

BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

PRINCIPALS:

Joseph H. Burgis PP, AICP

Brigette Bogart PP, AICP

Edward Snieckus PP, CLA, ASLA

*Community Planning
Land Development and Design
Landscape Architecture*

PERIODIC REEXAMINATION OF THE MASTER PLAN TOWNSHIP OF NORTH BERGEN HUDSON COUNTY, NEW JERSEY

BA # 1960.03

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**PERIODIC REEXAMINATION OF THE MASTER PLAN
TOWNSHIP OF NORTH BERGEN
HUDSON COUNTY, NEW JERSEY**

BA # 1960.03

The original document was appropriately signed and sealed on _____, 2009 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.


Joseph H. Burgis P.P., AICP
Professional Planner #2450


Kevin A. Kain P.P., AICP
Professional Planner #5989

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Joseph Burgis, PP, AICP
Kevin A. Kain, PP, AICP

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INTRODUCTION

Overview

The 2009 Township of North Bergen Master Plan Reexamination Report is part of a continuing comprehensive planning effort that has been undertaken by the Township. The most recent comprehensive master plan was adopted in 1987, and was reexamined in 1994 and 2003. Each of these reports and amendments were designed to guide the future development of the community in a manner consistent with sound planning criteria and the applicable statutory requirements.

Adopting a reexamination report is necessary to ensure that the township's planning policies and practices remain current. It is also necessary to ensure that the township's master plan and zoning ordinance are consistent with the applicable provisions of the New Jersey Municipal Land Use Law (MLUL), which mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use plan element. It is to be used by the planning board, zoning board of adjustment, governing body, and the citizens of North Bergen in making land use planning and policy decisions that will enhance and protect the character of the community.

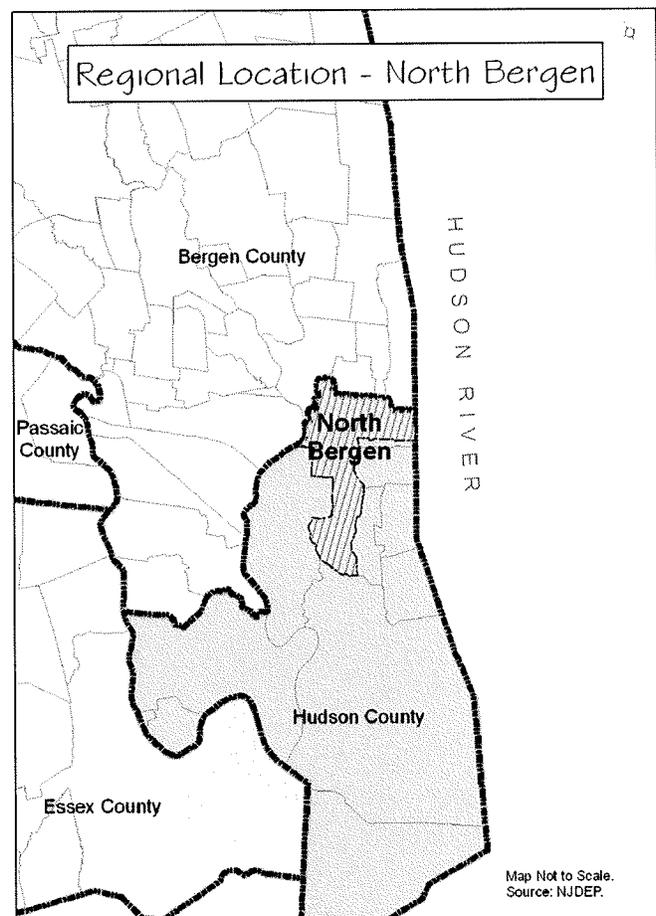
Legal Requirements for Master Plan and Reexamination Report

Legal Requirements for Master Plan:

The Municipal Land Use Law establishes the legal requirements and criteria for the preparation of a master plan and reexamination report. The planning board is responsible for the preparation of these documents, which may be adopted or amended by the board only after a public hearing. The board is required to prepare a review of the master plan at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination reports. The statute requires that the master plan include the following:

- A statement of goals, objectives and policies upon which the proposals for the physical, economic and social development of the municipality are based.
- A land use element that takes into account physical features, identifies the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.



- The preparation of a housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as circulation, recreation, community facilities, and historic plan elements, but these are not obligatory elements.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

Legal Requirements for Reexamination Report:

The following section details the requirement for a periodic master plan reexamination report, as prescribed in Section 40:55D-89 of the MLUL. This section of the statute mandates that the report must identify, at a minimum, the following:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
3. 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 revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
4. 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;
5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing 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.

Additional Studies/Analysis to be Included in this Report:

In order to ensure that this reexamination report properly addresses the community's particular areas of concern, the township requested that the reexamination analysis specifically comment on a number of issues affecting the township and its land use policies and arrangement. These include the following:

1. An enumeration of goals, objectives and policy statements designed to identify the community's planning philosophy and provide specific direction to the approving authorities when they evaluate development applications and address particular planning issues. The policy statements will be designed to clearly identify the municipality's significant land use concerns, and the manner in which these concerns should be addressed.

2. Supplemental, site specific studies to address the following items:
 - a. The propriety of establishing overlay districts in the area along Tonnelle Avenue between 45th and 55th Streets, including the entire trailer park area;
 - b. The need to establish an overlay district for the Duro Test and Town Cadillac sites located between 22nd and 25th Streets;
 - c. Analyze three-family and four-family housing in the R-2 zone, and their associated lot sizes, to determine if the minimum required lot area should be increased;
 - d. The waterfront zones height restrictions and regulations pertaining to rooftop appurtenances should be assessed to determine if they need adjustment.

The Planner was directed to review the development patterns in the above noted areas to assess the propriety of the Township's current master plan and zoning designations and, where deemed appropriate, is to offer recommendations to adjust the master plan and the zoning ordinance's area and bulk requirements.

3. The Planner will also review the Township's parking standards and evaluate RSIS requirements in order to assess the extent to which alternate parking schemes may be utilized.

PERIODIC REEXAMINATION REPORT

Major Problems and Objectives Relating to Land Development in the Township of North Bergen at the Time of the Adoption of the Last Reexamination Report

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan/reexamination report. The 2003 reexamination identified five particular issues or problems that were of concern, as follows:

Problems:

1. Redevelopment of Industrial Sites. The prior reexamination report noted there are scattered areas throughout the community occupied by older industrial structures that are outdated and deteriorated. Frequently, these buildings are located in close proximity to residential areas and exert a detrimental influence on the aesthetics of the area. The document recommended that the township identify all of these structures and formulate a policy to encourage the redevelopment of these sites to a more appropriate use that complements the surrounding residential development pattern.
2. Continued Expansion of Retail/Entertainment Uses. The 2003 report highlighted the recent redevelopment efforts in the township that have succeeded in expanding the retail and entertainment land uses for the population. One successful redevelopment project, known as Columbia Park, blends a range of retail uses and a multi-plex movie theater in a central location of the community near the junction of Kennedy Boulevard and Route 495. However, the report suggested the need for the township to develop a vision for the appropriate mix of entertainment uses and designate suitable locations.
3. Improved Aesthetics for New Development. The prior reexamination report raised a concern with respect to the need for new development in the township to be held to high design standards to contribute a positive influence on neighborhoods. For example, the report noted that the current zoning ordinance has a requirement for a minimum 10% of the lot area to be landscaped (Section 4.6). However, the ordinance lacked further details to guide appropriate design. Similarly, Section 7.5 of the zoning ordinance has requirements for buffering parking and loading areas adjacent to residential land uses, however, no minimum width is required, and the buffer may consist solely of fencing. The report recommended the township consider providing guidelines for buffer design and suggestions for the type of plantings that are preferred.
4. Affordable Housing: The 2003 reexamination of the master plan indicated that North Bergen has never received certification by the New Jersey Council on Affordable Housing (COAH) for a housing plan. It was recommended that the preparation of a housing plan document commensurate with the then new policies and procedures of COAH would formalize the township policy on low and moderate income housing in the community. The report also suggested that North Bergen may want to consider exploring the possibility of pursuing a designation as a receiving community by COAH. Such a designation would enable the township to enter into Regional Contribution Agreements with other municipalities and obtain funds to support construction of affordable housing units.

5. Tonnelle Avenue Corridor Development. The prior reexamination report also discussed the Tonnelle Avenue corridor development. It noted the properties located along this highway are developed typically with commercial, automotive uses, restaurants, gas stations, retail uses and industrial uses. It was pointed out that, since this is a prominent highway connecting the municipality to the adjoining municipalities north and south, it serves as a gateway into the community and therefore should have an enhanced development character. The report noted that a transition in land uses is progressing as outdated industrial structures are demolished and replaced with new construction. However, additional changes in zoning could encourage further redevelopment of land in this key area.

In its examination of the planning problems referenced in the 1994 reexamination report, the 2003 document indicated how many of the prior problems and objectives had been addressed. However, the need for additional parking in the Broadway area near 74th Street was highlighted as one issue, in addition to the above noted issues, that remained to be addressed.

Goals and Objectives:

The goals and objectives that existed at the time of the adoption of the last reexamination report are listed below.

1. Goal #1: To maintain and enhance existing areas of stability in the community and encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to encourage compatible land uses and limit intensities of use to the level, and locations, prescribed herein.
2. Goal # 2: To ensure that any prospective development and/or redevelopment is responsive to North Bergen's environmental features and can be accommodated within the community's infrastructure development.
3. Goal # 3: To encourage and provide buffer zones to separate incompatible land uses.
4. Goal # 4: To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the township and region.
5. Goal # 5: To preserve and enhance the township's commercial areas by: defining their functional role in the community, enhancing the quality of life within the commercial corridors through an appropriate mixture of activities; and encouraging the assemblage of small properties to foster an efficient and attractive design.
6. Goal # 6: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of directing growth to developed urban areas.

Extent to Which Problems and Objectives Have Been Reduced or Have Been Increased Subsequent to the Last Reexamination Report

While some of the problems and objectives of the township have been addressed, there are many that have not. The following details how have each of the previously listed problems and objectives have been addressed since the 2003 reexamination report.

1. Redevelopment of Industrial Sites. Though the outdated and deteriorated structures have not been identified, since 2003, the municipality has seen a number of industrial sites redeveloped for more productive uses. For example, there has been redevelopment along Tonnelle Avenue, including the construction of a Lowe's, Target, and Home Depot. Additionally, the Vornado project in the northern part of the township is currently under construction, located on a previously industrial site. Portions of the development have already been completed. This regional shopping center includes retail and restaurants.
2. Continued Expansion of Retail/Entertainment Uses. The township has added an R-5 Residential Mixed Use Overlay zone on the movie theater site at Columbia Park, in order to facilitate additional development at this location. It has also designated the site as an 'area in need of redevelopment' consistent with the Local Redevelopment and Housing Law. The land use plan must be amended for consistency with the zoning for the overlay zone.

The master plan has not been amended to enunciate a specific policy or vision statement that relates to entertainment uses, as suggested in the 2003 re-ex.

3. Improved Aesthetics for New Development. While the Planning Board and Zoning Board of Adjustment review every development application to ensure the best possible design and influence on neighborhoods, there have been no amendments to the zoning ordinance in regard to buffer design.
4. Affordable Housing. The township is currently preparing a Housing Element and Fair Share Plan consistent with the most recent regulations of the Council on Affordable Housing (COAH). The New Jersey Meadowlands Commission is responsible for addressing the affordable housing obligation within its jurisdiction.

It is noted that previous master plan documents made reference to several large affordable projects in the township that should have provided a significant number of affordable housing credits towards the community's affordable housing obligation. However, almost all of those projects referenced were constructed prior to 1980, and the COAH rules now preclude municipalities from receiving credits for such units. The reason for this is that COAH indicates these older affordable housing units were incorporated into the community's original need-assessment, and thus the municipality already received credit for these units.

It is also noted that, while the prior reexamination report recommended that the township be designated as a receiving community to allow other communities to assist the township in obtaining RCA (Regional Contribution Agreement) monies. However, recent legislation has eliminated RCA's as a mechanism to address an affordable housing obligation.

5. Tonnelle Avenue Corridor Development. The evolving Tonnelle Avenue corridor development pattern continues to reflect that it is an area in transition, as industrial development along this corridor continues to be replaced with other uses. Additionally, there have been improvements around 49th Street where a light rail station has been constructed in conjunction with an improved bus stop and commuter parking.

Additionally, the township acquired property and addressed the need for added parking in the area around Broadway and 74th Street.

The following details how the goals and policy statements detailed in the 2003 document have been addressed:

1. Goal #1 called for the township to maintain and enhance existing areas of stability and encourage a proper distribution of land uses and a compatible land use arrangement. The township has adopted amendments subsequent to the adoption of the 2003 reexamination report in order to implement this goal. For example, two areas of the township were rezoned to provide consistency with the existing development and the land use plan. Additionally, the township continually implements this goal through the site plan and subdivision review process, and also through the enforcement of regulations by the building department.
2. Goal #2 seeks to ensure that any prospective development and/or redevelopment is responsive to the township's physical characteristics and environmental features. In order to address this issue, the township's reviewing agencies undertake substantive reviews of all development applications to ensure that environmental impacts of proposed developments are scrutinized and addressed.
3. Goal #3 encourages the imposition of buffer zones to separate incompatible land uses. This goal represents an on-going area of concern, since it applies to so many of the development applications presented to the local planning and zoning boards. As noted above, the Planning Board and Zoning Board of Adjustment review every development application to ensure the best possible design and influence on neighborhoods. However, while the last reexamination report suggested that local ordinances be strengthened to enhance buffer requirements, this has not taken place to date.
4. Goal # 4 seeks to provide a variety of housing types in the community. An accompanying policy statement notes that the township already contains a broad and varied housing stock. And its land use policies are designed to encourage the provision of new multi-family residential development in appropriate locations.
5. Goal # 5 encourages the preservation and enhancement of the community's commercial districts. It seeks to encourage the continued development and upgrading of the commercial corridors by ensuring these districts have a defined purpose, and a plan that integrates buildings, architecture and signage in the context of a comprehensive, integrated whole.

There have been several amendments to the zoning ordinance subsequent to the adoption of the 2003 reexamination report that have aided in the implementation of this goal. Additionally, the township has relied upon the state's Local Redevelopment and Housing Law to enhance development in some of the community's commercial area.

6. The sixth goal seeks to support the overall philosophy of the State Plan as a means of directing growth and encourage redevelopment. The township's master plan and zoning ordinance provide general consistency with the SDRP to ensure the ongoing implementation of this goal.

Extent to Which There Have Been Significant Changes in the Assumption, Policies and Objectives Forming the Basis for the Master Plan or Development Regulations as Last Revised, With Particular Regard to Specific Planning Issues and Government Policy

The Municipal Land Use Law requires, as part of the overall reexamination analysis, an assessment of the changes that have taken place in the community since the adoption of the last master plan. There are a number of changes at the state and the local level which merit attention, as detailed below.

Changes at the Local Level:

1. Population Size. The accompanying table depicts the township’s population growth since 1920. The township population grew steadily until 1970, to 47,751 people, when it dipped slightly in 1980. Between 1980 and 1990 it increased by a small amount, but between 1990 and 2000 it increased by twenty percent, to 58,206 residents. The 2007 population estimate of 56,146, provided by the New Jersey Department of Labor, represents a 3.5 percent decrease from the 2000 census figure.

**Table 1
Rate of Population Growth, 1920-2006
North Bergen, New Jersey**

Year	Population	Population Change	Percent Change
1920	23,344	--	--
1930	40,714	+17,370	+74.4
1940	39,714	-1,000	-2.4
1950	41,460	+1,746	+4.4
1960	42,387	+927	+2.2
1970	47,751	+5,634	+12.6
1980	47,019	-732	-1.5
1990	48,414	+1,395	+2.9
2000	58,206	+9,792	+20.2
2007*	56,146	-2,060	-3.5

Source: 1987 North Bergen Township Master Plan; U.S. Census, 1990 and 2000;

*N.J. Department of Labor Estimate.

2. Births and Deaths Statistics. The number of births in a community is an important element in assessing future needs for community facilities and services, particularly with respect to school systems and recreational facilities. As shown in the accompanying table, the birth and death statistics indicate the township is continually experiencing a natural net population increase. The average annual natural increase is 288 persons.

Table 2
Births and Deaths, 1995 - 2005
North Bergen, New Jersey

Year	Births	Deaths	Change in Birth/Deaths
1994	773	527	246
1995	794	494	300
1996	792	472	320
1997	762	520	242
1998	782	507	275
1999	769	510	259
2000	822	503	319
2001	794	518	276
2002	776	525	251
2003	819	484	335
2004	800	480	320
2005	799	489	310
Total	9,482	6,029	3,453

Source: New Jersey Department of Health and Senior Services.

3. Age Characteristics. The township's age characteristics are represented in the table below. As shown, the biggest increases in population were experienced in the school-age population (5 to 19 years) and the population aged 35 to 44 years. The median age of township residents in 2000 was 35.9 years, which was higher than the County median of 33.6 years.

Table 3
Age Characteristics, 1990 and 2000
North Bergen, New Jersey

Age Group	1990		2000	
	Total	Percent	Total	Percent
Under 5	3,074	6.3	3,628	6.2
5-19	7,842	16.2	10,877	18.7
20-24	3,475	7.2	3,928	6.8
25-34	9,298	19.2	9,355	16.1
35-44	6,716	13.9	10,122	17.4
45-54	5,410	11.2	6,879	11.8
55-64	5,297	10.9	5,200	8.9
65-84	6,663	13.8	6,900	11.9
85+	639	1.3	1,263	2.2
Total	48,414	100.0	58,206	100.0

Source: U.S. Census, 1990 and 2000.

4. Average Household Size. The average household size for the township declined in the 1970s, but has steadily risen in the subsequent decades to an average household size in 2000 of 2.74. This figure is higher than the countywide average household size of 2.60. Additionally, the increase in household size over the past few decades is a trend that is in opposition to trends in the county and the region.

Table 4
Average Household Size: 1970-2000
North Bergen Township, New Jersey

Year	Population	Number of Households	Household Size: North Bergen	Household Size: Hudson County
1970	47,715	16,568	2.77	2.88
1980	47,019	18,833	2.48	2.65
1990	48,414	19,061	2.54	2.62
2000	58,206	21,267	2.74	2.60

Source: 2003 North Bergen Township Reexamination Report.

5. Number of Dwelling Units. The township had 22,041 dwelling units in 2000, which represented an increase of 3.6 percent over the number of units identified in 1990. In 1990, there were 21,274 units.

The following table provides additional detail regarding the tenure and occupancy of the township's housing stock. As shown below, renters occupied more than 60 percent of the township's housing stock in 2000. There were 774 vacant units in 2000, representing 3.5% of the housing stock in the community.

Table 5
Housing Units by Tenure & Occupancy Status, 1990 and 2000
North Bergen, New Jersey

Category	1990		2000	
	No. Units	Percent	No. Units	Percent
Owner-Occupied Units	7,585	35.65	8,013	36.4
Renter-Occupied Units	11,385	53.52	13,254	60.1
Vacant Units	2,304	10.83	774	3.5
Total Units	21,274	100.0	22,041	100.0

Source: U.S. Census, 1990 and 2000.

The following tables provide additional information on the characteristics of the township's housing stock, including data on the number of units in the structure and the number of bedrooms. As shown below, two-family units, followed closely by complexes of 20 units or more, predominantly characterize the housing stock.

Table 6
Units in Structure (1990 and 2000)
North Bergen Township, New Jersey

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
One Unit Detached	3,159	14.8	3,716	16.9
One Unit Attached	758	3.6	985	4.5
2 Units	5,699	26.8	6,232	28.3
3 to 4 Units	2,544	12.0	3,119	14.2
5 to 9 Units	1,189	5.6	1,140	5.2
10 to 19 Units	1,664	7.8	1,492	6.8
20 or More Units	5,699	26.8	5,207	23.6
Other	562	2.6	150	0.7
Total	21,274	100.0	22,041	100.0

Source: U.S. Census, 1990 and 2000.

6. Purchase and Rental Values. As shown in the following tables, the township has seen a rise in rental housing prices between 1990 and 2000, while purchase prices have simultaneously dropped. However, although, more recent census data is not available, it is understood that since 2000, both purchase and rental values have increased. The median gross rent for the township's rental housing stock increased by nearly 43 percent between 1990 and 2000, from \$514 to \$733.

Table 7
Renter-Occupied Housing Units: 1990 and 2000
North Bergen Township, New Jersey

Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$200	1,100	9.7	702	5.3
\$200 to \$299	1,050	9.2	629	4.8
\$300 to \$499	3,198	28.1	1,630	12.3
\$500 to \$749	3,716	32.6	3,872	29.2
\$750 to \$999	1,687	14.8	3,700	27.9
\$1,000 or more	454	4.0	2,474	18.7
No cash rent	180	1.6	231	1.7
Total	11,385	100.0	13,238	100.0
Median Gross Rent	\$514	--	\$733	--

Source: U.S. Census, 1990 and 2000.

The median value of owner-occupied housing units, however, *decreased* by over 6 percent between 1990 and 2000, from \$173,200 to \$162,600.

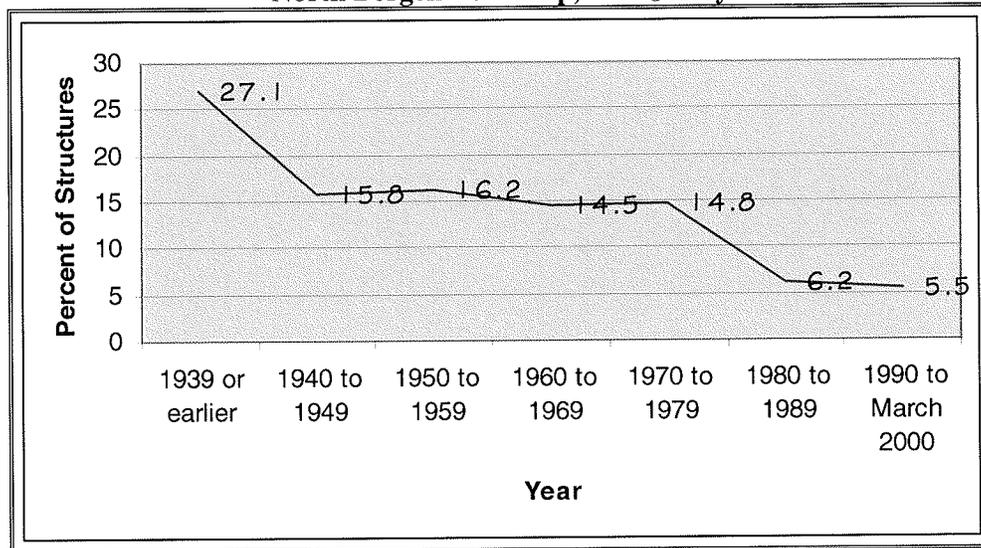
Table 8
Value of Specified Owner-Occupied Housing Units: 1989 and 1999
North Bergen Township, New Jersey

Value	1990		2000	
	Number	Percent	Number	Percent
Less than \$100,000	273	9.8	148	4.9
\$100,000 to \$149,999	597	21.5	907	30.2
\$150,000 to \$199,999	1,106	39.9	1,344	44.8
\$200,000 to \$299,999	749	27.0	477	15.9
\$300,000 to \$499,999	48	1.7	97	3.2
\$500,000 to \$999,999	0	0.0	26	0.9
\$1,000,000 or more	0	0.0	0	0.0
Total	2,773	100.0	2,999	100.0
Median Value	\$173,200	--	\$162,600	--

Source: U.S. Census, 1990 and 2000.

7. Housing Age. The majority (approximately 60 percent) of the township's housing units were constructed prior to 1960. The median year for the construction of the township's dwelling units is 1954. The following chart details the age of the township's housing stock.

Chart 1
Year Structure Built
North Bergen Township, New Jersey



Source: U.S. Census, 2000.

8. Household Income. The median household income for North Bergen households increased by approximately 22 percent between 1990 and 2000, from \$33,488 to \$40,844. This value was slightly above the average for Hudson County, which was \$40,293. Although, more recent census data is not available for North Bergen, it is understood that since this time, the household income values have risen. Detailed household income figures are shown in the table below.

Table 9
Household Income: 1989 and 1999
North Bergen Township, New Jersey

Income Category	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	3,011	15.9	2,374	11.2
\$10,000 to \$14,999	1,334	7.1	1,283	6.0
\$15,000 to \$24,999	2,849	15.1	2,770	13.0
\$25,000 to \$34,999	2,673	14.1	2,542	12.0
\$35,000 to \$49,999	3,491	18.5	3,809	17.9
\$50,000 to \$74,999	3,293	17.4	3,839	18.1
\$75,000 to \$99,999	1,388	7.3	2,173	10.2
\$100,000 to \$149,999	637	3.4	1,761	8.3
\$150,000 or more	234	1.2	696	3.3
Total	18,910	100.0	21,247	100.0
Median Household Income	\$33,488	--	\$40,844	--

Source: U.S. Census, 1990 and 2000.

9. Employment Status. The following table summarizes the employment status of residents aged sixteen and older. Approximately 60 percent of the residents are classified in the labor force category. The table also includes the amount of residents unemployed, which was 5 percent, rounded up from 4.8, in 2000. This was slightly below the rate of unemployment for Hudson County, which was 5.3 percent.

Table 10
Employment Status of Residents Sixteen & Over, 2000
North Bergen, New Jersey

Status	Number	Percent
In Labor Force	27,535	59
In Civilian Labor Force	27,526	59
Employed	25,289	54
Unemployed	2,237	5
Armed Forces	9	0
Not In Labor Force	18,866	41
Total	46,401	100

Source: U.S. Bureau of the Census, 2000.

10. Employment Industries & Occupations. Table 11 presents the covered employment trends from 1989 to 1999 within the township. As shown, the number of local private sector jobs fluctuated over the decade. In 1999, the township had a total of 17,883 jobs.

Table 11
Private Sector Covered Employment Trends: 1989-1999
North Bergen Township, New Jersey

Year	Number of Jobs	Change (#)	Change (%)
1989	22,630	--	--
1990	19,414	-3,216	-14.2
1991	18,283	-1,131	-5.8
1992	17,523	-760	-4.1
1993	19,516	+1,993	+11.4
1994	21,065	+1,549	+7.9
1995	20,724	-341	-1.6
1996	19,178	-1,546	-7.4
1997	19,193	+15	+0.1
1998	19,382	+189	+1.0
1999	17,883	-1,499	-7.7

Source: 2003 North Bergen Township Reexamination Report.

Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of employed North Bergen residents. The first table details occupation characteristics, while the second table details industry characteristics.

Table 12
Employed Residents Age 16 & Over, By Occupation: 2000
North Bergen Township, New Jersey

Occupation	Number	Percent
Management, professional, and related occupations	6,796	26.9
Service occupations	3,653	14.4
Sales and office occupations	7,958	31.5
Farming, fishing, and forestry occupations	29	0.1
Construction, extraction, and maintenance occupations	1,685	6.7
Production, transportation, and material moving occupations	5,168	20.4
Total	25,289	100.0

Source: U.S. Census, 2000.

Table 13
Employed Persons 16 & Over, By Industry: 2000
North Bergen Township, New Jersey

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	22	0.1
Construction	1,186	4.7
Manufacturing	3,536	14.0
Wholesale trade	1,681	6.6
Retail trade	3,260	12.9
Transportation and warehousing, and utilities	2,563	10.1
Information	1,024	4.0
Finance, insurance, real estate, and rental and leasing	2,186	8.6
Professional, scientific, management, administrative, and waste management services	2,619	10.4
Educational, health and social services	3,389	13.4
Arts, entertainment, recreation, accommodation and food services	1,674	6.6
Other services (except public administration)	1,456	5.8
Public administration	693	2.7
Total	25,289	100.0

Source: 2000 U.S. Census.

Table 14
Employed Residents 16 and Over by Place of Work: 2000
North Bergen, New Jersey

Place of Work	Number	Percent
Worked in county of residence	10,601	43
Worked outside county of residence	8,253	34
Worked outside state of residence	5,772	23
Total	24,626	100

Source: U.S. Bureau of the Census, 2000.

12. Means of Transportation to Work. According the to 2000 census, just over 50 percent of North Bergen's working population drove alone to work. The bulk of the remaining population, 38 percent, either carpooled or rode the bus. The remaining 9 percent of the population utilized a variety of mean of transportation including, rail, ferry, and walking, reflecting North Bergen's location in an urbanized area.

Table 15
Means of Transportation to Work for Workers 16 and Over: 2000
North Bergen, New Jersey

Place of Work	Number	Percent
Drove alone	12,956	53
Carpool	3,620	15
Bus	5,641	23
Subway or elevated	231	1
Railroad	51	0.21
Ferryboat	302	1
Taxi	41	0.17
Motorcycle	21	0.09
Bicycle	26	0.11
Walked	1,162	5
Other means	230	1
Worked at home	345	1

Source: U.S. Bureau of the Census, 2000.

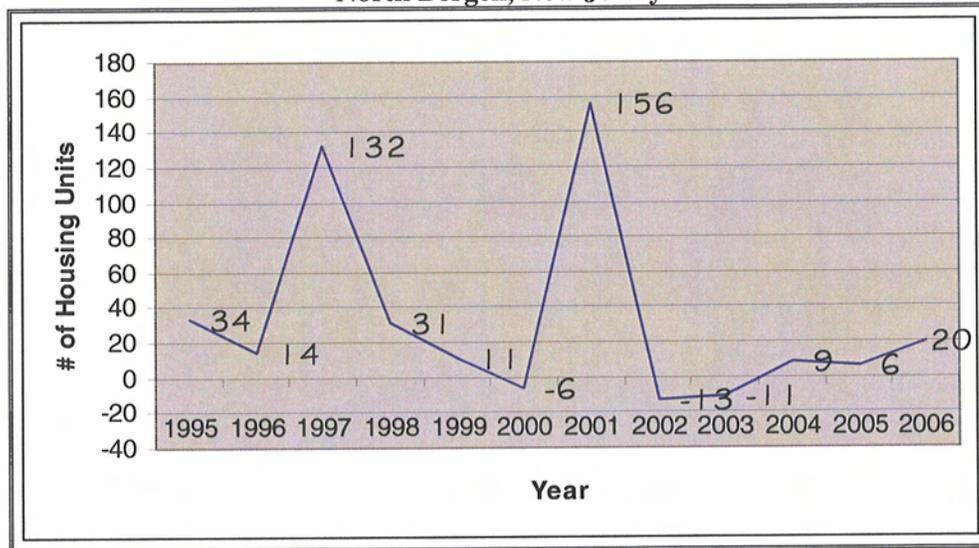
Table 16
Employed Residents 16 and Over by Travel Time to Work: 2000
North Bergen, New Jersey

Travel Time to Work	Number	Percent
Less than 10 minutes	1,638	7
10 to 19 minutes	5,846	24
20 to 29 minutes	4,229	17
30 to 45 minutes	5,861	24
45 to 59 minutes	2,913	12
60 to 89 minutes	3,115	13
90 or more minutes	679	3
Worked at home	345	1

Source: U.S. Bureau of the Census, 2000.

11. Recent Development Activity. The following graph containing residential development activity shows no clear trend for North Bergen. The same holds true for nonresidential development. Of all the nonresidential categories, office development occurs most frequently on an annual basis.

Chart 2
Residential Development Activity, 1995-2006
North Bergen, New Jersey



Source: New Jersey Department of Community Affairs.

Table 17
Square Footage of Non-Residential Space Approved, 1996 - 2008
North Bergen, New Jersey

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Office	13,235	1,600	10,940	8,804	0	0	2,465	0	0	9,328	0	1,231	0	47,603
Retail	0	0	0	0	5,000	0	0	0	6,446	0	0	0	0	11,446
Assembly*	17,604	0	62,000	0	0	0	0	0	0	0	5,136	0	0	84,740
Hotel/Motel	0	0	0	0	0	0	0	0	2,023	0	0	0	0	2,023
Institutional	1,300	0	588	0	0	0	0	0	0	0	0	0	0	1,888
Storage	0	0	0	0	0	0	0	0	17,400	6,950	0	0	0	24,350
Total	32,139	1,600	73,528	8,804	5,000	0	2,465	0	25,869	16,278	5,136	1,231	0	172,050

Source: New Jersey Department of Community Affairs

*: Place of assembly, including concert halls, libraries, funeral parlors, stadiums and others.

Changes at the State Level:

State Development and Redevelopment Plan (SDRP). On March 1, 2001, the State of New Jersey adopted an updated SDRP. The SDRP's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end, the SDRP divides the State into several types of planning areas that are regional in scale, with additional identified as "Centers" which are compact forms of development. The SDRP sets forth policy objectives for each planning area in order to guide local planning decisions. These policy objectives intend to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each planning area.

Cross-Acceptance / SDRP. On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary 2004 SDRP and the Preliminary State Plan Policy Map. This action launched the third round of Cross-Acceptance.

Cross-acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process ensures that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

Through cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes to achieve a greater level of consistency with statewide planning policy. Cross-acceptance concludes with written Statements of Agreements and Disagreements supported by each negotiating entity and the SPC. The State Planning Commission will incorporate the negotiated agreements into the Draft Final State Plan.

A significant aspect of the Cross-Acceptance process, and what distinguishes it from past years, is the State's intent to rely upon this process, and the final adopted State Plan, as the basis for determining funding allocations for a variety of programs.

Council on Affordable Housing (COAH). COAH published its third round methodology and rules in December of 2004. North Bergen had neared completion of its housing element and fair share plan in accordance with these regulations, when, in January of 2007, the Appellate Division of the New Jersey Supreme Court handed down a decision ordering COAH to review and revise the third round methodology. COAH adopted its revised regulations in June 2008, and amended these revised regulations in October 2008. In addition, legislature revised the affordable housing laws, most notable eliminating the regional contribution mechanism (RCA) to address affordable housing obligations. As noted above, the township is currently preparing a housing element and fair share plan in accordance with the revised regulations. The New Jersey Meadowlands Commission is responsible for addressing the affordable housing obligation within its jurisdiction.

Residential Site Improvement Standards (RSIS). RSIS went into effect on June 3, 1997. The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

It should also be noted that these standards govern residential development only. Township requirements governing non-residential development are not affected by RSIS.

Specific Changes Recommended For the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should Be Prepared

Master Plan: The proposed goals, objectives and policy statements for the township are detailed below. As previously noted, the Land Use Plan must be amended for consistency with the township's redevelopment efforts for the Columbia Park site.

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based.

The Township of North Bergen master plan proposals for the physical, social, and economic development of the community are predicated upon the following general objectives and specific goals and policy statements.

GENERAL OBJECTIVES

The Master Plan is predicated on the following general objectives:

1. 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;
2. To secure safety from fire, flood, panic and other natural and man-made disasters;
3. To provide adequate light, air and open space;
4. 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;
5. 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;
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
7. 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;
8. 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;
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;

10. 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;
11. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
12. To encourage senior citizen community housing construction;
13. 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;
14. To promote utilization of renewable energy resources; and
15. 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.

GOALS AND POLICIES

Goal #1: To maintain and enhance existing areas of stability in the community and encourage a proper and compatible distribution of land uses and limit intensities of use to the level, and locations, prescribed in the Land Use Plan.

Policy Statement: The Township of North Bergen recognizes one of its most significant attributes is its distinct neighborhoods with residential, nonresidential, and mixed uses. The Master Plan seeks to reinforce the existing areas of stability and encourage the further redevelopment of underutilized and outdated areas, eliminating areas of instability. The township seeks to protect the existing low density neighborhoods, and encourage higher density development where it is permitted or complimentary to existing development patterns. North Bergen specifically seeks to direct mixed use development to the downtown areas where zoning permits this type of use.

Goal #2: To promote maintenance and rehabilitation of residential and nonresidential neighborhoods.

Policy Statement: North Bergen is a largely developed community containing many aging structures and neighborhoods. The Master Plan seeks to encourage reinvestment and rehabilitation in order to maintain the appearance and vitality of these structures and their associated neighborhoods including façade and streetscape improvements.

Goal #3: Continue to improve areas where industrial sites have become underutilized.

Policy Statement: Recognizing the changing nature of industrial development trends in northern New Jersey, North Bergen has actively sought to ensure that industrial lands have been used to their best potential. This has resulted in the transformation of many properties to more beneficial uses, particularly retail and other commercial uses. The Master Plan seeks to continue this active

involvement where industrial development becomes a detriment to the community. The township should continue to review development proposals for these sites and ensure they provide a use and design consistent with the goals and objectives of the community. The township should continue to use the redevelopment statutes, where necessary, to achieve this goal.

Goal #4: To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The township recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses, and separate development at differing intensities. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc. as a means to provide suitable buffer protection), with supplemental aesthetically pleasing fencing when appropriate.

Goal #5: To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the township and region.

Policy Statement: The township contains a broad and varied housing stock consisting of detached dwellings, townhouses, multifamily units and residential units in mixed-use structures. The township's policy is to continue this to accommodate this broad array of housing at an appropriate density as detailed in the Land Use Plan and Zoning Ordinance. The illegal conversion of dwellings where additional units are added is at odds with the goals and objectives of the Master Plan and its implementing Zoning Ordinance. The township seeks to avoid future illegal conversions, and to eliminate the existing illegal units where they exist to provide a density benefiting the health, safety and welfare of to the residents of North Bergen.

Additionally, the township seeks to provide affordable housing consistent with the rules and regulations of the Council on Affordable Housing, specifically ensuring that any development in the community contributes to the affordable housing stock to the extent that it satisfies any affordable housing obligation it incurs.

Goal #6: To preserve and enhance the township's commercial areas by: defining their functional role in the community, enhancing the quality of life within the commercial corridors through an appropriate mixture of activities; and encouraging the assemblage of small properties to foster an efficient and attractive design.

Policy Statement: The township seeks to encourage the continued development of the community's business districts for retail and service commercial uses serving the daily needs of the area's resident population. The township specifically seeks to develop the Tonnelle Avenue corridor from 45th Street, north to the vacated Malone's Lane, including the trailer park located on Tonnelle Avenue and 48th Street, as a transit village, providing a mix of commercial and residential development. Consideration should be given to design features which encourage the integration of building, parking, landscaping and signage elements into a comprehensive and unified framework.

Goal #7: To ensure that any prospective development and/or redevelopment is responsive to North Bergen's environmental features, particularly the cliffs of the Palisades.

Policy Statement: The township seeks to encourage development which is sensitive to the community's particular physical characteristics and environmental elements including steep slopes, wetlands, floodplains, and other areas prone to flooding, and retains vegetation. The township also seeks to protect the natural cliff face of the Palisades.

Goal #8: Improve the existing parks and open space facilities, and expand the township's networks of parks where possible.

Policy Statement: North Bergen recognizes the need for parks and other open space amenities within an urban environment, including active and passive recreation facilities, neighborhood parks, and environmentally sensitive lands. The Master Plan seeks to improve the existing parks and open spaces through maintenance and other improvements, and add additional space to its network where possible.

Goal #9: To preserve and enhance the benefits and amenities of the waterfront area and its related viewshed.

Policy Statement: The Township of North Bergen recognizes its waterfront provides a significant and unique resource which should be developed in a manner which benefits the entire community. Consequently, every effort should be made to ensure substantive visual and physical access to this area. The township seeks to provide active and passive recreation features which promote access to the waterfront for the public, and also provides visual linkages to the Hudson River and the New York skyline. This should include development at heights that do not substantially impede upon the view of surrounding areas. The Township seeks to achieve this Goal, in part, by acquiring land on the Hudson River waterfront for park and open space uses.

Goal #10: Continue to provide improvements in circulation for all modes of transportation in North Bergen.

Policy Statement: North Bergen seeks to capitalize on its wealth of regional circulation networks, particularly its road and rail networks, including the Hudson-Bergen Light Rail line. The township seeks to encourage the use of mass transportation through the ongoing maintenance and improvement to mass transit facilities, particularly bus stops. North Bergen also seeks to improve conditions by encouraging creative off-street parking techniques that ease on-street parking burdens and conflicts with vehicular circulation. In order to facilitate the safe and efficient circulation of pedestrians and bicyclists, North Bergen encourages future improvements to crosswalks, signage, signals, and bike lanes. This includes the proposed underpass or overpass for pedestrian crossing at Kennedy Boulevard and 32nd Street.

Goal #11: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.

Policy Statement: The township maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific planning area designation for North Bergen, represents a reasonable approach to growth management. The SDRP's designation of a Hudson County Urban Complex including North Bergen, recognizes the concentration of activity and its appropriate locations for further growth.

ADDITIONAL PLANNING ISSUES

1. The township recognizes that NJ Transit will construct an overpass at 69th Street to provide grade separation and avoid problems with train service and automobile traffic by 2011. The township acknowledges this issue and is monitoring it in relation to the master plan and future development issue.
2. The township should consider moving portions of the Urban Enterprise Zone from Secaucus Road to the commercially zoned properties along River Road, which could be rezoned for mixed use development.
3. The township rezoned portions of Paterson Plank Road in 2006 to permit residential development. The Planning Board continues to support the rezoning, but notes that public transit along the corridor will be required to support this type of development. Additionally, to contribute to the vitality of this corridor, and to meet the needs of future residents, the township should consider permitting at grade retail in certain areas along Paterson Plank Road, specifically the Hudson News site (Block 27, Lots 1, 2, 16.01, 21, 22, and 23.01).
4. Church Hill Road offers a particular planning challenge due to the sites topography and irregular road configuration, characterized by steep slopes, and a narrow, winding roadway alignment. This area, which we shall identify as the Church Hill Road Planning Area, is generally bound by the Edgewater border to the north, the intersection of Churchill Road and River Road to the south, River Road to the east, and Boulevard East/Woodcliff Avenue to the west. This area includes Blocks 431, 433, 434, 435 and 440. A planning analysis of this area should be undertaken, and should build off of the detailed background information the township has already obtained through various studies.

This is recommended in recognition of the fact that such an analysis is beyond the scope of this reexamination report. However, at a minimum, from a planning perspective, it is clear that any prospective zoning changes should be consistent with other development in the area in terms of height and density. Additionally, future development should take into consideration the area's relationship to the constraints noted above, and Boulevard East and the need to protect the views from that roadway. The planner should work closely with the township's traffic consultant to determine the most appropriate use of this study area.

5. It is recommended that the Planning Board study the Piece Dye Works site and neighboring property along Tonnelle Avenue between 74th and 75th Street. This area currently includes land in the C-2 Commercial zone, and the R-1 Residential zone. The Piece Dye Works factory itself is within the R-1 zone. Consistent with the evolving character of Tonnelle Avenue, it may be appropriate to rezone this study area to encourage retail development with residential units above. However, any changes to the zoning ordinance should not permit building heights higher than the existing factory.
6. The Planning Board seeks to recognize the construction of the new commuter rail tunnel being constructed between North Bergen, and Penn Station in New York City. The project, called ARC (Access to the Region's Core), is being constructed by the Port Authority of New York and New Jersey and by New Jersey Transit. The tunnel itself is being called THE (Trans-Hudson Express) Tunnel, and will double capacity and reduce travel times.

7. The Planning Board should review the existing land uses and planning objectives for Grand Avenue. The Planning Board should assess whether the zoning designations need to be revised in this area, and whether the zoning boundary needs to be adjusted to eliminate split lot zoning.
8. The Planning Board recognizes the ongoing efforts within the community to enhance environmental conditions, including the planting of over 1,000 trees since 2003. Three hundred of these have been planted through the Cool Cities Initiative, a program run by the New Jersey Department of Environmental Protection, and the New Jersey Board of Public Utilities. The remaining 700 have been planted by the township.

Development Regulations: It is recommended that the township review the following items pertaining to the local development regulations. Additional proposals for development regulations are located in the Supplemental Studies section of this document.

1. The zoning ordinance currently permits storage of busses, passenger vans, taxis, cabs & limos as conditional uses in the C-2 zone. Given the changing character of the Tonnelles Avenue corridor, discussed further in the next section of this document, the township should consider removing this use from the C-2 zone.
2. The township should review whether the use of shopping centers in the I zone should be expanded because of the result of expanding uses in that area, including the trailer park area, which would be of a transit village type.
3. There has been a significant increase by property owners who are using PODS (portable on demand storage), or similar storage containers, on both residential and commercial sites. The township should prepare an ordinance regulating the use of these containers including where they may be located on a site, and for how long.
4. Parking in residential areas has become an issue of paramount concern to the township. The township should enact legislation to address parking in front yards so as to limit parking spaces to be perpendicular with the structure and not parallel. In addition, any parking permitted in the front yard should not encroach within three feet of a curb line right-of-way in order that parking of a vehicle will not interfere with pedestrian traffic. The township should consider enacting specific permit requirements for curb cuts and driveways to address parking in the front yards in accordance with the limitations expressed above.
5. The township should review the current regulations pertaining to fences. As stated in the zoning ordinance, the regulations are inconsistent with Ordinance #2175-81, which was the original ordinance controlling and regulating the erection of fences. There are several items pertaining to this issue that may need to be amended including the height permitted in certain yards areas, where fences are permitted and who shall review applications for fences not consistent with the ordinance.

Recommendations Concerning The Incorporation Of Redevelopment Plans Into The Land Use Plan Element And Recommended Changes In The Local Development Regulations Necessary To Effectuate The Redevelopment Plans Of The Municipality

In 1992, the Local Redevelopment and Housing Law (LHRL) replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and

Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

In order to facilitate further redevelopment of Columbia Park, the Planning Board has designated the site as an 'area in need of redevelopment'. The Avalon project (formerly the Alfran project) located at 5601-5711 Kennedy Boulevard was designated an 'area in need', and a redevelopment plan was prepared. The project has received all approvals, but construction has not begun. Otherwise, there are no other locations that are under consideration for redevelopment at this time.

SUPPLEMENTAL STUDIES

As previously noted, the township requested specific studies for several particular areas. The areas include Tonnelle Avenue from 45th Street, north to the vacated Malone's Lane, the Duro-Test site, located between Kennedy Boulevard West and Paterson Plank Road in the vicinity of 24th Street, residential properties in the R-2 zone, and the waterfront zones and their height restrictions. In addition, the township seeks to address several parking issues within the community.

1. The Tonnelle Avenue corridor was analyzed from 45th Street, north to the vacated Malone's Lane, including the trailer park located on Tonnelle Avenue and 48th Street. The study area is depicted in the accompanying aerial photograph map as well as an existing land use map.

The land use survey indicates there are a variety of uses surrounding the train station, including single-family, two and three family, a five acre trailer park, multifamily, commercial and industrial uses. Most of this corridor is located within the C-2 Commercial District. The parcels on the east side of Tonnelle, between 47th and 48th streets, are in the R-2 Residential District. The parcels on the west side of Tonnelle, north of the railroad tracks, are located in the I Industrial District. The zoning designations for this corridor are consistent with the land use plan designations, including Highway Business (C-2), Intermediate Density Residential (R-2), and Industrial (I). The trailer park, referenced above, is located in the C-2 zone along Tonnelle Avenue, but the bulk of the trailer park is in the R-2 zone. As noted in the 2003 report, and in the zoning ordinance, residential uses are not permitted in the C-2 zone.

As discussed above, this corridor appears to be in transition, as industrial activity is decreasing. With the construction of the light rail and the improved bus stop in this area, there is an opportunity for the township to revitalize this portion of the community. The development of the train station presents an opportunity for a transit village-type of zoning, encompassing a number of properties situated within walking distance of the station.

Transit villages allow for people to live and work in a manner with less or no reliance on automobile use. Transit villages are consistent with the principles of smart growth as advocated in the State Plan. Accordingly, there are many incentives available resulting from the designation as a transit village.

The township should seek to revitalize this corridor with a mixture of retail and residential development. Given the context of an urban transit village, an appropriate building height along this corridor would be six stories, at a maximum of 65 feet, with five floors of residential development above one story of retail.

The accompanying pictures depict the varying character of development within this corridor.



Sources
 Parcels: NJ Meadowlands Commission;
 Roads: NJ DEP
 Aerial Photography: NJ Geographic Information Network, 2007

Dwg. Title	Tonnelle Avenue Corridor	Project No.	1960.03	Dwg. Date	03/12/09	Drawn By	KAK
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BURGIS ASSOCIATES, INC.
 PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS
 25 WESTWOOD AVENUE
 WESTWOOD, N.J. 07675
 201-666-1811 FAX: 201-666-2599

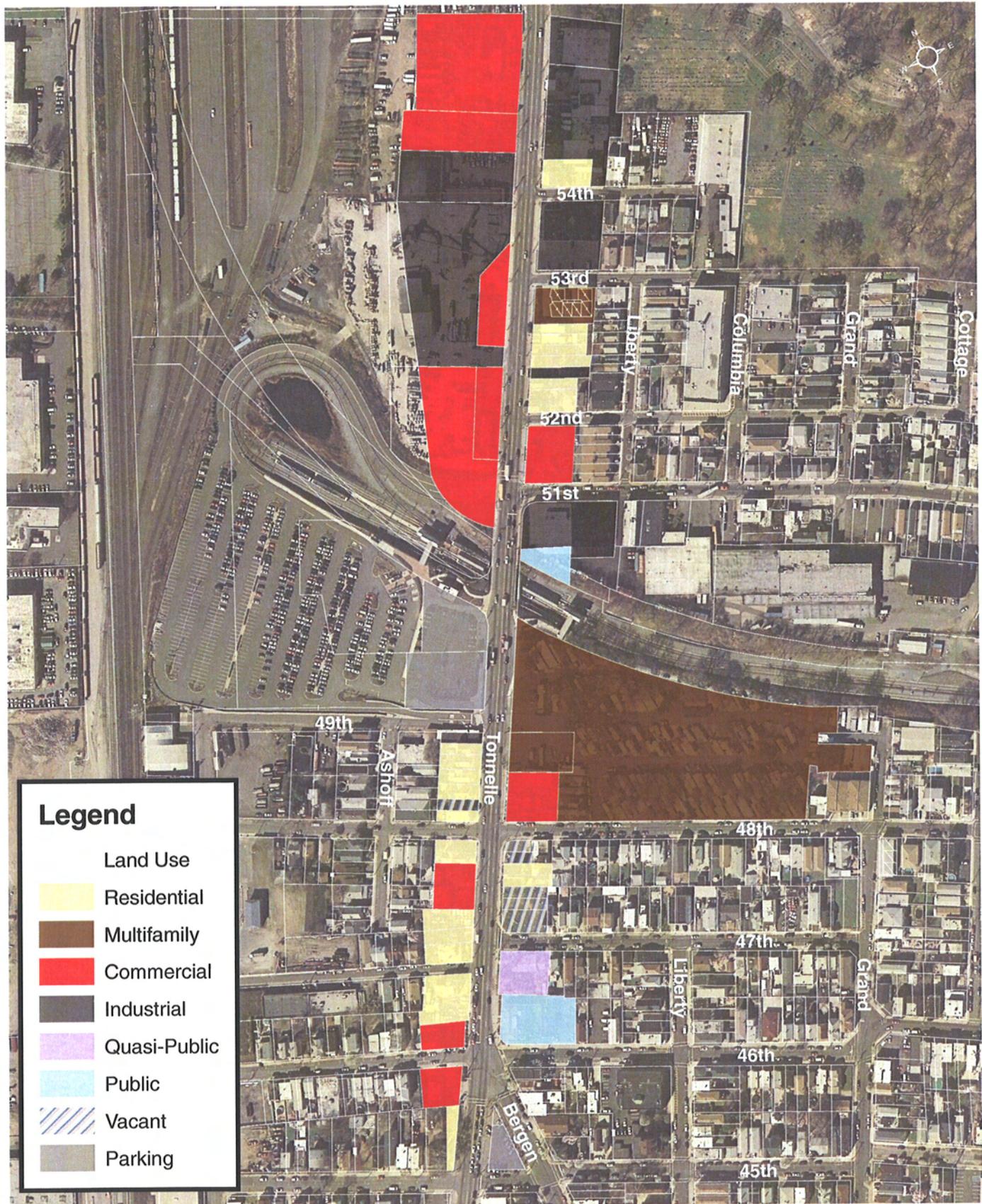
Project Title
North Bergen Master Plan Re-examination
TOWNSHIP OF NORTH BERGEN
 HUDSON COUNTY, NEW JERSEY

Dwg. Scale
 N.T.S.

Sheet No.
 1 of 1

Drawing No.
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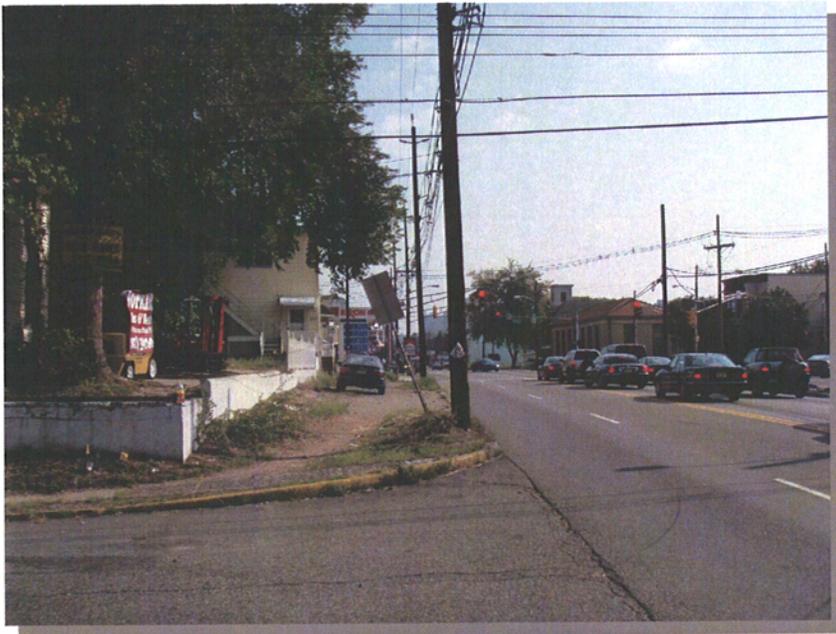


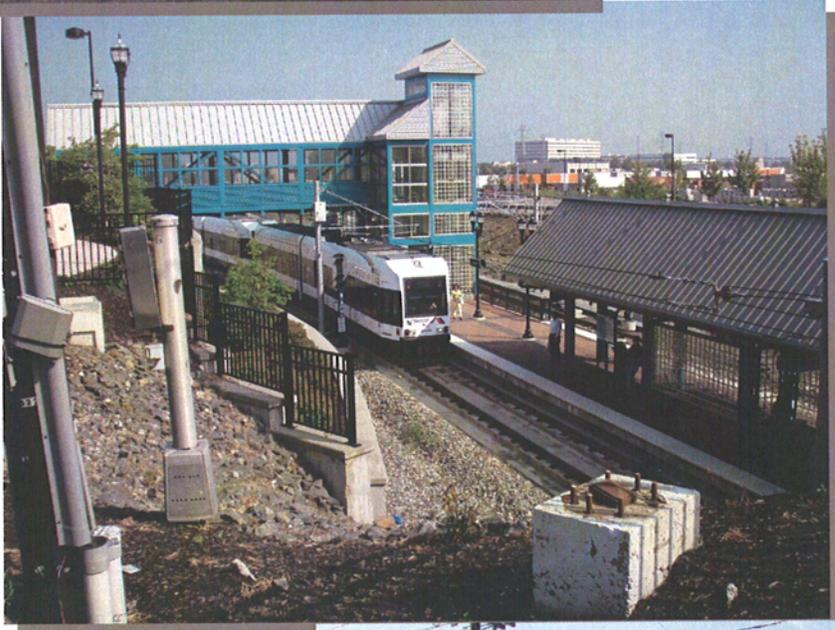
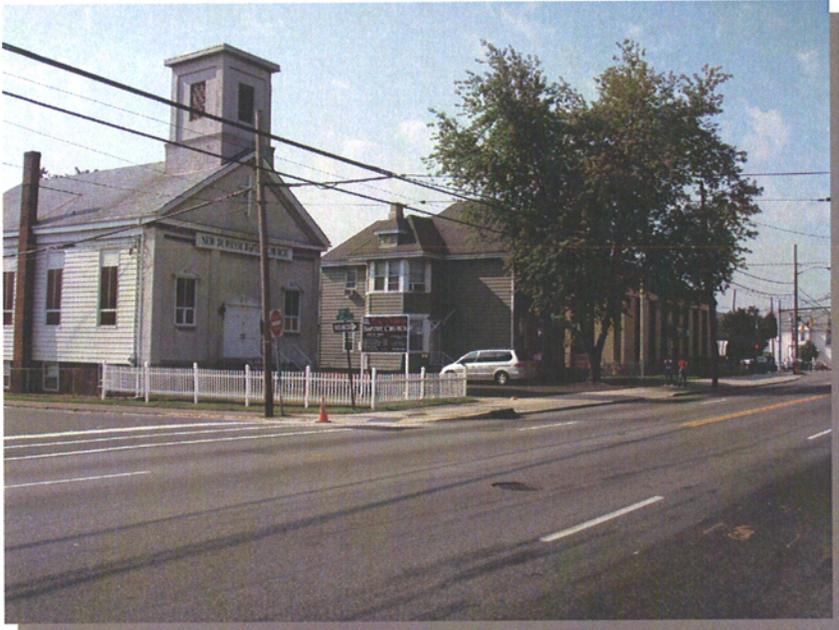
Legend

- Land Use
- Residential
- Multifamily
- Commercial
- Industrial
- Quasi-Public
- Public
- Vacant
- Parking

Sources
 Parcels: NJ Meadowlands Commission;
 Roads: NJ DEP
 Aerial Photography: NJ Geographic Information Network, 2007

Dwg. Title Tonnelle Avenue Corridor - Existing Land Use	Project No. 1960.03	Dwg. Date 03/12/09	Drawn By KAK
BURGIS ASSOCIATES, INC. PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS 25 WESTWOOD AVENUE WESTWOOD, N.J. 07675 201-666-1811 FAX: 201-666-2599	Project Title North Bergen Master Plan Re-examination <small>TOWNSHIP OF NORTH BERGEN HUDSON COUNTY, NEW JERSEY</small>	Dwg. Scale N.T.S.	Sheet No. 1 of 1 Drawing No. SA1ELU
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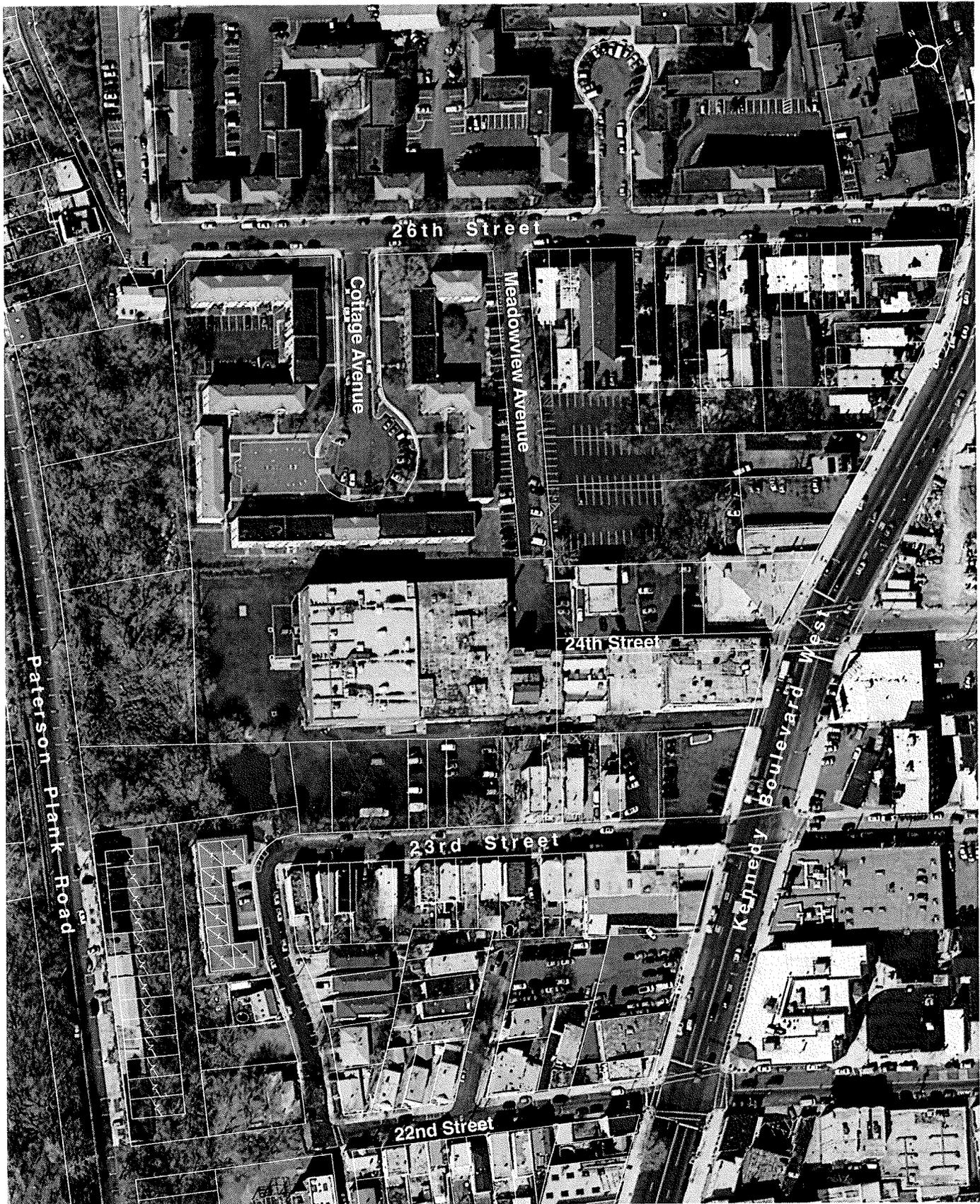
2. The Duro-Test site is an irregularly shaped, oversized lot containing a mix of nonresidential uses. The site is located between Kennedy Boulevard West and Paterson Plank road in the vicinity of 24th Street. The accompanying aerial photograph map depicts the sites geographical character. The portion of the site fronting on Kennedy Boulevard West is in the C1-C General Business Mixed Use zone, while the bulk of the site, containing industrial and commercial uses as well as parking, is located in the R-3 Residential zone.

Similarly, the Town Cadillac site, located on Kennedy Boulevard West, just south of 23rd Street, has been vacated and needs to be addressed. The site is zoned the same as the Duro-Test site, with a commercial designation along Kennedy Boulevard West, and a residential designation to the west.

The surrounding land uses vary, including residential development at varying densities to the north along 26th Street, Cottage Avenue, and Meadowview Avenue, residential and commercial development along the west side of Kennedy Boulevard West, residential development to the south, and vacant land to the west. Beyond Paterson Plank Road to the west, the land is developed with industrial uses. Union City is east of Kennedy Boulevard West, where the land use is primarily made up of commercial development.

The land use plan seeks to maintain the established commercial character of Kennedy Boulevard West. Additionally, it calls for attached and multifamily development in the R-3 zone recommending mid-rise, high-rise, garden apartment and townhouse development. The zoning ordinance is consistent with the land use plan, though the R-3 zone also permits 1-4 family dwellings in addition to the aforementioned mid-rise, high-rise, garden apartment and townhouse development.

The pattern of development for these sites are inconsistent with the master plan, the zoning ordinance and the surrounding development. The existing master plan and zoning designations for the area are appropriate and do not necessitate amending. However, a density regulation should be enacted to provide future development that is not out of character with the surrounding development. The township should consider adding an overlay zone to the identified sites.



Sources
 Parcels: NJ Meadowlands Commission;
 Roads: NJ DEP
 Aerial Photography: NJ Geographic Information Network, 2007

Dwg. Title Duro-Test/Town Cadillac Study Area	Project No. 1960.03	Dwg. Date 03/12/09 Rev. Date 10/07/09	Drawn By KAK
 BURGIS ASSOCIATES, INC. PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS 25 WESTWOOD AVENUE WESTWOOD, N.J. 07675 201-666-1811 FAX: 201-666-2599	Project Title North Bergen Master Plan Re-examination <small>TOWNSHIP OF NORTH BERGEN HESSELETT COUNTY, NEW JERSEY</small>	Dwg. Scale N.T.S. Sheet No. 1 of 1	Drawing No. DUROAER <small>2009 COPYRIGHT BURGIS ASSOCIATES, INC. NOT TO BE REPRODUCED</small>

- An inventory of the R-2 zone shows that three and four family structures are scattered throughout the area, and not necessarily concentrated except for the area around 44th Street and Durham Avenue. It is important to note that the development pattern is fairly consistent within the R-2 zone in regard to lot size. Therefore, three and four family structures are generally situated on parcels having a similar size and configuration to one and two family structures.

As per the ordinance, the minimum lots sizes for residential uses in the R-2 zone is as follows:

<u>Dwelling Units</u>	<u>Min. Square Feet</u>
1-Family	2,500
2-Family	3,000
2-Family, Semi-detached	6,000
3 & 4 Family	4,000

Given the character and prospective impacts of three and four family dwellings on the community with respect to school impacts, parking demand, etc., it would be appropriate to increase the minimum lot size for three and four family dwelling units. The minimum lot size for three family dwellings in the R-2 zone should be increased from 4,000 square feet to 6,500 square feet, and for four family dwellings from 4,000 square feet to 7,500 square feet. These new dimensions would enable the provision of some on-site parking, and would be arranged in the zoning ordinance to ensure that existing three and four family dwelling units could continue and not become nonconforming.

Further, the township should limit three and four family structures to townhouse, or rowhouse type development. First floor parking for these types of development should be reviewed and potentially prohibited where they would be detrimental to the neighborhood. The township should also review regulations for the placement of detached garages.

- The waterfront zones height restrictions and regulations pertaining to rooftop appurtenances should be assessed to determine if they need adjustment.

The height regulations within the P-1 Riverside Zone vary greatly, and are detailed below.

<u>Permitted Uses</u>	<u>Height</u>
Planned Unit Residential Development	120' Residential 50' Other
Planned Commercial Development	50'
Residential Cluster	120' Residential 50' Other
Office Building/Research Lab	50'
Restaurants	30'**
Public Park/Playgrounds	20'

[** Ordinance says 300 ft. We assume this is a typo.]

Conditional Uses

Commercial Recreation	30'
Hotels	50'

The recently created P-3 River Road West Zone, contains regulations for rooftop appurtenances. It is recommended that the zoning regulations for the P-1 and P-2 zone be revised to be consistent with these regulations.

The regulations read as follows:

Rooftop appurtenances shall not exceed 12 feet in height and shall not occupy more than 15 percent of the roof surface. Appropriate screening will be provided. Effort will be made to use a natural appearance for the rooftop of the building since pedestrians walking along the Boulevard East Promenade may be able to view the roof surface if looking down and to the east from the top of the cliff. Materials will be selected using colors and textures to enable the roof surface to blend with the natural features of the site, particularly the cliff. The portions of roof surface designed with special features to provide aesthetic, visual or recreation amenity may be included on the calculation of landscaped area.

Finally, there were several recommendations pertaining to the P-1 zone provided in a 2007 memo which were not implemented. The Planning Board should review these recommendations in the future to determine what remains pertinent, and what may need to be revised. However, it is noted that view corridors should be maintained by virtue of appropriate standards to be established in the zoning ordinance.

5. The parking standards for the township refer to the Residential Site Improvement Standards (RSIS). However, given the character of North Bergen as an urban municipality, these standards may not be appropriate in certain areas since the RSIS requires off street parking. Many neighborhoods in North Bergen are densely developed, and off-street parking is not appropriate.

The RSIS does allow municipalities to create alternative parking standards if they demonstrate the requirements are better suited to the community. Factors that may contribute to this determination include household characteristics, availability of mass transit, urban versus suburban location, and the availability of off-site parking resources.

It is recommended that the township consult with a parking expert who, in conjunction with its planner, can prepare the necessary studies to file with the Site Improvement Advisory Board. This board reviews matters pertaining to the RSIS and has the authority to permit municipalities to vary from these standards. These steps are necessary for North Bergen to adopt its own parking standards in particular, sensitive areas, and no longer be required to follow the RSIS parking rations for residential development.

The issue of valet parking has been discussed by the Planning Board. The board believes that

the implementation of valet parking in residential developments should generally be discouraged. Toward that end, the Planning Board recommends that the ordinance be reviewed and that additional standards and/or restrictions be implemented.

6. The township should explore the possibility of adopting an ordinance to create a fund for the acquisition and construction of pocket parking in certain neighborhoods. Pocket parking typically consists of small, neighborhood parking lots that provide parking for neighborhood residents only. Development of these types of lots would compliment the existing efforts by the North Bergen Parking Authority, including the parking lots on 73rd/74th and Broadway, Bove Terrace, 14th Street and Grand Avenue/26th Street, and the future lots to be located on 51st and 53rd streets.

The ordinance could be applied in several different ways. One method could be to apply a fee to those applicants seeking a parking variance. If granted, the applicant would have to contribute to the fund. The ordinance could also include exemptions, or lesser fees for projects involving only one or two family developments. Design guidelines could also be included for the parking lots to reduce their impacts to the neighborhood.