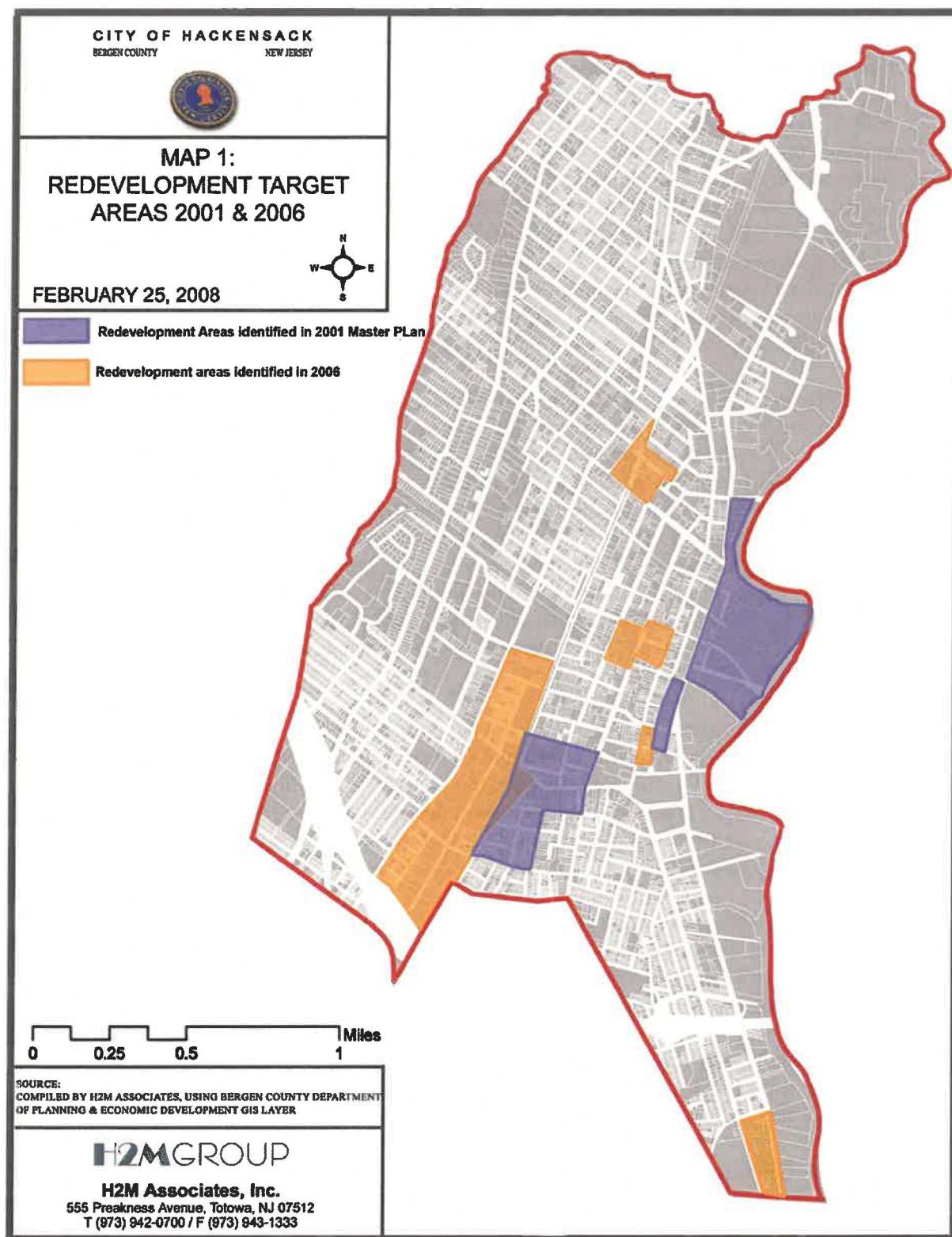
4. Land Use Plan Element

The 2001 Master Plan states that the Bergen County's study entitled "Bergen County's Golden Spikes, A Transportation Network for the Beginning of the Next Century," dated 1999 includes updating of the Cross County Rail Corridor (the New York Susquehanna and Western Railroad). This will significantly impact the City. The study states that the City of Hackensack, in partnership with the County, is pursuing ideas for the redevelopment of an area in its downtown core along the proposed Cross County Light Rail Corridor.

The City will need to re-visit its Land Use Plan to investigate and evaluate its options concerning land use along the proposed Passaic-Bergen commuter rail line.

5. Recycling Plan Element

The 2001 Master Plan includes a Recycling Element and a Recycle Ordinance under Section § 93-11 which was adopted in 1989. The ordinance is in effect since then. No change has been proposed to the plan or the ordinance. In addition, the Municipal Recycling Assistance Program (MRAP) was developed by the Bergen County Utilities Authority (BCUA) to assist Bergen County municipalities with the implementation and expansion of local recycling and source reduction programs. The City continues to actively encourage and promote recycling.



III. EXTENT OF SIGNIFICANT CHANGES IN GOALS, POLICIES & OBJECTIVES FOR CURRENT MASTER PLAN

A. Density & distribution of population and land uses

As an urban community, Hackensack is nearly fully developed and has very limited vacant land for new development. Redevelopment therefore, is the only realistic means to improve the City's economic vitality. The City seeks to revitalize and redevelop the Downtown area, which will enhance the tax base and provide more jobs. This, in turn, will increase demand for housing and encourage new businesses within the downtown. The City's current policy is to encourage high-density redevelopment within the downtown area. To further advance this goal, the City recently amended its land regulations for the B-1 and B-2 District so as to permit high-density multi-family uses along Main Street and adjacent areas. In addition, an incentive-style Upper Main Street Overlay District is now being considered.

The 2001 Land Use Plan suggested three areas to be considered for redevelopment. These areas included an area to the east of River Street and north of New York Susquehanna Railroad and south of Anderson Street, area on both sides of Essex Street between the Passaic Valley (north/south) Line and State Street and lands between River Street and Moore Street and to the south of the New York Susquehanna Railroad and north of Bergen Street. However, due to shifts in the City's policies, five different areas were targeted for investigation as areas in need of redevelopment. The previous as well as newly identified areas are shown on Map 1. The new redevelopment study areas generally lie along the Passaic Valley Railroad Line and north of the New York Susquehanna Railroad and west of Main Street. These areas will likely be redeveloped to include some additional high density residential use.

The area in the southernmost portion of the City shown on Map 1 was designated as an area in need of redevelopment by the Mayor and Council in 2006. A redevelopment plan for this area has not been prepared by the City but the principal landowner has presented concepts for the City's consideration. No redevelopment projects have been approved in this area. A Staples store was proposed for the northeast corner of this area but the application was subsequently withdrawn.

A second redevelopment area was studied and portions designated as an area in need of redevelopment along the southern end of Main Street, Between Court and East Atlantic Streets and between Main and Moore Streets. The City is seeking redevelopment proposals for the sites that were formally designated as in need of redevelopment.

Another potential redevelopment area lies off Johnson Avenue at the current site of the Bergen County Department of Public Works DPW. The County will soon be relocating its DPW to South River Street, making the subject site a potential redevelopment opportunity.

B. Economic Conditions-

Abandoned properties impact residents' quality of life. In addition to being unsightly, they pose safety and health hazards to the community. Abandoned properties also reduce the real estate value of adjacent properties and discourage people and businesses from remaining in or moving into the affected Hackensack residential and business

neighborhoods. On January 10, 2006, the City passed an ordinance related to the rehabilitation of abandoned properties. This policy change sought to improve the quality of life for residents and increase the real estate values of abandoned and neglected properties and the neighboring properties as well. The ordinance is substantially similar to a New Jersey Statute (N.J.S.A. 55:19-78) that permits a municipality to gain control of abandoned properties and return them to productive use. The ordinance is designed to prevent owners from allowing abandoned properties to deteriorate further. It sets forth a procedure whereby the City can undertake the clean-up and development of abandoned and neglected properties. After these properties are developed, the owner is compensated only to the extent that funds remain after deducting expenses for development and administration.

The City's leadership continues to encourage conversion of real property to more productive assets.

C. Housing Conditions

The abandoned properties rehabilitation ordinance initiative (see item B above) contributes to the improvement of housing conditions by rehabilitating deteriorated residential properties. Current City policy encourages high-density multi-family uses in the Downtown area, which sets the stage for conversion and revitalization of underutilized properties for new multi-family uses.

In addition, the City is now exploring the creation of its own housing rehabilitation program, based on the County of Bergen's successful model program, which rehabilitated 17 housing units over the past six years.

D. Circulation.

No significant changes have occurred in the City's policy regarding circulation.

E. Conservation and natural resources

No change.

F. Energy conservation

No significant changes have occurred in the City's policy regarding energy conservation.

IV. ISSUES CURRENTLY FACING THE CITY OF HACKENSACK

A master plan reexamination provides an opportunity to focus on both new issues and ongoing concerns currently facing the City and provide recommendations with respect to the manner in which such issues and concerns may be addressed. The following represents a list of new issues and concerns since the adoption of the 2001 Master Plan.

A. Land Use Issues

Inconsistencies with the Existing Land Use Map and the Zoning Ordinance are noted below:

- The 2001 Land Use Map indicates that the R-2B, Single, Two-family and Townhouse District that lies to the north side of Kansas Street and between State Street and New Street contains office use. The City's R-2B District however permits only residential professional practice office use and not general office use.
- The 2001 Land Use Map indicates that properties that have frontage on Union Street and directly abut the M1 District to the west contain industrial use. These properties currently lie fully within the R-3B, Medium Density, Multi-family and Offices District. Industrial Use is not a permitted use in this District.
- The 2001 Land Use Map indicates that the R-2A District that directly abuts the B1 District to the west and includes properties located on both sides of Passaic Street, which contain general commercial use; however, the City's current R2A district regulations do not permit general commercial use.

B. Circulation Issues

Traffic congestion along River Street, Main Street and many other local streets continues to be a problem. Newer developments, like the recently approved 361-unit residential development at 320 River Street, are emerging along the waterfront. The changing land use patterns will increase traffic along the already busy River Street Corridor. In addition, a new commuter rail line, the Passaic-Bergen line, is fully funded for implementation and will come on-line in the next three years. Access and circulation issues and land use and redevelopment opportunities should be evaluated in the area within walking distance of the Hackensack terminus near the current City Hall complex. In addition, transit village designation should be investigated for the areas around the Essex Street and Temple Avenue NJTransit commuter train stops.

Circulation is severely limited in the Polifly Road area, where it intersects with Route 80. The westbound approach to Route 80 is especially backed up during peak periods. The exit from Route 80 is also slow-moving due to the volume of exiting traffic and the light at Polifly Road. Nearby, planned replacement of the Route 17 bridge over Route 80 may pose circulation problems in the immediate and surrounding area.

C. Environmental Issues**1. Aging Combined Sewers.**

Hackensack currently has two combined sewer outfalls, which discharge to the Hackensack River. These combined Sewers and aging sewer mains pose a serious

problem especially during flooding and requires immediate attention. Under the New Jersey Pollutant Discharge Elimination System (NJPDES) General Permit, all communities with Combined Sewer Systems (CSS) must undertake a Combined Sewer Overflow Long-term Control Plan feasibility study to evaluate the cost and the performance of various CSO control alternatives.

2. Flooding.

Flooding continues to be a problem in Hackensack. Areas surrounding the Coles Brook often floods during heavy rainfall events. The New Jersey Department of Environmental Protection adopted new rules for the Flood Hazard Area Control (N.J.A.C. 7:13) on November 5, 2007. The new rules incorporate more stringent standards for development in flood hazard areas and areas adjacent to surface waters in order to mitigate the adverse impacts to flooding and the environment that can be caused by such development. Under the new regulations, the required riparian zone buffer areas around any regulated water have been increased from 25 feet and 50 feet to 50 feet, 150 feet and 300 feet, depending on site-specific environmental criteria. The regulations also impose a zero percent net-fill in the area. In Hackensack, Cole's Brook has a 50-foot buffer area where development is regulated. Regulated activities require a permit from DEP and include the following:

- a. Alteration of topography through excavation, grading or placement of fill
- b. Clearing, cutting, or removal of vegetation in a riparian zone
- c. Creation of impervious surface
- d. Construction, reconstruction and/or enlargement of a structure
- e. Conversion of a building into a private residence or a public building
- f. Storage of unsecured material

Although the Hackensack River floods during intense rainfall events and extreme high tides, the river, due to its tidal nature, is exempt from the zero net-fill criteria. The 50-foot regulated buffer area requirement however, still applies.

V. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES, AND OBJECTIVES

Since the adoption of the 2001 Master Plan, several new laws, programs, and planning initiatives have been adopted at the state level. This section examines how these changes affect municipal land use planning and whether it is necessary for the City to prepare new plans or regulations.

A. New Jersey State Development and Redevelopment Plan

The New Jersey State Planning Commission released a preliminary NJ State Development and Redevelopment Plan (SDRP) on April 2004. The SDRP establishes five planning areas (plus two sub areas) and outlines a number of goals and objectives related to the future development and redevelopment of the state. Hackensack is entirely located within the PA-1, Metropolitan Planning Area, which is characterized by mature settlement patterns, infrastructure systems that are approaching their reasonable life expectancy, the need to rehabilitate housing, recognition that redevelopment will be the most predominant form of growth and a growing need to revitalize and regionalize services and systems. According to the SDRP, the PA-1, Metropolitan Planning Area intends to:

- Provide for much of the State's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Municipal Plan Endorsement is a voluntary review process between local, county, and State governments to develop coordinated planning mechanisms that are consistent with the goals, policies, and strategies of the State Plan. Municipal Plan Endorsement is essential to gain different types of state grants and funding, as well as COAH certification. Participation in the Plan Endorsement process therefore, is necessary, as the City has already petitioned COAH for the third round substantive certification.

B. New Jersey Council on Affordable Housing

On November 2004, the Council on Affordable Housing (COAH) adopted its initial Third Round Regulations, which came into effect on December 20, 2004. These new regulations utilized a "growth share" approach to determine each municipality's new construction affordable housing obligation for the third housing cycle. Under the original Growth Share approach, one affordable unit was required for every eight market units built, and one affordable unit for every 25 jobs created between 2004 and 2014. This was a significant change from the previous COAH methodologies in which numbers were assigned based on formulas and other variables.

The City of Hackensack adopted its Housing Element and Fair Share Plan on October 26, 2006 and subsequently petitioned COAH for third round substantive certification. The City's 2006 Housing Element and Fair Share Plan uses the 2000 US Census demographic data, which is the most up-to-date and accurate data available. The Plan addresses the City's prior round obligation of 169 units through credits received on the existing rooming and boarding houses, which was 426 credits. The Fair Share Plan proposes to address the City's growth share obligation of 97 units through credits received on the existing alternative living arrangements facilities within the City. The City will address its 87-unit rehabilitation obligation with assistance from the Bergen County Home Improvement Program administered by Bergen County Department of Community Affairs. The City has rehabilitated 17 units since 2000 and will continue to use this program to address its remaining rehabilitation obligation.

On January 25, 2007, the New Jersey Appellate Division issued a ruling challenging COAH's third round regulations. The Court invalidated certain aspects of the growth share methodology, including the calculation and allocation of the affordable housing need and the compliance mechanisms and remanded COAH to re-evaluate and revise the regulations. The new, revised third round rules were subsequently published and now require that one dwelling unit for every five new dwelling units be affordable.

As a result, the Housing Plan and Fair Share Plan must be revised and re-submitted in order to remain under COAH's jurisdiction and retain the protection from builder's remedy lawsuits. However, the City has not yet revised its Housing Plan and Fair Share Plan. In addition to losing the protection from builder's remedy lawsuits, the newly promulgated development fee for new non-residential development (2.5% of the equalized assessed valuation of the new project) will be paid to the State's Housing Trust Fund and not to a fund under the City's control.

In the interim, the City's Planning board has approved a 361-unit high-rise residential development along River Street. This will significantly impact the City's growth share obligation. This and any such residential developments approved in 2006 through 2008 and those anticipated in the next nine years that will impact the City's growth share will need to be included in an updated plan.

The City should carefully weigh its options in this matter. If the City formally opts out of COAH's jurisdiction, it should still formulate a strategy to continue providing a reasonable increment of affordable housing, consistent with its Master Plan objective to do so.

C. New Jersey Stormwater Management Rules

The New Jersey Stormwater Management Rules were adopted on January 4, 2004 and came into effect on February 2, 2004. This program requires all municipalities, counties and many State and Federal agencies to obtain permits for their storm sewer systems and undertake efforts to minimize pollutants entering their systems. Per the new regulations, each municipality has to apply to the New Jersey Department of Environmental Protection for a New Jersey Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges. Upon the adoption of the new stormwater regulations by the NJDEP, all municipalities in New Jersey were required to prepare a municipal stormwater management plan pursuant to the Municipal Land Use Law (MLUL) section 40:55D-93.

"C. 40:55D-93 Every municipality in the State shall prepare a stormwater management plan and a stormwater control ordinance or ordinances to implement said plan. Such stormwater management plan shall be completed within one year from the date of promulgation of comprehensive stormwater management regulations by the Commissioner of the department of Environmental Protection, or by the next reexamination of the master plan required pursuant to section 76 of P.L. 1975, c.291 (C.40:5D-89), whichever shall be later...The plan shall be reexamined at each subsequent scheduled reexamination of the master plan pursuant thereto. Such a stormwater control ordinance or ordinances shall be adopted within one year of the completion of the stormwater management plan and shall be revised thereafter as needed."

The City of Hackensack has adopted a Stormwater Management Plan in 2005. Subsequently, the City adopted an ordinance (no. 29-2006), amending City ordinance 2-82, chapter 141 "SEWERS," to include a Stormwater Management Plan. The purpose of the ordinance is to establish minimum stormwater management requirements and controls for "major development." The ordinance provisions require major development to more effectively collect and retain stormwater during major storm events. Incrementally this approach is expected to prevent increased run-off and in many cases reduce existing storm water run-off rates.

D. Analysis of Land Use Changes.

One indicator of change in a community is the frequency and type of use variances granted. An inventory of variance activity was compiled by the Zoning Board of Adjustment's attorney's office for the period 2004 through 2007. This data, plus variance activity through 2008 was evaluated for recurrent types of projects. The most repetitive type of use variance was for wireless antennas due to the wireless industry's need to build out its network in populated areas. The use variances generally concerned the placement of antennas on residential structures. Notwithstanding this activity, it is not recommended that the City's wireless ordinance be amended to permit wireless facilities on residential structures. Maintaining the current policy of encouraging the siting of such facilities on municipal property and on existing business, office and institutional structures, utilizing co-location and effective stealthing techniques is hereby recommended.

The next most recurrent variance type granted was for signage in business districts. These were not similar applications so no particular section of the Zoning ordinance can be specified. However, the continued difficulties with the current sign regulations indicate a need to overhaul this section of the City's land use regulations.

Residential uses in nonresidential districts were among the projects that were granted use variances. Of particular note were two applications for townhouses in the City's B-3 District along South River Street. Two underutilized sites that are within 1,000 feet of each other were approved for townhouse use. These events, combined with the absence of proposals for nonresidential projects, the presence of underutilized property, and the Hackensack River orientation in this area strongly suggest that attached and multi-family housing being encouraged in the subject area. The Land Use Plan of the Master Plan and the Zoning Ordinance should be amended to make this change effective. Densities compatible with the B-2 District (minimum of 525 sq. feet of lot area per dwelling unit) should be considered for multi-family

development and a maximum density of 14 units per acre should be considered for townhouse uses, as these densities reflect existing policy where these uses are currently permitted.

In several cases, the height of attached dwellings, primarily two-family and townhouse uses, required variances for three stories of height. These were granted where the building height in feet did not exceed 35 feet. The need for three stories was demonstrated by the need for two levels of living space above a garage, due to existing constraints related to small lot areas and narrow lot widths. It is recommended that three (3) stories within 35 feet in height be considered for horizontally attached housing.

E. Federal Stimulus Bill

Recent Federal legislation has made available some \$2.8 billion for "shovel-ready" public infrastructure, environmental and energy projects in Bergen County. Large-scale public infrastructure projects have previously stimulated private investment as new money and opportunities flow to the affected areas. As a regional center, Hackensack may soon experience renewed interest in development as a result of implementation of stimulus projects in the City and its environs.

F. Revised Goals and Objectives.

In consideration of the foregoing findings and observations, the City's Master Plan goals and objectives should be revised to bring them into alignment with current issues facing the City. A matrix of existing goals and objectives and proposed modifications is provided in Section IX of this report.

VI. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

This section provides a list of recommended amendments to the current master plan. In response to the new planning issues identified in this report, additional recommendations to the current master plan are also provided.

Recommended Amendments to the Current Master Plan

1. Land Use Element: The City's Land Use Element should be reviewed and revised to reflect the policies embodied in these recommendations. One specific recommended change to the Master Plan Land Use Plan is to designate a portion of the current B-3 District along South River Street, between South River Street and the Hackensack River, as Low-Moderate Density Residential to permit townhouses at a maximum density of 14 units per acre. The subject area includes the following property: Block 30.02, Lots 7, 8.01, 8.02, 10, 16 and Block 39.08, Lot 1, also known as 200 to 324 South River Street. The subject property is depicted in the map below.



2. Housing Plan Element: The City's Housing Plan and Fair Share Plan should be revised to address the latest COAH rules. Upon completion of this effort, the City should evaluate its continued participation with COAH. Until a formal decision to leave COAH's jurisdiction is made, the affordable housing activity within the City should be monitored by preparing the yearly Monitoring Report required by COAH. Also, projects that have been recently approved should be included in the Housing Plan.
3. Open Space and Recreation Plan Element: The Master Plan should include an Open Space and Recreation Element. Parks, recreation and open space are important in Hackensack as the City has a relatively large inventory of recreation land and demand for its use is expected to increase as the City's population grows. Therefore, an Open Space and Recreational Plan is recommended to analyze the City's existing recreational

facilities, evaluate recreational needs of the community and recommend a plan to meet these needs.

4. A Sustainability Plan Element should be prepared. This type of plan element was encouraged by a recent amendment to the Municipal Land Use Law and should focus on reducing energy use and promoting sustainability in the public and private sectors. This type of plan will have far-reaching implications for municipal cost savings and will help the City to reduce its overall carbon footprint. Marketplace trends are also indicating that real estate consumers are going green as a preference. Hackensack has a unique opportunity to establish a prominent green image, bundled with convenient transportation and public amenities.
5. Conservation Plan Element: A Conservation Plan Element of the Master Plan should be prepared to address the issues of water quality, water supply, and natural resources protection, in general. The Plan should include specifics of how the City is impacted by the new NJDEP regulations related to surface water quality and floodplain management.
6. The City should pursue designation of all qualifying areas as Areas in Need of Rehabilitation (See Section VII below).
7. A Circulation Plan Element should be developed. The principal objective should be to provide as much intermodal connectivity as possible to make optimal use of all modes of transportation, which will help reduce roadway congestion and demand for limited parking resources in the City's downtown area. This should also include careful evaluation of circulation and land use connections, especially concerning the near-term operation of the new Passaic-Bergen commuter rail line that will terminate adjacent to the current municipal complex. This holds significant potential for redevelopment as redevelopers prefer to invest their energies in locations with rail access. Although it will initially provide service between Hawthorne and Hackensack, this rail line will eventually have a link to Manhattan.

Two NY-bound commuter train stop areas in Hackensack – one at Essex Street and the other at Anderson Street - should also be evaluated for transit village designation as such approach can stimulate redevelopment and infuse grant funding opportunities to the these two areas. Transit village designation indicates the City's and State's commitment to encouraging appropriate redevelopment and growth to the affected areas, utilizing smart growth principles, such as locating new housing and employment in compact areas within a walkable distance from the existing train stops.

8. A Community Facilities Element should be prepared. The City is currently exploring relocation of its municipal offices to the South Newman Street area. A consultant has been engaged to evaluate flooding issues and options in the area. The City's Building Department was recently relocated to 89 Anderson Street due to the need for more work and storage space. The access road to this new facility should be upgraded to provide appropriate access for staff and visitors. A City-wide plan for meeting municipal facility needs and the most advantageous utilization of municipal property will be very useful, particularly if done in connection with a sustainability plan element. Reduction

of municipal energy use is directly linked to travel distances between municipal facilities and frequent destinations.

Recommended Amendments to the Current Development Regulations

1. Inconsistencies between the Zoning Ordinance and the Master Plan should be resolved. This includes clarification of where townhouses and multi-family developments are permitted. This has been largely accomplished through 2007 amendments to the B-1 and B-2 Districts. However, consideration of these types of uses in the City's B-3 District along River Street is warranted in light of two recent approvals of townhouse developments in this area, combined with a basic need to upgrade this area of the City.
2. Retail uses should be prohibited along the east side of State Street to further strengthen the Main Street corridor.
3. Zoning amendments to modify parking and signage requirements should be developed to supplement the revitalization efforts in the City's Main Street area. Mixed use development amendments have been adopted. With the input of the Upper Main Alliance, the City should evaluate the performance of these provisions and revise them as needed.
4. The City should explore the concept of a housing overlay zone in the area of the City north of Route 4, in order to provide a closer connection between residents and nearby employment centers and encourage redevelopment of underutilized properties.
5. The sign regulations should be revised to eliminate inconsistencies and omissions. For example, there are no regulations governing large shopping centers like the Shops at Riverside. Numerous difficulties in interpretation have been encountered with the 2005 ordinance regarding sign controls and these should be addressed through a comprehensive revision of the sign section of the Ordinance.
6. The Zoning Ordinance should be amended to include a new Main Street Overlay District to encourage revitalization of Main Street properties and greater opportunities for mixed commercial and residential use.
7. Height limits for horizontally attached housing should be revised to permit up to three stories, provided the building height does not exceed 35 feet.

VII. STATUTORY PROVISIONS REGARDING THE LOCAL REDEVELOPMENT AND HOUSING LAW

Areas in Need of Redevelopment

A reexamination report is required to consider whether any areas of the municipality are suitable for incorporation as redevelopment areas under the Local Redevelopment and Housing Law (LRHL). Since the adoption of the 2001 Master Plan, several extensive areas have been identified as potential Areas in Need of Redevelopment. In 2005, the City designated certain lots along South River Street as an area in need of redevelopment but a redevelopment plan has not been adopted for this area. On February 13, 2008, the City's Planning Board adopted a resolution to recommend that the City Council designate certain properties in one such area at the lower end of Main Street as an Area in Need of Redevelopment. On March 4, 2008, the Mayor and Council adopted a resolution to designate the subject properties as an Area in Need of Redevelopment. This area, called the South Main Street Redevelopment Area, is comprised of eleven (11) individual tax lots in the aggregate, some of which share common ownership, all located within two adjacent blocks between Main Street and Church and Moore Street and between East Atlantic Street and Washington Place. A process to select a redeveloper is now underway.

In the period since the inception of the City's redevelopment initiative, the redevelopment case law has evolved to establish a new standard for consideration of properties as blighted. In the 2007 Gallenthin Realty v. Borough of Paulsboro case, the Court determined that reliance on the mere absence of desirable economic productivity pursuant to criteria (e) of the LRHL would not be acceptable evidence that a property was blighted (i.e. appropriate for condemnation as blighted and taking by eminent domain). This effectively raised the bar for communities seeking to make better use of poorly performing areas through the LRHL Area in Need of Redevelopment process. The new standard, while not clearly defined by the Court, requires a more in-depth analysis of the actual conditions of the property and findings that must include more criteria are met than simple underutilization (criteria e). The Court indicated that to be considered blighted, a property must be demonstrably deteriorated and likely to cause additional property around it to follow suit.

The climate for government-driven redevelopment, in general, has shifted to one of public wariness of the use of eminent domain in the wake of perceived and actual abuses of this important redevelopment tool. This fact, combined with the current litigious and costly nature of the redevelopment area designation process has caused the City of Hackensack to suspend its earlier initiative to investigate multiple areas of the City as potential Areas in Need of Redevelopment.

Discussion of the City's recent redevelopment activity is provided above, in Section IIIA.

Areas in Need of Rehabilitation

Despite the above circumstances, much of the City still clearly needs to be revitalized. A viable alternative to the use of eminent domain is available to the City for stimulating private redevelopment in the form of Areas in Need of Rehabilitation. This simpler approach to wide-scale rehabilitation and redevelopment does not involve eminent domain but it provides a means for making substantial progress at minimal cost.

The LRHL provides the following criteria for designating an area or an entire community as an Area in Need of Rehabilitation:

An area may be designated in need of rehabilitation by the Mayor and Council if it is determined that the area exhibits one of the following conditions:

- A significant portion of structures in the area are deteriorated or substandard; there is a continuing pattern of vacancy, abandonment, or underutilization of properties in the area; and a "persistent arrearage" of property-tax payments;
- More than half the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

In addition, the Mayor and Council must determine that a program of rehabilitation, as defined in the LRHL, may be expected to prevent further deterioration and promote the overall development of the community.

While the City's housing stock as of the 2000 US Census indicated that 45% was built before 1960, it is probable that more discreet, yet fairly extensive areas of the City would qualify under the age of housing criteria. The age of water and sewer infrastructure may also qualify designation of the entire city as an Area in Need of Rehabilitation.

The City's options for redevelopment in an Area in Need of Rehabilitation are basically the same as for an Area in Need of Redevelopment, except that eminent domain cannot be used unless a formal designation of one or more properties as an Area in Need of Redevelopment is made by the Mayor and Council. Thus, proceeding with the rehabilitation route does not preclude pursuing special properties for designation as an Area in Need of Redevelopment if needed later on. In addition, the rehabilitation designation requires a simple resolution (no public hearing or special notice required) by the Mayor and Council, thus avoiding the time and expense of a redevelopment designation study.

The available options for an area designated as an Area in Need of Rehabilitation include the following:

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

The Area in Need of Rehabilitation approach has been effectively used in a number of New Jersey municipalities and holds great promise for the City of Hackensack. Therefore, this report strongly recommends the pursuit of this approach in all areas of the City that meet the criteria.

VIII. MASTER PLANS IN NEIGHBORING COMMUNITIES

Borough of Bogota

The 2003 Master Plan for Bogota recommends rezoning of properties located in the Planned Development zone. This zone directly abuts the City's southeast boundary. The planned development zone has existed since the last master plan was adopted and no planned development has occurred on these parcels for the past ten years. Currently, these properties contain a driving range and have been there for a long time. The Borough's master plan therefore recommends that this area be zoned to I-2 zone, which permits light-industrial use, warehouses, and offices, indoor and outdoor recreational use.

Borough of Hasbrouck Heights

The 2003 Master Plan Reexamination Report recommends that the Borough should consider redeveloping portions of lands along Route 17, which directly connects Hasbrouck Heights to Hackensack City. However, these projects, if and when they are built, will not significantly impact Hackensack.

Borough of Little Ferry

The Borough's 2004 Master Plan Reexamination Report recommends significant redevelopment along the waterfront. The plan recommends developing the area around Bergen Turnpike and Valley Road intersection that currently contains an underutilized shopping center to be redeveloped to include hotel, high-end large retail anchors, restaurants and a mix of offices. The plan recommends redevelopment along the waterfront that would include low-rise (1-3 story) mixed-use development with an array of recreational amenities and pedestrian walkways along the riverfront. These recommended projects are consistent with the development currently occurring along River Street in Hackensack.

Borough of Maywood

The Borough of Maywood 2003 Master Plan recommends that redevelopment study should be undertaken for areas along the southwesterly side of the Borough that have access from Route 17. This, however, will not impact Hackensack.

Borough of Paramus

The 2005 Master Plan Reexamination Report recommends that the Borough should evaluate for any areas in need of redevelopment within the Borough. The Plan also suggests rezoning certain residential properties that directly abut the Maywood Borough boundary. However, this will not impact Hackensack.

Borough of River Edge

The Borough does not have any significant plans that would affect Hackensack.

Borough of South Hackensack

The Borough prepared a land use element of the Master Plan in 2001; however, no changes are proposed at this time.

Borough of Teterboro

The 2006 Master Plan Reexamination Report recommends that the Borough should evaluate potential properties within the existing industrial area that are in need of redevelopment.

Township of Teaneck

The Township recently adopted its Master Plan, April 2, 2007. The plan recommends that some properties located centrally within the Township be rezoned. However, the proposed zone changes will not impact the City of Hackensack.

Village of Ridgefield Park

Portions of the industrial area that abut the Hackensack boundary to the east are being redeveloped. As a part of the riverside park system plan, a new bike path is proposed along the river. These improvements are consistent with the waterfront redevelopment projects that Hackensack and Bergen County are proposing.

IX. TABLE OF MASTER PLAN OBJECTIVES

Table 1 below provides a listing of objectives and general goals from the 2001 Hackensack Master Plan. The right-hand column provides the new language for each objective with new language identified in italicized bold text. This master plan reexamination report hereby adopts the modified objectives and the unchanged objectives and goals.

TABLE 1. CURRENT AND MODIFIED HACKENSACK MASTER PLAN GOALS AND OBJECTIVES

No.	Type	2001 Objectives & Goals	Modified Objectives & Goals (Italicized Text)
1	Objective	Maintain and enhance the quality of established neighborhoods in Hackensack;	Maintain and enhance the quality of established neighborhoods in Hackensack <i>and promote compatibility of new development with existing or specifically defined character;</i>
2	Objective	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;	<i>Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading including utilization of State and Federal Assistance programs, where applicable, as well as public/private partnerships ;</i>
3	Objective	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;	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; <i>encourage multi-family and mixed-use development and redevelopment within the central business district and along the Hackensack River;</i>
4	Objective	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;	Improve the quantity, quality and availability of parks and open space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas. <i>Encourage open space within major new developments and redevelopment.</i> Promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River;
5	Objective	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;	<i>Revise to "Protect the environment through the preservation of wetlands and wetland corridors, preservation and upgrading surface water quality of all rivers and streams, and protection of significant treed areas and areas designated as natural areas. Also promote new construction that embraces sustainable or green building practices."</i>

TABLE 1. CURRENT AND MODIFIED HACKENSACK MASTER PLAN GOALS AND OBJECTIVES

No.	Type	2001 Objectives & Goals	Modified Objectives & Goals (Italicized Text)
6	Objective	Promote historic conservation, preservation and adaptive re-use where appropriate;	<i>Encourage</i> adaptive re-use of <i>historic and character-defining structures, where appropriate; encourage context-sensitive design of replacement structures.</i>
7	Objective	Promote adequate community services for all portions of Hackensack	Promote adequate community services for all portions of Hackensack <i>with an emphasis on improving the quality and adequacy of education, stormwater drainage, sewer, transportation, parking and recreation facilities;</i>
8	Objective	Improve and upgrade traffic circulation and safety throughout the City, including the provision of additional passenger rail service.	Improve and upgrade traffic circulation and safety throughout the City, including the provision of additional passenger rail service <i>and improved intermodal transportation facilities;</i>
9	Objective	Promote and expand economic opportunities in Hackensack in order to maintain job opportunities and the economic well-being of Hackensack's citizens;	Promote and expand economic opportunities in Hackensack in order to maintain job opportunities and the economic well-being of Hackensack's citizens; <i>encourage the non-institutional expansion of the health services sector within Hackensack;</i>
10	Objective	Promote and upgrade the downtown area of Hackensack, including the four spheres of influence	Promote and upgrade the downtown area of Hackensack, including the four spheres of influence <i>with an emphasis on assuring a vibrant, mixed-use and appealing downtown;</i>
11	Objective	Promote upgrading surface water quality of all rivers and streams entering Hackensack and preserve water quality within the City	<i>Merged with Objective 5</i>
12	Objective	Incorporate the general purposes of the Municipal Land Use Law as part of Hackensack's Master Plan including the following	No change.

TABLE 1. CURRENT AND MODIFIED HACKENSACK MASTER PLAN GOALS AND OBJECTIVES

No.	Type	2001 Objectives & Goals	Modified Objectives & Goals (Italicized Text)
13	Gen. Goal per MLUL	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;	No change.
14	Gen. Goal per MLUL	To secure safety from fire, flood, panic and other natural and manmade disasters;	No change.
15	Gen. Goal per MLUL	To provide adequate light, air and open space;	No change.
16	Gen. Goal per MLUL	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;	No change.
17	Gen. Goal per MLUL	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;	No change.
18	Gen. Goal per MLUL	To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;	No change.
19	Gen. Goal per MLUL	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;	No change.
20	Gen. Goal per MLUL	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;	No change.

TABLE 1. CURRENT AND MODIFIED HACKENSACK MASTER PLAN GOALS AND OBJECTIVES

No.	Type	2001 Objectives & Goals	Modified Objectives & Goals (<i>Italicized Text</i>)
21	Gen. Goal per MLUL	To promote a desirable visual environment through creative development techniques and good civic design and arrangements;	No change.
22	Gen. Goal per MLUL	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;	No change.
23	Gen. Goal per MLUL	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;	No change.
24	Gen. Goal per MLUL	To encourage senior citizen community housing construction;	No change.
25	Gen. Goal per MLUL	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;	No change.
26	Gen. Goal per MLUL	To promote utilization of renewable energy resources; and	No change.
27	Gen. Goal per MLUL	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.	No change.