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Community Planning
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PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN TOWNSHIP OF NORTH BERGEN, NEW JERSEY

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The original document was appropriately signed and sealed on June 6, 2003 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

Overview

The 2003 Township of North Bergen Periodic Reexamination Report is part of the township's continuing program for comprehensive land use planning designed to guide future development in a compatible manner with the community's established character. The Township Planning Board has adopted its most recent comprehensive master plan in 1987, which underwent a reexamination and master plan update in 1994. These documents were designed to guide the future development of the community.

This document represents the culmination of the planning board's review of the township master plan. It provides the obligatory background data required to be compiled prior to the formulation of the master plan recommendations, and maintains the policies set forth in the previous master plan. The document is comprised of three principal sections that includes the following:

1. The first section addresses the community's planning and zoning issues within the framework of the statutory requirements of the New Jersey Municipal Land Use Law (MLUL) and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their master plan and development regulations, and the statute mandates that the report must include, at a minimum, five key elements, which identify:
 - a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the 1994 master plan re-examination and update;
 - 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 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;
 - 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 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.

2. The second section identifies the manner in which these problems and objectives have been addressed. The following section identifies significant changes in state and local governmental policies which influence the borough's land use policies, and the extent of change which has taken place in the community.
3. The final section sets forth specific recommendations pertaining to the various planning and zoning issues which are identified herein.

The Legal Requirement For Planning

The Municipal Land Use Law establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The planning board is responsible for the preparation of these two 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. The reexamination provisions are set forth above. The Statute requires that a master plan include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The plan must include a land use element which takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and state the relationship of the plan to any proposed zone plan and zoning ordinance. The MLUL also requires municipalities to prepare a housing plan and recycling plan, and additionally identifies a number of other plan elements such as circulation, recreation, community facilities, historic preservation and similar elements, which may be incorporated into a comprehensive master plan document.

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

PERIODIC REEXAMINATION REPORT

The Municipal Land Use Law mandates that the format of a periodic reexamination contain the sections outlined below:

- I. Major problems and objectives relating to development at the time of the adoption of the last master plan reexamination report
- II. Extent to which such problems and objectives have since been reduced or have increased
- III. Significant changes in assumptions, policies, and objectives.

- IV. Specific changes recommended for the master plan or development regulations
- V. Statutory provisions regarding the Local Redevelopment and Housing Law.

I. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN/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 following is noted with respect to North Bergen's current master plan document.

A. Major Problems Identified In The 1994 Master Plan Update and Reexamination Report

As required by the MLUL, the 1994 master plan update and reexamination report identified major problems relating to land use and the township's planning objectives. These key issues are summarized below.

1. Stagnating Tax Base. At the time of preparation of the 1994 Reexamination, the township's ability to encourage land development was limited by a court imposed construction ban related to inadequacies of municipal sewerage system. The township's existing land use pattern was also dominated by large areas of tax exempt properties including county parks, cemeteries, railroad properties and large areas owned by New Jersey Turnpike Authority and Port Authority of New York and New Jersey. The report noted that these factors were contributing to a stagnating tax base.
2. Inadequate Sewerage System. The 1994 Reexamination report stated that the court imposed ban on new development was attributable to the deteriorating sewer infrastructure in the community. The report indicated that improvements to the township's sewerage system were in the process of being implemented. It also noted that additional studies were being undertaken to improve the situation. At the time of the last master plan, the following projects were planned to upgrade the community's sewer infrastructure improvements:
 - a. Extension of the sewage collecting system along River Road to connect the waterfront area. This project has been completed;
 - b. Construction of a sewer along the New York Susquehanna and Western Railroad from Paterson Plank Road to 12th Street to eliminate direct discharges and prevent surcharges and obviate the need for the 8th Street pumping station. This project has not yet been completed;
 - c. Construction of a sewer along Secaucus Road and Dell Avenue from Grand Avenue to 29th street. This construction would prevent North Bergen flows from entering the Jersey City system and eliminate problems in the North Bergen system. This project has not been

completed;

- d. Repair cracks and breaks in the outfall sewer from the Woodcliff Sewage Treatment Plant; construct a new sewer from the intersection of Union Turnpike and Paterson Plank Road and to the north along West Side Avenue to the Central Plant. This construction has been completed and was implemented to eliminate direct discharges of raw sewage to the Cromakill Creek and provide service to an unsewered area.
3. Inadequate Department of Public Works (DPW) Facilities. It was noted in the 1994 Reexamination that planning had commenced for construction of a new 8,500 square foot building for storage of Municipal Utilities Authority, sanitation and recycling vehicles as well as for a mechanical shop for maintenance and repair. This was necessary because the existing 3,500 square foot DPW building had reached capacity and the existing site was too small to permit any building expansion. Additionally, a 2,000 square foot building was planned for construction to accommodate a recycling office, locker rooms and a drop-off center for the recyclables. The DPW facility site and the MUA facility site have been constructed on adjoining properties known as 6100 Tonnelle Avenue and 6200 Tonnelle Avenue, respectively.
4. Aging Housing Stock. The report noted that a very high percentage of the community's housing stock had been constructed prior to 1939. The 1994 report indicated that code enforcement was being achieved through a municipal property maintenance code and penalties for violations.
5. Inefficient Circulation. The 1994 report noted that circulation within the community was impeded by such characteristics as steep slopes, at grade railroad crossings and overlapping transportation planning jurisdictions.
6. Land Use Mix. Another problem identified in the 1994 report related to the proximity of incompatible land uses to one another. For example, it was noted that several areas of the community are characterized by residences in close proximity to industrial land uses. Frequently, the industrial uses are in older, deteriorated buildings, with little to no buffering of activity from the surrounding residential neighborhood.

The report also stated that there was an increasing pattern of commercial development within residential areas. It was noted that there should be a policy established through zoning for mixed commercial and residential land uses.
7. Underutilization of Land. The 1994 report indicated that the portion of the township within the jurisdiction of the Hackensack Meadowlands Development Commission (HMDC) was zoned for warehouse and distribution uses. The township considered these to be low intensity activities and was planning to encourage the HMDC to consider the integration of commercial land uses in the meadowlands portion of North Bergen.
8. Intensification of Residential Densities. The 1994 Reexamination and Master Plan Update

noted that there was a trend toward condominium conversion of rental units, replacement of single family housing with multifamily units, and construction of high density condominiums. The report encouraged the formulation of a policy to guide such development.

9. Public Access to the Waterfront. A major concern at the time of the last reexamination report was the lack of public access to the Palisades Cliff and the waterfront.

B. Land Use Plan Goals in the 1994 Reexamination Report and Master Plan Update

The township's 1994 reexamination and master plan update included several land use goals to promote the physical, social and economic development of the community. They are enumerated below:

1. To expand the tax base to promote the economic well being of North Bergen and its residents. The reexamination noted that commercial development has occurred on scattered sites and in residential zones south of 61st Street. Based on the market trend toward commercial development, it was recommended that some land in industrial districts be rezoned to permit commercial land use. Zoning was implemented to achieve this goal.
2. To promote environmental quality. The report encouraged the protection of sensitive areas, where they exist in the township. View corridors were established to preserve the view of the Hudson River from specific locations in the township.
3. To expand housing opportunities for the Township's residents. The 1994 report recommended that some commercial zones be amended to permit mixed commercial and residential uses in appropriate areas. The zoning was implemented to permit mixed uses.
4. To promote safe and efficient circulation. The 1994 report noted that several transportation improvements were required to improve circulation within the municipality. Coordination was required with the State Department of Transportation and New Jersey Transit. Major transportation improvements are scheduled.
5. To protect the integrity of neighborhoods. The 1994 report recommended maintaining the R-1 and R-2 districts, but adding a new R-3 district to permit all housing types, public facilities and conditional uses as per the R-2 district. An R-3 District was implemented.
6. To provide visual and physical access to the waterfront and the Palisades Cliff. The 1994 report noted that the creation of the Wildlife Sanctuary improved public access to the cliff on the east side of Boulevard East. However, as of 1994, there was no access to the waterfront.

C. Major Land Use Issues Currently Facing the Municipality

It is appropriate for the township to not only consider the major problems which were affecting the

municipality at the time of the last master plan, but to also reflect on the current planning issues facing the community today. The following represents a list of the most significant planning concerns which require the township's attention.

1. Redevelopment of Industrial Sites. 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 township should contemplate identifying these structures and formulate a policy to encourage redevelopment with an appropriate use. Certain properties, formerly used for industrial purposes, have been redeveloped with new commercial and business land uses.
2. Continued Expansion of Retail/Entertainment Uses. Recent redevelopment efforts in the township 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. The township should develop a vision for the appropriate mix of entertainment uses and designate suitable locations.
3. Improved Aesthetics for New Development. The new development occurring in the township should be held to high design standards to contribute a positive influence on neighborhoods. Improved aesthetics can enhance neighborhoods and create an identity. For example, the current zoning ordinance has a requirement for minimum 10% of the lot area to be landscaped (Section 4.6). However, there are no 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. No minimum width is required, and the buffer may consist solely of fencing. The township should consider providing guidelines for buffer design and suggestions for the type of plantings that are preferred.
4. Affordable Housing: Municipal housing elements and fair share housing plans are reviewed by COAH for compliance with its substantive regulations, and if such documents are found to comply may be certified for a period of six years. North Bergen has never received certification by COAH for a housing plan. Preparation of a document commensurate with the new policies and procedures of COAH would formalize the township policy on low and moderate income housing in the community. 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 properties located along this highway are developed, largely with commercial, automotive uses, restaurants, gas stations, retail uses and industrial uses. However, this is a prominent highway connecting the municipality to the adjoining municipalities north and south. Transition 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.

II. EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST MASTER PLAN

1. Expanded Tax Base. The 1994 reexamination identified a stagnating tax base as a major concern. Since then, several new developments have been constructed which have increased the township's tax base. Among these are the recently approved Comfort Inn on Tonnelle Avenue near 12th Street, and Lackland Self Storage on Tonnelle Avenue near 28th Street. The largest employers in the Township include the following:

Westchester Lace Inc.	Lowe's Home Improvement Center
Cotton Shirt Co.	G.E.C. Alsthorn Electric Fuse Gear
Guggenheim Corp.	Meer Corp.
RAD Woodworking Corp.	Palisades General Hospital
Mack Associates	Liz Claiborne, Inc.
Hartz Mountain	Star Dynami Corp.
Duro Pleating Co.	Tailored Skirts Co.

The township's commitment to ratable base stabilization is also reflected by recently completed residential projects including Bergen Ridge (38 units) valued at \$11 million, Half Moon (177 units) valued at \$22 million and Bell Crest Condos (62 units) valued at \$9 million. Additional developments in the planning stages are: Half Moon II (368 units) with an estimated value of \$38 million, K. Hovnanian (30 units) estimated to be valued at \$10 million and Hudson Ridge (50 units) estimated to be valued at \$7 million. Additionally, there are 200 waterfront residential units planned by K. Hovnanian on a site that transcends the Guttenberg border.

2. Light Rail. A significant portion of the New Jersey Transit Hudson-Bergen Light Rail line has been completed through Jersey City and Bayonne and is ultimately planned to extend through North Bergen over the next decade. The light rail construction in North Bergen is intertwined with grade separation improvements at several locations. Overpasses have been constructed at Tonnelle Avenue/Secaucus Road and Tonnelle Avenue/Paterson Plank Road and are operational. Work on construction of the Weehawken Tunnel is ongoing and is required to be complete in order for the light rail to operate fully. Additional improvements currently scheduled for completion in the future are as follows: a new overpass will be constructed at 69th Street from Westside Avenue to Tonnelle Avenue; and an existing at grade crossing at 83rd Street between Tonnelle Avenue and West Side Avenue is intended to be closed and replaced with a new grade crossing at 91st Street. The 83rd Street closure and 91st Street crossing will be implemented after the 69th Street overpass is completed. It is estimated that this overpass construction will be completed in five years. There are plans for a future light rail station at 43rd Street and Tonnelle Avenue.
3. Tonnelle Avenue Improvements. The State Department of Transportation has planned and

implemented the construction of several improvements along Tonnelle Avenue (Routes 1 & 9) to alleviate congestion and improve capacity and vehicular flow through the township. The roadway improvements are accompanied by drainage improvements. The progress on these improvements is described below:

- a. A new overpass has been constructed at Tonnelle Avenue and Secaucus Road. The overpass is open and operational. This eliminated a signalized intersection;
- b. A similar overpass has been constructed at Paterson Plank Road and Tonnelle Avenue. It also eliminated a signal;
- c. Tonnelle Avenue will be widened by a total of six feet, 3 feet in each direction. The widening will occur along portions of the roadway which are not connected with the light rail improvements. This work is projected to start in the Year 2004;
- d. Construction has commenced at the existing traffic circle at Tonnelle Avenue and Route 3 to widen the roadway and shift lanes.

Previously, the township had planned to incorporate a Jersey barrier along a portion of Tonnelle Avenue in the area between 70th and 83rd Street. This project required modification because of the sight distance required for dedicated left turn lanes. In lieu of a Jersey barrier, this section of roadway will have a four inch high mountable curb.

More roadway improvements are planned at the elevated bridge connecting Routes 1 & 9 in Fairview at the northern boundary with North Bergen. The new structure will have wider lanes and some entrances to the Fairview Cemetery will be eliminated. This will provide better flow between Bergen Turnpike in Fairview, Bergen County, and Tonnelle Avenue in North Bergen. It is estimated that construction on this project will commence in 2006.

4. River Road Widening. River Road has been widening by Hudson County in Guttenberg and North Bergen. The widened River Road has two through lanes in each direction with an additional central turning lane.
5. Sewer Improvements. Sewer improvements have been undertaken by the Township of North Bergen and the North Bergen Municipal Utilities Authority. There are two treatment plants in North Bergen, known as the Central Plant and the Woodcliff Plant. The treatment plants have sufficient capacity for existing development. The MUA has a five year Capital Improvement plan that will ensure compliance with state and federal regulations. The MUA is evaluating the feasibility of plant upgrades, such as improved primary treatment, relocation of the plant discharge and/or rehabilitation of other plant facilities may enable the plants to comply with present and future permit limitations for effluent, without the need for construction of new treatment schemes. The MUA has completed major sewer improvements along River Road and at the Paterson Plank Road interceptor. The township has also undertaken improvements such as the multiphase project on 5th Avenue from 74th to 82nd Streets. This project includes replacement

of pipe with larger diameters, and separation of storm and sanitary sewers to alleviate flooding. Improvements have also been done by the township at 82nd Street between Bergenline and Kennedy Boulevard.

6. Parking Authority Improvements. The North Bergen Parking Authority maintains metered and permit parking throughout the municipality. A new parking lot was constructed at Broadway and 73rd Street for 25 cars. Additional parking lots have been constructed at Bergenline and 73rd Street to provide parking for 25 cars. This new lot has an improved layout provides enhanced accessibility from Bergenline Avenue. The Parking Authority has ongoing plans to create additional off street parking to enhance the convenience for residents. Additional parking is necessary in the Broadway area near 74th Street.
7. Business District Improvements. Through the use of Urban Enterprise Zone (UEZ) funding, streetscape and pedestrian improvements have been implemented along Bergenline Avenue and Broadway between 70th and 79th Streets. These improvements included sidewalk improvements, decorative lighting, benches and more aesthetically pleasing trash receptacles.
8. Meadowlands Zoning. The New Jersey Meadowlands Commission (NJMC), formerly Hackensack Meadowlands Development Commission (HMDC), still retains industrial classifications for land in North Bergen. The regulations provide for special exception uses in this zone which include hotels, restaurants and retail uses. NJMC is currently preparing an updated master plan for the Meadowlands District.
9. Urban Enterprise Zones (UEZ). This urban investment initiative began in 1983 and is administered by the New Jersey State Department of Commerce and Economic Development. The program encourages private capital investment to restore economic viability and prosperity in distressed areas. The 1983 legislation was amended to add additional municipalities in 1993 and again in 1996, when North Bergen received its UEZ designation. As of October 2000, there were 29 municipalities participating in the UEZ program. Businesses qualifying for the program can receive corporate business tax deductions for hiring residents and/or previously unemployed persons and other incentives. Businesses engaged in retail trade can charge 50% of the state sales tax. Monies collected by the sales tax deposited in a Zone Assistance Fund and are distributed to UEZ's in proportion to the contribution. A UEZ designation is valid for a twenty year period. The Township of North Bergen has 11 UEZ areas throughout the municipality. They are as follows:
 - a. Secaucus Road;
 - b. Tonnelle Avenue;
 - c. Kennedy Boulevard;
 - d. Bergen Turnpike;
 - e. Bergenline Avenue;
 - f. Broadway;
 - g. West Side Avenue.
 - h. The area on the west side of Tonnelle Avenue, bounded by 85th Street, 91st Street and the railroad

- i. 69th Street
- j. 83rd Street
- k. 72nd St between Bergenline Avenue and Broadway.

Over the past five years, many businesses have chosen to locate within the township's UEZ areas. The economic vitality of these areas is essential to the continued revitalization of the township. UEZ funds are used for many improvement programs contributing to the viability of these areas such as new sidewalks, pedestrian amenities, decorative street lamps, banners and "Pride in the Avenue" events.

10. Redevelopment. Successful redevelopment has been accomplished in the following areas of the township:

- a. Columbia Park. This site occupies 16 acres and is located on Kennedy Boulevard, 31st Street and Grand avenue. It was occupied by a vacant building formerly used as a bowling alley and billiard hall. The remainder of the site was occupied by other commercial development requiring updating. After zoning amendments permitting shopping centers as a principal permitted use in the C-2 District, the site underwent significant redevelopment and is now a successful commercial retail development incorporating a multi-plex state of the art movie theater and on-site parking. The township used \$1 million of UEZ funds for the Columbia Park project which increased the community's ratable base by \$60 million.
- b. Tonnelle Avenue. The Evan Picone tract, has been redeveloped with a Lowe's Home Improvement store. Approximately 250 jobs were created with the opening of Lowe's in January 2002. North Bergen's ratable base has been increased by \$19,959,000 due to construction of the Lowe's Home Improvement Center, which equates to \$741,000 in taxes.

The former Crown Cork and Seal site, on Tonnelle Avenue, is proposed to be redeveloped as a 128,000 square foot Target store. When the project opens in April 2004, it will provide 255 full-time and 45 part-time jobs. Many of these jobs will be for North Bergen residents as part of the criteria established for the store locating in the Township's Urban Enterprise Zone. It is estimated that this project will contribute \$25 million to the township's ratable base.

Future development is planned to complement the Lowes and Target developments.

- c. Kennedy Boulevard/58th Street. Property in this area has been designated by the township as an area in need of redevelopment. The redevelopment concept for the area contemplates mixed commercial and residential land uses.

III. 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 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 substantive changes at the state and local level which were not contemplated at the time of the preparation and adoption of the 1988 master plan, which require the township's attention. Additionally, the borough has experienced modest changes resulting from growth and development which are noteworthy.

A. Changes At The Local Level

1. Population Size. The accompanying table depicts the township's population growth from 1940 to 1990 remained relatively stable. As outlined in the table, in 1940 the township had a population of 39,714 residents. This increased to a population of 48,414 in 1990. A significant increase in population occurred in the 1990's when the township experienced an approximate 20 percent increase in the number of residents. According to the Census, there were 58,092 residents in 2000.

**Table 1
Rate of Population Growth, 1940-2000
North Bergen, New Jersey**

Year	Population	Population Change	Percent Change
1940	39,714	--	--
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	58,092	9,678	19.9

Source: U.S. Bureau of the Census

2. Birth and Death 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 the school system and recreational facilities. As shown in Table 2, the birth and death statistics indicate the township experienced a natural net population increase between 1989 and 1998 of 2,831 persons. Interestingly, census indicates the local population has increased by slightly less

than 10,00 persons between 1990 and 2000, suggesting a significant in-migration of households. The data also reveals a consistent pattern in the number of births and deaths in the nine year period.

Table 2
Births and Deaths, 1989 - 1998
North Bergen, New Jersey

Year	Births	Deaths	Change
1989	779	492	287
1990	799	529	270
1991	836	508	328
1992	850	519	331
1993	751	499	252
1994	773	527	246
1995	794	494	300
1996	792	492	300
1997	762	520	242
1998	782	507	275
Total	7,918	4,580	2,831

Source: State of New Jersey Department of Health.

3. Household Size. North Bergen's household size began to reverse the decline of the 1970's and during the 1980's, as shown in the table below. The household size declined from 2.77 persons in 1970 to only 2.48 persons in 1980. However, by 1990, there was a slight upswing to an average of 2.54 persons per household. Between 1990 and 2000 there was a marked increase to 2.70 persons per household which brings the average very close to the 1970 high.

This trend differs from that observed during the past decades in Hudson County. The pattern in Hudson County is consistent with state and national trends, with similar declines registered in most Hudson County's municipalities. Hudson County's average household size, for example, declined steadily from 2.88 persons per household in 1970 to 2.60 in 2000.

Table 3
Average Household Size, 1970-2000
North Bergen, New Jersey

Year	Number of Households	Population	Household Size: North Bergen	Household Size: Hudson County
1970	16,568	47,715	2.77	2.88
1980	18,833	47,019	2.48	2.65
1990	19,061	48,414	2.54	2.62
2000	22,009	58,092	2.70	2.60

Source: U.S. Bureau of the Census

4. Age and Sex Characteristics. Data on the township's population by age and sex is presented in the following table.

Table 4
Age and Sex Characteristics, 1990 and 2000
North Bergen, New Jersey

Age Group	1990		2000	
	Total	% Of Total	Total	% Of Total
Under 5	3,074	6.3	3,713	6.4
5-19	7,842	16.2	10,815	18.5
20-24	3,475	7.2	3,879	6.7
25-34	9,298	19.2	9,677	16.7
35-44	6,716	13.8	9,560	16.5
45-54	5,410	11.2	7,115	12.3
55-64	5,297	10.9	5,305	9.1
65+	7,302	15.2	8,028	13.8
Total	48,414	100.00	58,092	100.0

Source: U.S. Bureau of the Census.

The data indicates that while the overall population has increased substantially over the past decade, the age distribution has remained relatively stable. The largest increases occurred in school aged children and adults in child-raising years. Children aged 5 to 19 represented 16.2 percent of the township's population in 1990, but increased to 18.5 percent of the population in 2000. Similarly, adults aged 35 to 44 increased from 13.8 percent of the residents in 1990 to

16.5 percent in 2000. Also of interest is the fact that proportion of residents aged 65 years and over declined from 15.2 percent of the total population in 1990, to 13.8 percent in 2000.

5. Income Characteristics. Table 5 provides data for household income, by income category, as reported in the 1990 and 2000 census. The township's median household income increased about 2 percent annually from \$33,488 in 1989 to \$40,844 in 1999. Hudson County reported a county-wide median household income of \$44,053 in 1999, compared to \$35,250 in 1989.

Table 5
Household Income, 1989 and 1999
North Bergen, New Jersey

Income Category	1989		1999	
	Number	Percentage	Number	Percentage
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
\$25,000 to \$34,999	2,673	14.1	2,542	12.0
\$35,000 to \$49,999	3,491	18.4	3,809	17.9
\$50,000 or more	5,552	29.4	8,469	39.9
Total	18,910	100.0	21,247	100.0
Median household	\$33,488	-	\$40,844	-

Source: U.S. Bureau of the Census.

6. Housing Characteristics. The number of housing units in North Bergen has remained generally stable since 1970, increasing 21.6 percent from a total of 17,491 dwelling units in 1970 to 22,009 in 2000. There were 773 vacant units in 2000, representing a 3.5 percent vacancy rate. This data, and related information, is presented in the accompanying tables.

Table 6
Dwelling Units: 1970-2000
North Bergen, New Jersey

Year	No. Of Dwellings	Numerical Change	Percentage Change
1970	17,491	---	---
1980	19,375	1,884	10.77
1990	21,274	1,899	9.8
2000	22,009	735	3.5

Source: U.S. Bureau of the Census

Table 7
Year-Round Housing Units By Tenure
And Occupancy Status, 1990 and 2000
North Bergen, New Jersey

Category	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Owner occupied	7,585	35.7	7,967	36.2
Renter occupied	11,385	53.5	13,269	60.3
Vacant units	2,304	10.8	773	3.5
Total	21,274	100.0	22,009	100.0

Source: U.S. Bureau of the Census.

Table 8
Units In Structure, Occupied Structures, 1990 and 2000
North Bergen, New Jersey

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Single family, Detached	2,856	15.1	3,716	16.9
Single family, Attached	774	4.1	985	4.5
2	5,170	27.2	6,232	28.3
3 or 4	2,221	11.7	3,119	14.2
5 to 9	1,028	5.4	1,140	5.2
10 to 19	1,395	7.4	1,492	6.7
20 to 49	2,204	11.6	2,529	11.5
50 or more	2,795	14.7	2,678	12.1
Mobile Home and Other	527	2.8	150	0.6
Total	18,970	100.0	22,041	100.0

Source: U.S. Bureau of the Census.

3. Comparative Value of Housing Units. The census data for 2000 indicates that the average value of housing units in North Bergen was \$162,600. This figure is presented in the accompanying table, and is juxtaposed against data for adjoining municipalities to enable a comparative assessment of North Bergen's position in the marketplace. The median price of owner occupied housing in Hudson County, according to the 2000 census, was \$150,300.

Table 9
Specified Owner-occupied Housing Units by Value: 2000
Selected Municipalities

Value	North Bergen	West New York	Guttenberg	Fairview
Less than \$50,000	4	10	2	13
\$50,000 to \$99,999	144	48	--	19
\$100,000 to \$149,999	907	196	98	166
\$150,000 to \$199,999	1,344	100	69	419
\$200,000 to \$299,999	477	103	32	451
\$300,000 to \$499,999	97	243	--	126
\$500,000 to \$999,999	26	25	--	12
\$1,000,000 or more	--	28	--	23
Total	2,999	753	201	1,229
Median	\$162,600	\$218,400	\$150,200	\$199,800

Source: U.S. Census of Population and Housing, STF-3A.

8. Employment Characteristics. Tables 10, 11, and 12 provide various employment data for the Township. Table 12 depicts covered employment trends in North Bergen from 1986 to 1998. Local employment increased during the late 1980's, decreasing during the early 1990's following the region's recession period and increasing until 1994, but never regained the number of jobs existing in the late 1980's. The number of jobs fluctuated slightly after 1996, but declined sharply in 1999 to a low similar to that experience in 1992.

Table 10
Covered Employment Trends, 1986-1999
North Bergen, New Jersey

Year	Number of Jobs	Number of Jobs Change	Percent Change
1986	22,883	---	---
1987	23,464	581	2.5
1988	23,503	39	0.16
1989	22,630	-873	3.85
1990	19,414	-3,216	-16.56
1991	18,283	-1,131	-6.18
1992	17,523	-760	-4.3
1993	19,516	1,993	11.37
1994	21,065	1,549	7.9
1995	20,724	-341	-1.64
1996	19,178	-1,546	-8.06
1997	19,193	15	0.078
1998	19,382	189	0.98
1999	17,883	1,499	-8.3

Source: State of New Jersey, Department of Labor; New Jersey Covered Employment Trends (1986-1994), New Jersey Employment and Wages Annual Municipality Report Municipalities by Sector (1995-1999)

Tables 11 and 12 describe the employment characteristics and occupational patterns of North Bergen residents, as reported in the 1990 census. Table 11 indicates that 55 percent of all jobs are concentrated in three fields – manufacturing, retail trade, and professional and related services. Table 12 identifies resident employment by occupation. It indicates that 61 percent of the population’s employment is concentrated in two categories – managerial/professional specialty and technical/sales/administrative support.

Table 11
Employed Residents Sixteen and Over, By Industry,
1990 and 2000
North Bergen, New Jersey

Industry	1990		2000	
	Number	Percentage	Number	Percentage
Agriculture, Forestry, Fisheries	122	0.6	22	0.1
Construction, Mining	1,080	4.3	1,186	4.7
Manufacturing	5122	20.7	3,536	14.0
Transportation	2,233	9.1	2,563	10.1
Communication,	568	2.3	1,024	4.0
Wholesale Trade	1,687	6.8	1,681	6.6
Retail Trade	4,362	17.7	3,260	12.9
Finance, Insurance, Real Estate	2,281	9.3	2,186	8.6
Personal Services	739	2.9	1,456	5.8
Entertainment, Recreation	341	1.4	1,674	6.6
Professional and related services, Health services Educational services, business and repair service	5,487	22.2	6,008	23.8
Public Administration	658	2.7	693	2.8
Total	24,680	100.0	25,289	100

Source: U.S. Bureau of the Census, 1990 & 2000.

Table 12
Employed Residents Sixteen and Over By Occupation, 1990 and 2000
North Bergen, New Jersey

Occupation	1990		2000	
	Number	Percent	Number	Percent
Managerial and Professional	6,230	25.2	6,796	26.9
Sales and Office	8,902	36.1	7,958	31.5
Service	2,732	11.1	3,653	14.4
Farming, Forestry, Fishing	76	0.3	29	0.1
Construction, extraction, maintenance, production, transportation and material moving	6,740	27.3	6,853	27.1
Total	24,680	100	25,289	100

Source: U.S. Bureau of the Census, 1990 & 2000.

9. Recent Development Activity. Between 1990 and 1999, the available data reveals that a total of 503 residential building permits were approved in the community. The majority of the permits were for two family dwellings and dwellings for five or more families. Construction activity also involved the issuance of 104 demolition permits during the nine year period. This data is presented in the accompanying tables.

Table 13
Residential Building Permits Approved, 1990-1999
North Bergen, New Jersey

Year	Single Family	Two Family	3-4 Families	5 or more Families	Total
1990	0	16	0	0	16
1991	3	16	9	0	28
1992	4	8	21	0	33
1993	3	18	27	0	48
1994	0	22	13	0	35
1995	1	18	3	0	22
1996	0	42	0	0	42
1997	1	22	0	0	23
1998	0	24	9	0	33
1999	0	24	23	176	223
Total	12	210	105	176	503

Source: New Jersey State Data Center

Table 14
Number of Residential Building and Demolition Permits Issued: 1990-1999
North Bergen, New Jersey

Year	No. Permits	Demolition Permits Issued
1990	16	53
1991	28	7
1992	33	5
1993	48	7
1994	35	--
1995	22	2
1996	42	11
1997	23	5
1998	33	4
1999	223	10
Total	503	104

B. Changes At The State Level

1. The State Development and Redevelopment Plan. The State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (SDRP) on March 1, 2001. This document supercedes the previous plan, which was adopted in 1992. Most significantly, the State Planning Commission recognized Hudson County and its 12 municipalities as the first Urban Complex under the current state plan. The State Plan will serve as a guide for when and where state funds should be expended to achieve the goals of the State Planning Act.

The SDRP's main objective is to guide future development and redevelopment to ensure the efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal, economic and other systems. To this end the Plan divides the State into five different categories of "Centers", which are a compact form of development, and five different types of "Planning Areas" that are regional in scale. Generally, the Plan attempts to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. Planning and zoning decisions remain the providence of the municipality, however, the Plan's recommendations provide guidance for growth management. The plan goals that are relevant to the Urban Complex are as follows:

- a. Urban Revitalization: Promote revitalization, economic development and infrastructure investments and support adoptive reuse, improve access to waterfront areas and enhance public safety.
- b. Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
- c. Transportation: Encourage the use of public transit and alternative modes of transportation.
- d. Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
- e. Recreation: Maintain existing parks and open space and expand system through redevelopment and additional efforts.
- f. Redevelopment. Encourage redevelopment and promote design which enhances public safety.

g. Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.

j. Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.

k. Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

The SDRP also promotes the maintenance and repair of infrastructure within the urban complex. Urban revitalization is also encouraged for developed communities. The SDRP encourages economic development and infrastructure investment, improved waterfront access and adoptive reuse for obsolete industrial buildings. The plan acknowledges that in situations where no market exists for adaptive reuse, and site redevelopment may be increased by land assembly or land banking, demolition may be appropriate.

2. Housing Issues. In 1986, the State of New Jersey established the Council On Affordable Housing which was directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for the construction of low and moderate income housing to accommodate the needs of the State's lower income households. Every municipality is obligated, by virtue of a 1987 amendment to the Municipal Land Use Law, to prepare and adopt a Housing Plan. Municipalities have the discretionary authority to prepare the Plan in accordance with the COAH regulations and seek substantive certification of the Housing Plan from the State agency. The major benefit of achieving certification is the protection it offers municipalities in the event of a Mount Laurel lawsuit.

The Township of North Bergen's most recent housing plan element was included in the community's 1994 Master Plan Update. The plan identified numerous housing developments operated and maintained by the North Bergen Housing Authority. Based on the number of units in these developments that are rented to income qualified tenants (590 units), and the township's precredited need of 567 units, it was the township's position that the need had been satisfied. The township has a substantial number of affordable housing units as summarized in the following table:

Table 15
Existing Affordable Housing Developments
North Bergen, New Jersey

Development	Address	Units	Other	Type
Granton Gardens ⁽¹⁾	Granton Ave. & 61 st Street	155	Rental	Family
Lawler Tower ⁽²⁾	6121 Grand Avenue	253	Rental	Senior/Handicapped
Meadowview ⁽²⁾	5828 Meadow Avenue	172	Rental	Family
Floral Gardens ⁽¹⁾	1108 26 th St	500	Rental	Family
Cullum Tower ⁽²⁾	6299 Grand Avenue	308	Rental	Senior/Handicapped
Terrace Apartments ⁽²⁾	6800 Columbia Avenue	252	Rental	Senior/Handicapped
Theresa B. Ferraro Apts ⁽³⁾	6201 Grand Avenue	104	Rental	Senior
Westview Apartments ⁽²⁾	6115 Granton Avenue	297	Rental	Family

Source: North Bergen Housing Authority

⁽¹⁾ Privately owned

⁽²⁾ North Bergen Housing Authority

⁽³⁾ North Bergen Renaissance Corp.

As shown in the table above, there are in excess of 2,000 affordable units in these developments. Additionally, The North Bergen Housing Authority administers 440 vouchers for Section 8 subsidized apartments throughout the township.

The 1994 document contains a housing plan element which states that most of the privately owned vacant land in the township is within the HMDC jurisdiction. The report noted that there were also a significant number of existing subsidized housing units in the community. The existence of the municipal housing authority serves to encourage the development of affordable housing in the community.

3. Residential Site Improvement Standards: The Residential Site Standards Act, P.L. 1993, c. 32, created a Site Improvement Advisory Board (SIAB) and provided the SIAB with the authority to recommend to the Commissioner of the Department of Community Affairs (DCA) mandatory statewide site improvement standards that are to be applicable to residential development in New Jersey. The SIAB adopted regulations establishing residential site improvement standards, effective June, 1997.

The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and storm water management relating to residential development. The standards will be 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.

Pursuant to the Act, the adopted standards supersede any local standards established for these systems. However, they will not supersede local ordinances regulating the use, height, bulk, density

or design of residential development. The standards also do not include requirements for landscaping, shade trees, transit stops, noise barriers, snow removal guarantees or assessments for off-tract improvements. These issues will remain the purview of the local reviewing agencies. The regulations also provide for special planning areas where the municipality may adopt standards that recognize existing local conditions.

4. Recycling. The State has amended the Municipal Land Use Law to require a Master Plan Recycling Plan element “which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of materials within any development proposal for the construction of fifty or more units of single-family residential housing or twenty-five or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of one thousand square feet or more of land.”

The Statute was also amended to require that the master plan include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to the district solid waste management plan required pursuant to the provisions of the Solid Waste Management Act.

IV. 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 (LRHL) was enacted into law. The LRHL 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.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to: 1. Cause a preliminary investigation to determine if an area is in need of redevelopment; 2. Determine that an area is in need of redevelopment; 3. Adopt a redevelopment plan, and/or; 4. Determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions are found:

1. "The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
2. "The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
3. "Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;
4. "Areas with buildings or improvements which, by reason of dilapidation, obsolescence,

overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;

5. "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
6. "Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated".

The statute defines redevelopment to include "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan. It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

The Act may also be used to designate an area in need of rehabilitation, and enable the municipality to take an active role in encouraging the rehabilitation of existing structures and infrastructure. It is recommended that the township continue to evaluate the merits of the LRHL and its applicability to various areas of the municipality as a means of enhancing the rehabilitation and upgrading of North Bergen.

V. 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

This reexamination report reveals that its goals, objectives, and policy statements continue to represent, with modifications as noted below, a sound basis for the overall planning of the community. Similarly, the distribution of uses which was recommended in the 1994 master plan re-examination report appears generally satisfactory, with a few exceptions which are noted below.

The following recommendations are offered are refinements of the current goals and objectives contained in the township's land use plan:

A. Goals and Policies

The objectives of the master plan are appropriate and suitable that should be continued. The goals and policy statements are recommended to be refined as follows:

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.

Policy Statement: The Township of North Bergen recognizes that the developed character of various portions of the community differs. For example, there are sections of the community consisting primarily of one and two family dwellings. Frequently, these areas are surrounded by higher density residential development a range of commercial uses. The plan's land use recommendations are designed to protect and reinforce the remaining lower density neighborhoods but encourage more intense development in those areas specified in the plan. Certain parcels are located in transitional areas and bridge neighborhoods developed with more intense uses with those developed with lower density uses. In these cases, the transitional nature of the area should be recognized and evaluated for the appropriate transition to blend compatible uses and densities. This will effectuate the linkage between neighborhoods by fostering a gradual transition between neighborhoods. The plan precludes the introduction of incompatible non-residential use in areas designated for residential use, and reinforces the intensities of use recommended in this plan.

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.

Policy Statement: The township seeks to encourage development which is sensitive to the community's particular physical characteristics, and preserves the township's sensitive environmental

elements. In particular, the township encourages development which preserves the Palisades Cliff and the waterfront.

Goal #3:

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 more intense uses from less intense uses in the community. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential properties. This should be accomplished primarily within the framework of appropriate open space buffer strips containing suitable planting elements (including such elements as multiple rows of plant material, planting clusters, etc), in an effort to protect residential areas and to retain and improve the community's overall landscape amenity.

Goal #4:

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 and multi-family units. The township's policy is to continue to accommodate this broad array of housing, and to encourage the provision of new multi-family residential development, in appropriate areas.

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; 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 commercial corridors for retail and service commercial uses serving the needs of the resident population. The township's broad land use policy is to reaffirm the business corridors with their own integrity, uniformity of purpose, and integration of building and signage.

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.

Policy Statement: The township advocates the general intent of the SDRP, to promote growth within developed urban areas and implementing infrastructure improvements. The SDRP's designation of a Hudson County Urban Complex including North Bergen, recognizes the concentration of activity and its appropriate location for further growth.

B. Special Study Areas

Although the township is almost completely developed, there are three key areas the report examined closely. The study of these three areas focused on the existing development pattern, the existing zoning, the character and unique features of the areas. Based on the analysis of existing conditions it became evident that the areas are underutilized and represent an opportunity for the community to advance the purposes of planning and develop land use regulations to foster redevelopment of these areas. A discussion of the three areas is provided below and zoning recommendations are presented in the following section of the report.

1. Study Area No. 1 - Wall Street/Church Hill Road. Special Study Area No. 1 occupies the northeast corner of North Bergen Township. The area studied is bounded to the east by River Road and to the west by Clement Street (a paper street). It includes land on the west side of Wall Street, approximately 280 feet from the Woodcliff Avenue intersection and extends southward to Bulls Ferry Road. Farther north is the municipal boundary of Cliffside Park and to the east is the Borough of Edgewater. The study area is separated from the remainder of the township by the steep topography of the Palisades Cliffs.

a. Existing Zoning. The majority of the area is currently located in the R-1 Low Density Residential District. The zone permits only one and two family detached dwellings, along with public and private schools and parks and playgrounds. The area to the south is in an R-2 District, which permits two family semi attached dwellings and three and four family detached dwellings.

b. Existing Development Pattern. The existing development pattern in this area is varied, with a mix of commercial, residential and vacant land uses. There are a number of paper streets in the area and vehicular access is limited to River Road, Church Hill Road, Riverside Place and Wall Street. Generally, commercial development is concentrated along the west side of River Road. Most of the existing dwellings are older, modest homes. Some of the existing dwellings are older and exhibit some deterioration. The land use survey of the existing conditions indicates that the area could benefit from zoning incentives to encourage redevelopment.

Land to the west is occupied by multifamily apartments and coops fronting on Boulevard East/Woodcliff Avenue. Farther north and west, the land use pattern consists of single family and multifamily attached housing. There is townhouse development to the south.

The accompanying map highlights the existing development pattern and existing zoning in Wall Street/Church Hill Road area.

c. Planning Recommendation. Due to the topographic conditions the area is well suited to

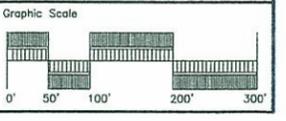
- Land Use Categories**
- One- to Four-Family Residential
 - Multi-Family Residential
 - Townhomes
 - Commercial
 - Office
 - Township-Owned Property
 - Nursing Home
 - Vacant Land

- Zone Districts**
- R-1 - Low Density Residential
 - R-2 - Intermediate Density Residential

- Proposed Overlay**
- Townhouse / Attached Housing Overlay

Rev	Description	Date	Dwn	Ckd

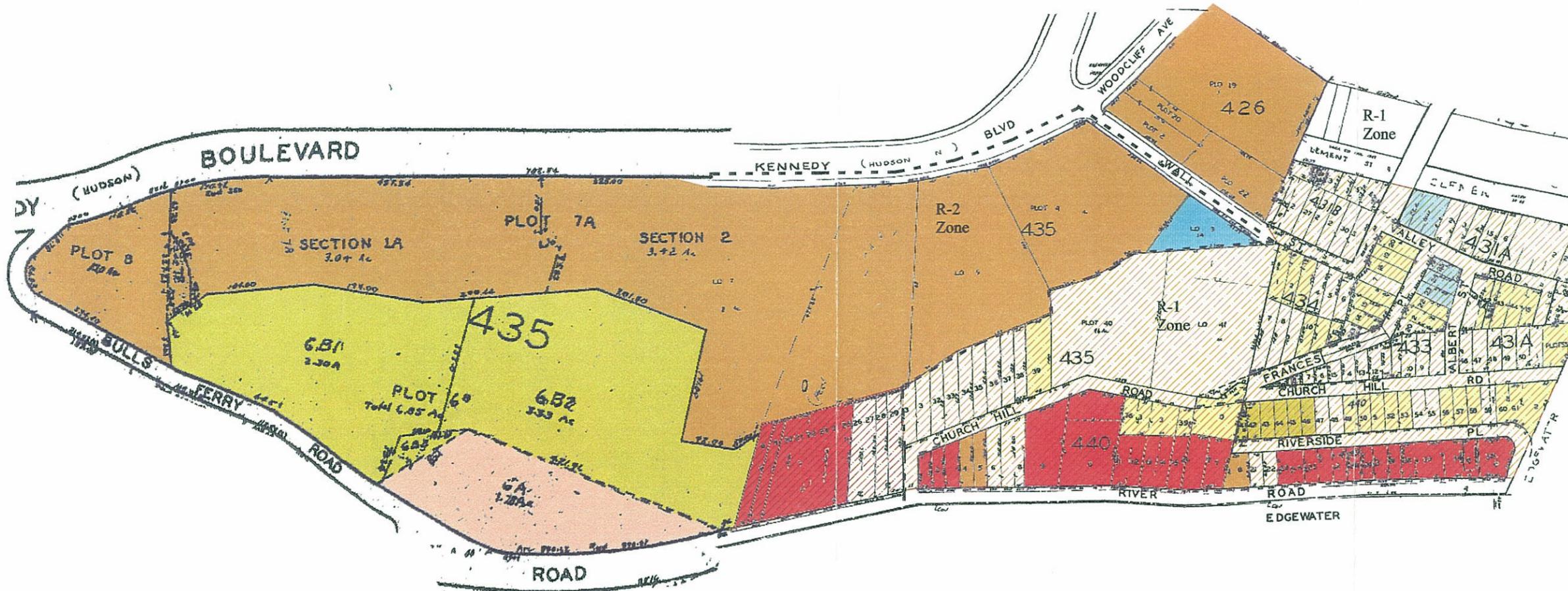
Dwg. Title
Study Area 1
 Wall Street/Church Hill Road



JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

Project No.	1072.01
Sheet No.	2 of 4
Date	2/27/03
Drawn	KJR
Checked	
Dwg. Scale	1"=50'
Dwg. No.	SA-1

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THE BASE MAP INFORMATION SHOWN WAS OBTAINED FROM eTAXMAPS AND SITE OBSERVATIONS.

creative design techniques to maximize views of the Hudson River. Moreover, there is a multitude of vacant properties in the area which have not developed under the current zoning. The implementation of a Townhouse/Attached Housing Overlay District is suggested to create an incentive to allow this area to form a complementary portion of the township's eastern residential area.

2. **Study Area No. 2 - Kennedy Boulevard/90th Street.** The three blocks bounded by Third Avenue to the west, Kennedy Boulevard to the north, Bergenline Avenue to the east and 90th Street to the south were examined to determine an appropriate redevelopment use for a vacant site which was previously occupied by deteriorated industrial buildings.

a. **Existing Zoning.** The land occupied in this study area is in two zone districts. The northern parcels, fronting on Kennedy Boulevard, are located in the C1-A General Business Limited Mixed Use District, while the remainder is in the R-1 District. The C-1A district permits the following principal permitted uses: retail sales, restaurants, eating and drinking places, commercial services and offices, government buildings. As conditional uses, the district allows commercial buildings with or without residential use, two family detached dwellings with or without commercial use, and townhouses with or without commercial use. In contrast, the R-1 District permits single family and two family detached dwellings, public and private schools and parks and playgrounds as principal permitted uses. The following conditional uses are allowed in the R-1 District: houses of worship and associated parish houses, youth centers, convents, monasteries and similar related use; public utility installation.

b. **Existing Development Pattern.** The study area consists of land occupied by primarily commercial uses along the Kennedy Boulevard corridor, with residential uses farther south, between First and Third Avenue. A significant portion of the block surrounded by 90th Street, to the south, First Street to the east, Second Street to the west and Kennedy Boulevard to the north, is vacant. The vacant land was previously occupied by industrial buildings that have since been demolished. The previous environmental contamination has been addressed..

The residential land use pattern in the study area ranges from single family dwellings to multifamily buildings containing as many as 16 dwelling units. An analysis of the developed residential densities in the neighborhood was conducted. The existing developed density in the neighborhood is approximately 38 dwelling units per acre.

The land use and zoning information is depicted on the accompanying map.

c. **Planning Recommendation.** The existing vacant land on Block 395H should be designated with a redevelopment overlay district to enable infill development to occur. It will enable the area to redevelop with a residential use compatible with the neighborhood's existing development pattern and density. In order to provide for transition between the more intense development on Kennedy Boulevard and the lower density residential uses, it is recommended that commercial uses be allowed on the first floor of a building fronting on Kennedy Boulevard.

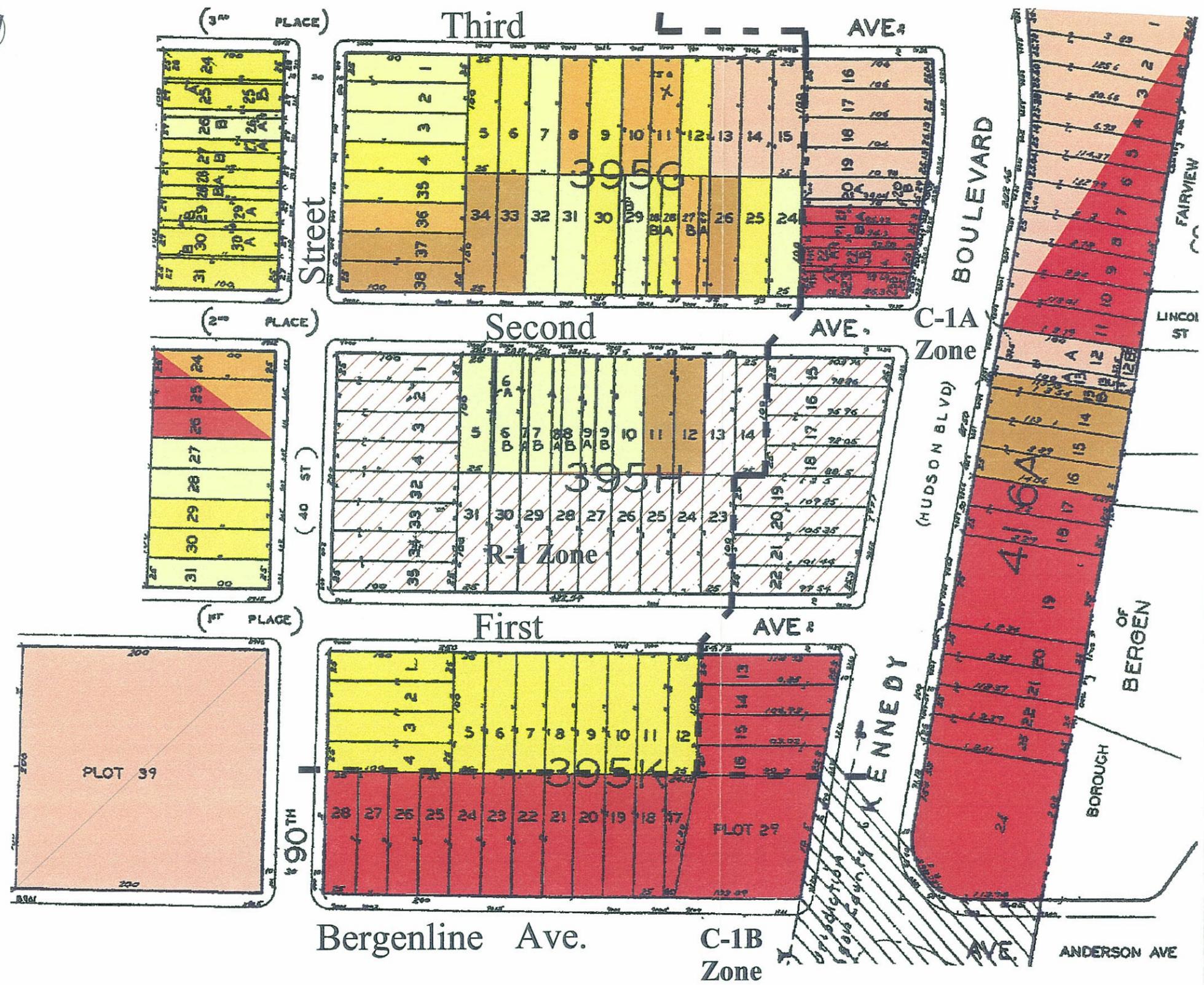
- Land Use Categories**
- Single Family Residential
 - Two-Family Residential
 - Three-Family Residential
 - Multi-Family Residential
 - Commercial
 - Office
 - Vacant Land

- Zone Districts**
- C-1A - General Business Limited Mixed Use
 - C-1B - General Business Limited Mixed Use Bergenline
 - R-1 - Low Density Residential

- Proposed Overlay**
- Redevelopment Overlay

Rev	Description	Date	Dwn	Ckd
Dwg. Title				
Study Area 2				
• Kennedy Blvd./90th Street				
Graphic Scale				

JOSEPH H. BURGIS AICP PROFESSIONAL PLANNER NEW JERSEY LIC. NO. 2450	
Project No.	1072.01
Sheet No.	3 of 4
Date	2/26/03
Drawn	KJR
Checked	
Dwg. Scale	1"=20'
Dwg. No.	SA-2
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3. **Study Area No. 3 - Edgecliff Area.** This area is bounded to the west by Boulevard East, to the east by River Road, to the south by Guttenberg and to the north by Bull's Ferry Road. This area is of interest because it includes parcels to the east and west of the Palisades Cliff face. The position of the cliff along the east or west side of a lot is significant in this location because it affects whether the lot is oriented to, and visible from, Boulevard East or River Road. The properties located to the east of the cliff face are located approximately 100 feet below the top of the cliff and are not visible from Boulevard East. In contrast, they are visible only from River Road and can be accessed only via River Road due to the elevational differences between Boulevard East and River Road.

a. **Existing Development Pattern.** The existing Edgecliff District is essentially divided between the properties to the west of the cliff and those to the east of the cliff, between Boulevard East and River Road. Generally, those parcels west of the cliff have access via Boulevard East and are above the cliff face. The parcels east of the cliff face are at a much lower elevation and are accessed via River Road. The developed character of the current Edgecliff District is also distinctly different, with the area west of the cliff developed with a variety of well maintained and prestigious residences including single family homes and mid rise multifamily developments. A walkway along the east side of Boulevard East connects the area with the municipal parkland providing residents with a view of the Hudson River and New York skyline.

The land uses for the land on the east side of the cliff, consists mainly of vacant land with two older industrial properties and a car wash.

b. **Existing Zoning.** The area is currently in the P-2 Edgcliff District wherein the maximum height regulations limit building height to a maximum of 75 feet above the centerline of River Road. Moreover, view corridors are required extending eastward at 50 foot widths which limit the building height to 5 stories or 50 feet. This is appropriate for those parcels oriented toward, and accessed from, Boulevard East, however, the remaining properties in the Edgecliff area are not visible from Boulevard East and are located at least 100 feet below the cliff top.

The existing development pattern and zoning are highlighted on the accompanying map.

c. **Planning Recommendation.** Due to its unique location to the east of the Palisades Cliff face, and on the west side of River Road, it is recommended that a new zone be implemented to address the distinct features of this area. The recommendation is for the creation of a new zone, entitled River Road West (P-3) to be created.

C. Other Areas

1. **East Side of Tonnelle Avenue, between 60th and 69th Streets.** The parcels fronting on the east side of Tonnelle Avenue, between 60th and 69th Streets, are identified on municipal tax records as Block 238A Lots 1-31, Block 208 Lots1-43. The majority of the above referenced parcels are

Project Title
**Master Plan
 Reexamination**

North Bergen NEW JERSEY

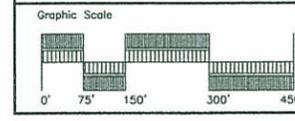
- Land Use Categories
- Single Family Residential
 - Multi-Family Residential
 - Office
 - Medical Center
 - Commercial
 - Township-owned Property
 - Light Industrial
 - Recreation & Open Space
 - Under Construction
 - Vacant Land

- Zoning Districts
- P-1 Riverside
 - P-2 Edgcliffe
 - R-1 Low Density Residential

- Proposed Zone
- P-3 River Road West

Rev	Description	Date	Dwn	Clk

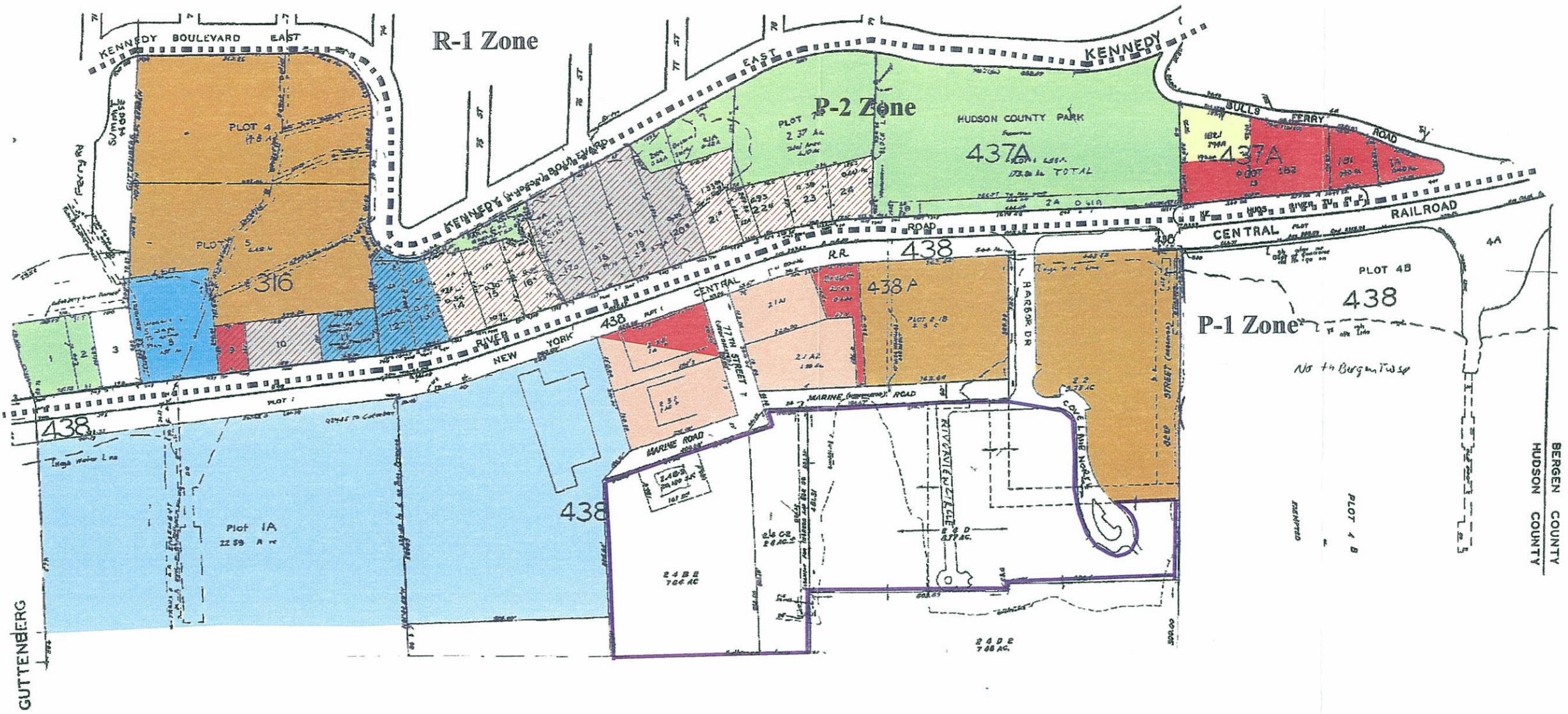
Dwg. Title
Study Area 3
 • River Road West



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undeveloped and characterized by topographic conditions rising upward in elevation from Tonnelle Avenue to the east. This topographic difference creates a physical and visual separation from the residential neighborhood to the east. Land opposite the property in question, on the west side of Tonnelle Avenue, is developed with a variety of commercial and business uses, including a Pathmark shopping center and a truck terminal.

Based on the physical characteristics of the above referenced properties, it is recommended that the land use classification for these parcels be revised from residential to commercial. It is recommended that the property be designated as a C-2 classification, rather than an R-3 category. This recommendation is based on the following factors: a) the property in question has extensive frontage on Tonnelle Avenue, a major roadway carrying high traffic volumes; b) the difference in elevation from the existing residential neighborhood to the east, which results in the properties along Tonnelle Avenue being at a lower elevation than the residential area to the east, thereby creating a distinct physical separation between the two areas; and c) land uses opposite the properties in question is developed with commercial and business uses ranging from a Pathmark shopping center to a truck terminal.

The C-2 District permits several commercial uses and offices. These uses are more compatible with the developed character of the Tonnelle Avenue corridor in North Bergen than the R-3 uses, which are strictly limited to residential development. Therefore, the land use plan and proposed zoning map classifies this area as C-2 Commercial, rather than R-3 Residential.

2. Triangle Surrounded by Granton Avenue, Liberty Avenue and 69th Street. The parcels comprising this area are identified as Block 238B Lots 36-53 on municipal tax records. The block has frontage on three roadways as follows: Liberty Avenue to the east, 69th Street to the north and Granton Avenue/Tonnelle Avenue to the west. The site is occupied by an office/business building with on-site parking. The township's zoning map indicates this property is in the R-1 District, which permits only residential land uses. However, the land use plan in the Township's 1994 Master Plan does not correspond with this zoning. In fact, the land use plan map indicates that this triangular area is part of the C-2 designation recommended for property to the north, on both sides of Tonnelle Avenue. Therefore, the current land use plan map recommends the property be located in a C-2, not an R-3 land use designation to correct an inconsistency between the land use plan map and zoning map. Moreover, the C-2 designation acknowledges and affirms the developed character of this block.

3. Land South of 37th Street, extending to Columbia Park. Land on the south side of 37th Street and extending southward to Columbia Park is developed with residential land uses and a senior living facility. The township's existing zoning map includes these parcels (Block 77 Lots 1-35) as a C-2 designation, however, they were previously designated as an R-3 Zone. Based on the existing residentially developed character of these parcels, the land use plan designates them for the R-3 land use classification.

LAND USE PLAN

The North Bergen Land Use Plan calls for some modifications in land use designations, particularly with regard to the special study areas. The township has areas designated for residential, commercial and industrial uses which form the basis for implementation of zoning commensurate with the recommendations. The categories are described in general below:

Residential

There are three residential zone districts in the municipality (R-1, R-2 and R-3). The low density residential district (R-1) permits single family and two family development, while the intermediate density district (R-2) permits two, three and four family dwellings. The moderate density designation (R-3) mid-rise, high-rise, garden apartment and townhouse development.

The following residential overlay designations are recommended :

A Townhouse/Attached Housing Overlay Designation is recommended for the Wall Street/Church Hill Road area. This area is underdeveloped and due to its unique topographic characteristics, it presents an opportunity for creative design taking advantage of river views.

A Redevelopment Overlay designation is recommended for a portion of the block bounded by Kennedy Boulevard, 90th Avenue, First Street and Second Street. This designation will permit the redevelopment of a currently vacant site with multifamily housing at a density compatible with the neighborhood.

Commercial

The establishment of commercial districts maintains the existing developed character of the community's main business districts along Broadway, Bergenline Avenue and Kennedy Boulevard. Residential uses are permitted as conditional uses and mixed uses (commercial and residential) are permitted subject to certain requirements. Residential uses are not permitted in the highway commercial designation, which encompasses virtually all of the land fronting on Tonnelle Avenue.

Industrial

The Industrial designation encompasses virtually all land west of Tonnelle Avenue and south of the railroad. This land use category permits light manufacturing, wholesale distribution and warehousing, vehicle repair and vehicle storage. Shopping centers and hotels are permitted as conditional uses.

New Jersey Meadowlands Development Commission

Land under the jurisdiction of the New Jersey Meadowlands Development Commission is located west of the railroad. The majority is designated to permit light industrial and distribution uses. Examples of uses permitted in these areas are: manufacturing and storage of goods, self storage facilities and bus terminals. A portion of land in the most northerly section of the township,



Project Title
Land Use Areas

NORTH BERGEN NEW JERSEY

Key Map
 Scale NOT TO SCALE

- Dwg. Legend
- R-1 Low Density Residential
 - R-2 Intermediate Density Resid.
 - R-3 Moderate Density Resid.
 - C-1A General Business Limited Mixed Use
 - C-1B General Business Limited Mixed Use Bergenline
 - C-1C General Business Mixed Use
 - C-2 Highway Business
 - I Industrial
 - P-1 Riverside
 - P-2 Edgecliff
 - H NJ Meadowlands Commission
 - Townhouse/Attached Housing Overlay
 - Redevelopment Overlay
 - P-3 River Road West

Rev	Description	Date	Dwn	Ckd

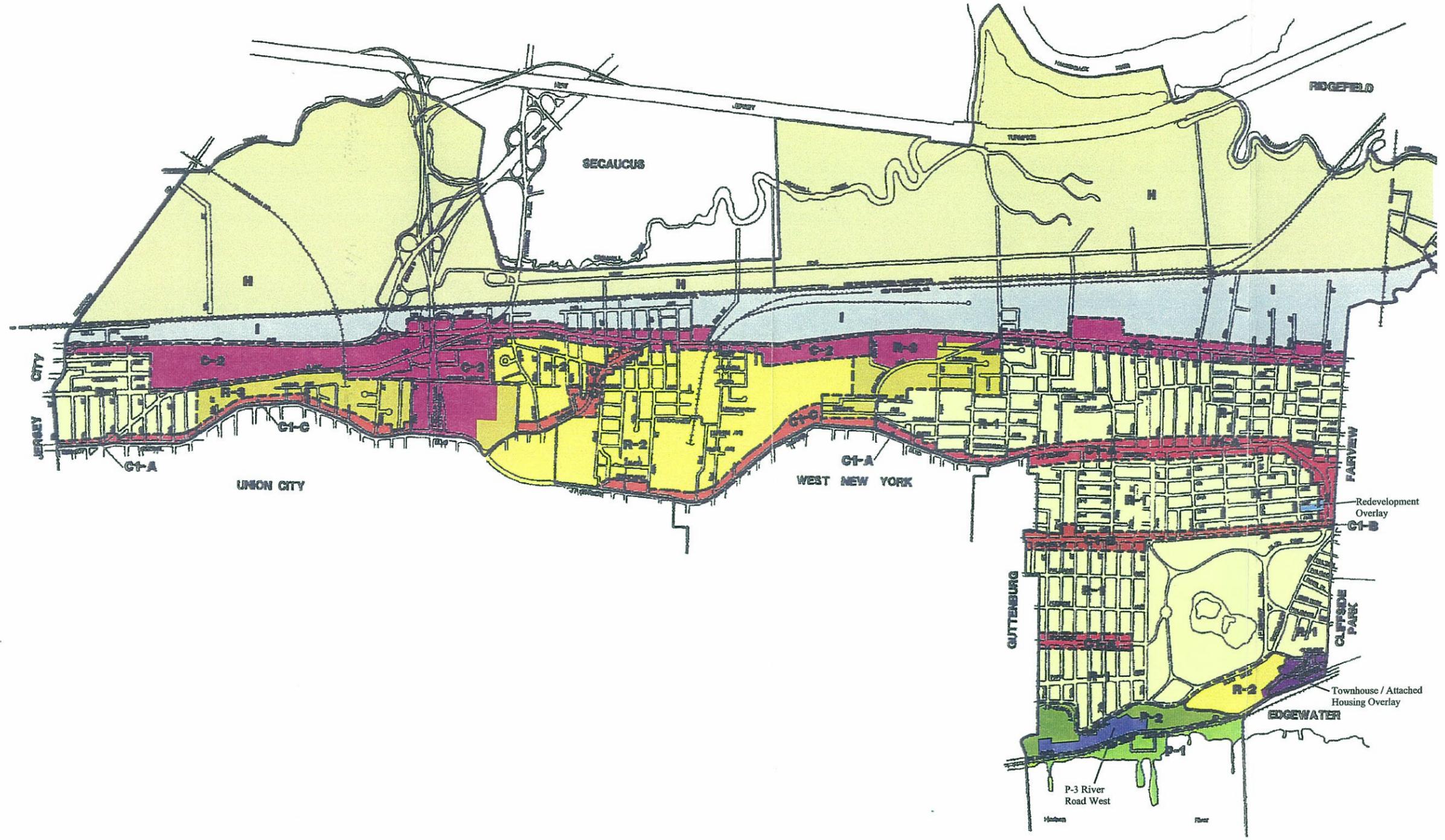
Dwg. Title
Land Use Plan and Proposed Zoning

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 NEW JERSEY LIC. NO. 2450

Project No. 1072.01
 Sheet No. 1 of 4
 Date 2/26/03
 Drawn KJR
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 Dwg. Scale NTS

Dwg. No.
LU-1

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accessible from 91st Street, is designated for heavy industrial land uses, such as motor freight terminals and intermodal facilities. The agency is preparing a new master plan for land within its jurisdiction.

Waterfront

The waterfront districts are distinguished between land on the east side of River Road (Riverside) and land on the west side of River Road (Edgecliff). Generally, more intense development is permitted east of River Road. The permitted uses along the Hudson River include Planned Commercial development, marinas, office buildings and planned unit residential development. In contrast, the area west of River Road is designated for multifamily residential and office buildings. The height limits also differ between the two districts, with building height up to 120 feet permitted along the riverside and a height limit of 75 feet along the cliff side.

The ordinance also provides supplementary regulations for development in the waterfront districts which include the protection of view corridors.

It is recommended that a portion of the land between River Road and Boulevard East be designated as a separate classification – River Road West. This land is located on the west side of River Road and has access from River Road. It is physically separated from boulevard East by a significant topographic difference. The properties designated in this classification are not visible from Boulevard East since they are located to the east of the Palisades Cliff and adjoin the east side of the base of the cliff. It is suggested that development regulations for the new classification take into account the unique features of this land and protect the views from Boulevard East. Any height requirements should relate to the top of the cliff, and the distance below which development is not permitted.

Zoning to Implement Plan Recommendations

1. Proposed Townhouse/Attached Housing Overlay.

a. Purpose: To allow greater flexibility in design for sites with steep topography, and provide optimal views of the Hudson River.

The proposed Townhouse/Attached Housing Overlay District will encompass the following properties:

Block 431A, all lots

Block 431B, all lots

Block 433, all lots

Block 434, all lots

Block 435, Lots 18 through 41

Block 440, all lots

b. Principal Permitted Uses: townhouses (not limited to 30 feet), single family and two

family attached dwelling units.

Accessory Uses: Any use customarily incidental to the principal permitted use.

c. Area and Bulk Regulations:

Minimum Lot Area (sf.)	20,000
Minimum Lot Width (ft.)	100
Minimum Lot Depth (ft.)	120
Minimum Front Yard	There shall be a distance of at least 5 feet between the main entrance to a unit and the curblineline for pedestrian safety.
Average Setback	To allow design flexibility due topographic conditions in the area, the average of all setbacks shall not be less than 10 feet. The average shall be calculated based on the linear setback distances measured at 25 foot intervals around the site perimeter.

Min. distance between townhouse buildings:

Front to front or back to back	50
Front to side	40
Side to back	30
Side to side	25
Minimum Landscaped Area (%)	10
Maximum Impervious Coverage (%)	80
Maximum Building Height (ft)	45, with an additional 9 foot allowance for stairway or elevator bulkheads.
Maximum Density (du/ac)	25

d. Additional Standards.

- i. No architectural features shall extend more than five feet above the maximum permitted 45 foot building height. Ancillary rooftop appurtenances shall not occupy more than 10 percent of the roof surface.
- ii. Buildings shall be broken into segments having vertical orientation. Related architectural elements should be utilized to preclude a continuous uninterrupted façade.
- iii. There shall be at least 10 percent landscaped area on the site. This may consist of landscaped terraces and planted areas including foundation plantings, ornamental trees and shade trees.
- iv. There shall be a sidewalk along any external roadways, when the main entrance of a unit is oriented toward the external roadway.

2. Proposed Redevelopment Overlay.

a. Purpose: To allow the redevelopment of a former industrial site with residential land use. The purpose of the overlay is to permit infill residential development, on a currently vacant site, with a density and design compatible with the existing neighborhood. The site is a transitional location, with frontage on four roadways, including Kennedy Boulevard.

The proposed Redevelopment Overlay District will encompass the following properties:
Block 395H, Lots 1-4, 13-35

b. Principal Permitted Uses: Any R-1 use, multifamily dwelling units.
Accessory Uses: Any use customarily incidental to the principal permitted use.

c. Area and Bulk Regulations:

Minimum Lot Area (ac.)	1 acre
Minimum Lot Width (ft.)	200
Minimum Lot Depth (ft.)	200
Minimum Setbacks (ft.)	
From a street right of way	10
From a lot line	15
Minimum Landscaped Area (%)	10
Maximum Impervious Coverage (%)	75
Maximum Building Height (ft)	35
Maximum Density (du/ac)	60

d. Other Standards.

i. There shall be garage parking provided on-site. There shall be provisions for off-street guest parking.

ii. Street trees shall be provided along all roadway frontages. Trees should be 2.5 to 3 inch caliper and located minimally 40 feet on center.

iii. Architectural features and treatments shall blend with the existing neighborhood. Complementary variations in building surfaces should be provided including some or all of the following features: vertical and horizontal demarcations, bay windows and stoops.

iv. Decorative metal grills should be applied to below grade garage structures visible at street level when windows are not provided.

v. A building fronting on Kennedy Boulevard may be 45 feet high provided it contains commercial development. Commercial development is permitted on the first floor with residential development on the upper floors.

3. River Road West Zone.

a. Purpose. To recognize that these properties are located east of the Palisades Cliff face and due to topographic characteristics associated with the cliff, are oriented and accessed via River Road. The area has a distinctly different character than the remainder of the existing Edgecliff District and requires different zoning regulations addressing its location below the cliff.

The proposed River Road West District (P-3) will encompass the following properties:
Block 316, Lots 7A through 24

b. Principal Permitted Uses: multifamily residential dwelling units.
Accessory Uses: Any use customarily incidental to the principal permitted use.

c. Area and Bulk Regulations:

Minimum Lot Area (ac)	4
Minimum Lot Width (ft.)	150
Minimum Lot Depth (ft.)	200
Minimum Setbacks (ft.)	
From a street right of way	15
From base of Palisades Cliff	40
From a side lot line (ft.)	20
Maximum Building Coverage (%)	40
Minimum Landscaped Area (%)	20
Maximum Impervious Coverage (%)	65
Maximum Building Height (ft)	40' below top of cliff, or maximum 120', whichever is more restrictive
Maximum Density (du/ac)	75

d. Other Standards.

i. Buildings with expansive blank walls facing the public right of way are prohibited. Large horizontal buildings shall be broken into segments having vertical orientation. Architectural elements and design variation, including building offsets, shall be integrated to preclude a continuous uninterrupted façade.

ii. Side and rear building elevations should receive architectural treatments comparable to front facades when visible from a public right of way.

iii. Façade elevations for parking decks shall have architectural features complementing the building design. They shall form an integrated architectural design.

iv. A significant landscape feature should be provided. Total landscaped area shall not be less than 10 percent of the site area. Street trees should be provided around parking areas. Trees should have a 2.5 to 3 inch caliper. Parking rows longer than 20 spaces should have a 6 foot wide landscaped island to break the pavement (this does not apply to spaces in parking garages). There should be particular focus on landscaping the River Road frontage in a creative and aesthetically pleasing manner. A minimum five foot wide planted buffer strip shall be provided along the site's River Road frontage.

v. Foundation plantings, including trees and shrubs, should be planted along parking deck walls. All building foundations shall be appropriately landscaped.

vi. There shall be at least 10 percent of the site devoted to usable recreation space. The location of recreational facilities shall consider the proximity of structures, type of recreation facility, noise level and evening illumination and their impacts on adjoining properties. The periphery of any recreation area shall be no closer to a residential structure than the minimum yard for that structure.

vii. 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.

ix. Above grade parking decks shall meet the minimum setbacks for a principal building. If the entire parking structure is below grade, it may be within 5 feet of a lot line. The top deck (roof level) of a parking structure may be included in the recreation and landscaping calculations if it is not used for parking.

x. View corridors, applicable to other districts in North Bergen Township, are not required in the P-3 District.

xi. The development may provide up to 25 percent of the total amount of on-site parking as compact parking stalls.