

SOUTHEAST BERGEN

Constituent Municipalities:

Cliffside Park
Edgewater
Fairview
Fort Lee
Leonia
Palisades Park
Ridgefield
Ridgefield Park

Geography:

This region is characterized by the Palisades, running north/south along the banks of the Hudson River, with the Overpeck Creek and Hackensack River valleys to the west. The site of intensive development, extending northward from traditional population centers in Hudson County, including Jersey City, this is the most densely populated corner of Bergen County.

Demographic Analysis:

Demographic analysis was performed utilizing data from the U.S. Census Bureau for the years 1980, 1990, and 2000. The analysis was broken down into components, specifically highlighting population and household trends and overall growth through the most recent Census, with breakouts relative to special needs populations (senior population, children and school-aged population), household characteristics (income levels, people per household), housing stock, and workforce. This data was further distilled and compiled in tables for distribution with the Final Cross-Acceptance Report (**see Table**).

Demographic & Economic Indicators:

Demographic and economic indicators were compiled to assess growth potential and the nature of said growth at the municipal level, and compounded by County Planning Region. Population and employment trends and overall growth were analyzed, and concentrations and activity centers were identified using densities of population and employment by municipality as an index. Data from the U.S. Census Bureau was tapped for analysis of demographic data, while Equifax data was utilized for employment and economic indicators. Furthermore, the Bergen County Department of Planning and Economic Development's Divisions of Data Resources and Technology, Regional Planning and Transportation, and Development Review – in conjunction with municipal counterparts and Cross-Acceptance Representatives – provided expertise in assessing development potential, buildout conditions, and redevelopment opportunities. Finally, regional modeling initiatives including those of the New Jersey Department of Labor and the North Jersey Transportation Planning Authority, assisted in our outreach efforts for constituent municipalities to determine projections of growth in population and employment through the horizon year 2025 (**see Table**).

Mapping Changes:

Mapping changes generally reflected smaller-scale refinements of boundaries for Critical Environmental Sites (CESS) and Planning Area 5, within the encompassing Planning Area 1. In

addition, environmental layers (CESS and DEP data) were added where they were missed during previous rounds of Cross-Acceptance, and removed where erroneous or where the underlying geography has since been developed. Aerial maps and other documentation are provided with the Map Amendment Documents to reflect and support these changes. Municipal Parks were also added, at the request of various municipalities, where said parks were not included during previous rounds. (See Map Amendment Documents)

Policy Changes and Issues:

State Plan policies were discussed during individual municipal meetings and regional meetings, and were also substantively discussed within the questionnaire that was distributed to each municipality at the onset of Cross-Acceptance. Individual municipal questionnaires discussing substantive changes and issues pertaining to specified State Plan policies are **provided in the following section.**

Overarching Issues:

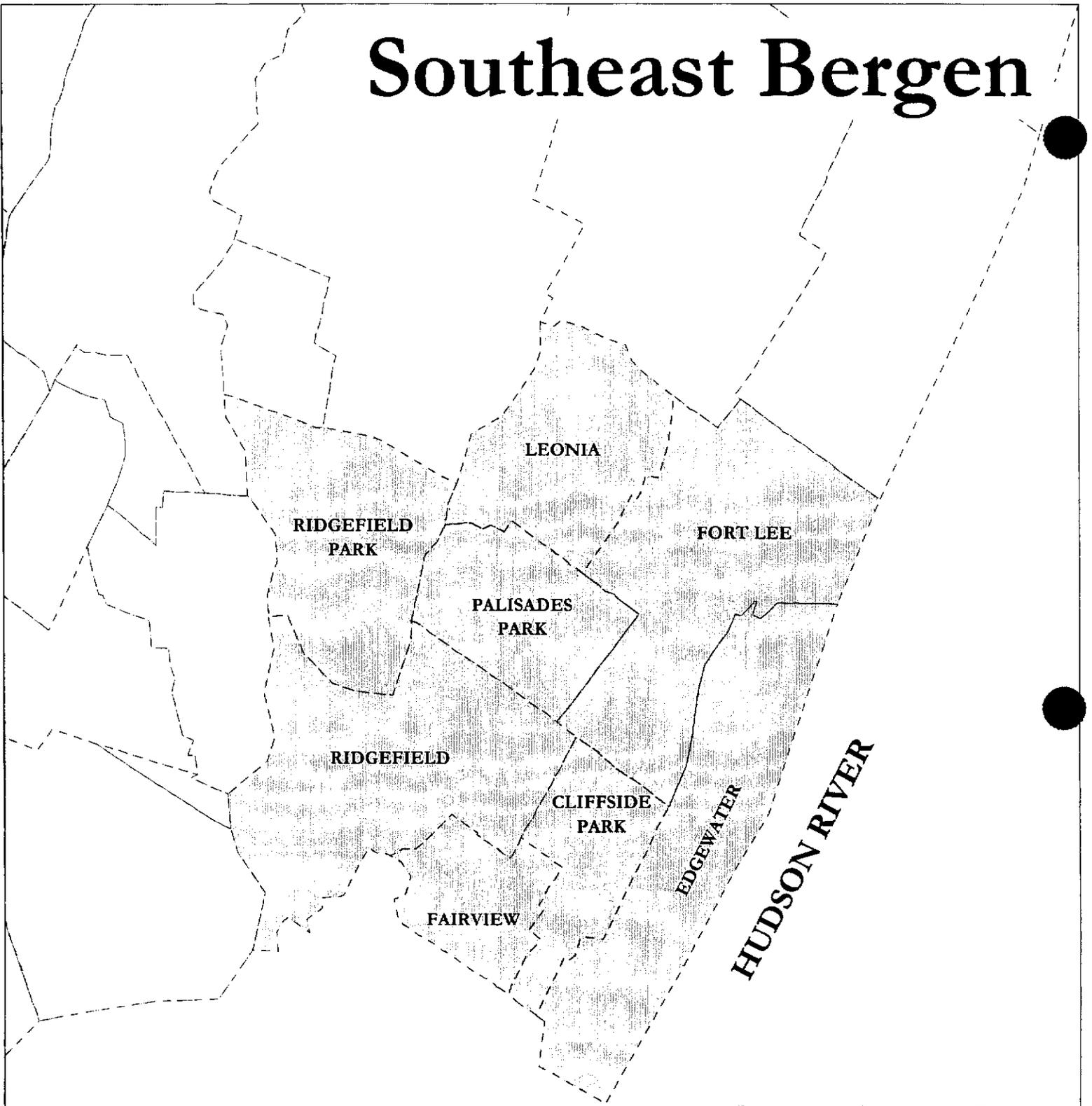
The issues in this region of the County are largely attributable to its location along the Hudson River and the Palisades, directly across from Manhattan and north of densely developed areas of Hudson County. This is the most densely populated region of the County, and the built-out environment presents a challenge to these communities – now facing such issues as redevelopment potential, preservation of precious few remaining open space and recreation opportunities, and accommodating special populations such as new waves of immigration. Maintaining transportation and other infrastructure in-place is another challenge, given the intensity of development and the resulting intensity of use here. Impervious surface and lack of adequate open spaces and ground filtration opportunities have created problems with flooding along the western limit of this region, in the vicinity of Overpeck Creek and the Hackensack River. Redevelopment of former industrial properties fronting on the Hudson River has given way to luxury condominium, retail, and service-oriented developments that capitalize on the waterfront amenities and sweeping views of the Manhattan skyline. This has resulted in traffic congestion accessing this newly emerging residential and activity center at the foot of the Palisades, which is only able to descend to the waterfront at limited locations and through an already densely-developed and traffic laden landscape. Redevelopment pressures also present a challenge in this already densely-developed landscape, including legal and/or illegal conversions of housing from one family to multifamily. Some of the issues in this region of the County are largely attributable to traditional development that built up along defunct passenger rail line – namely the Northern Branch Rail Line, now utilized as freight-transport facilities but proposed for future reactivation for passenger service, which presents both an opportunity and a challenge regarding development and redevelopment of remaining vacant and/or underutilized lands in the communities through which it passes. The geography of the area is also a factor, with the Hackensack Meadowlands on the western fringe of this region, and the Palisades to the east, which have been largely preserved as either parkland under the auspices of the Palisades Interstate Park Commission or as Environmentally Sensitive Open Space in the Northern Valley region of Bergen County (directly north of this region), but whose steep slopes and remaining pockets of open space remain largely unprotected in Southeast Bergen.

Potential Plan Endorsement Resources:

In discussing Plan Endorsement with the constituent municipalities, we have encouraged local jurisdictions to maximize and coordinate their efforts by effectively centralizing Plan Endorsement around common resources that cross municipal boundaries. For Southeast Bergen, these resources include:

- Hudson River Waterfront
- Palisades on the Hudson
- Northern Branch Rail Line
- Overpeck Creek
- Hackensack River
- Overpeck County Park
- Redevelopment Areas

Southeast Bergen



HUDSON COUNTY

NEW YORK CITY



SOUTHEAST BERGEN

Cross Acceptance 2004 - 2005 Demographic Analysis: Population & Workforce 1980 - 2000 Southeast Bergen

| | Total Population | | | Percent Change | Population 60 & Over | | Population Under 18 | | Total Workforce (Employed Residents 16 Years or Older) | | Percent Change |
|-------------------------------|------------------|----------------|----------------|----------------|----------------------|---------------------|---------------------|---------------------|--|----------------|----------------|
| | 1980 | 1990 | 2000 | 1990-2000 | 2000 | As Percent of Total | 2000 | As Percent of Total | 1990 | 2000 | 1990-2000 |
| Cliffside Park | 21,464 | 20,393 | 23,007 | 12.8% | 5,379 | 23.4% | 3,881 | 16.9% | 10,664 | 11,148 | 4.5% |
| Edgewater | 4,628 | 5,001 | 7,677 | 53.5% | 997 | 13.0% | 1,183 | 15.4% | 3,217 | 4,626 | 43.8% |
| Fairview | 10,519 | 10,733 | 13,255 | 23.5% | 2,318 | 17.5% | 2,799 | 21.1% | 5,479 | 5,629 | 2.7% |
| Fort Lee | 32,449 | 31,997 | 35,461 | 10.8% | 8,953 | 25.2% | 6,200 | 17.5% | 16,608 | 17,205 | 3.6% |
| Leonia | 8,027 | 8,365 | 8,914 | 6.6% | 1,589 | 17.8% | 2,189 | 24.6% | 4,527 | 4,572 | 1.0% |
| Palisades Park | 13,732 | 14,536 | 17,073 | 17.5% | 2,793 | 16.4% | 3,312 | 19.4% | 7,758 | 8,493 | 9.5% |
| Ridgefield | 10,294 | 9,996 | 10,830 | 8.3% | 2,401 | 22.2% | 2,365 | 21.8% | 5,228 | 4,975 | -4.8% |
| Ridgefield Park | 12,738 | 12,454 | 12,873 | 3.4% | 2,231 | 17.3% | 2,878 | 22.4% | 7,003 | 6,571 | -6.2% |
| Southeast Bergen Total | 113,851 | 113,475 | 129,090 | 13.8% | 26,661 | 20.7% | 24,807 | 19.2% | 60,484 | 63,219 | 4.5% |
| COUNTY TOTALS | 845,385 | 825,380 | 884,118 | 7.1% | 173,897 | 19.7% | 203,054 | 23.0% | 436,439 | 493,563 | 13.1% |

Source: Census 2000, Bergen County Department of Planning & Economic Development.

Cross Acceptance 2004-2005
Demographic Analysis: Households & Housing Units
1990 - 2000
Southeast Bergen

| | Total Households | | Percent Change | Median Household Income | Per Capita Income | Persons per Household | Total Housing Units | | Percent Change |
|-------------------------------|------------------|----------------|----------------|-------------------------|-------------------|-----------------------|---------------------|----------------|----------------|
| | 1990 | 2000 | 1990-2000 | 2000 | 2000 | 2000 | 1990 | 2000 | 1990-2000 |
| Cliffside Park | 8,779 | 10,027 | 14.2% | 46,288 | 28,516 | 2.3 | 9,809 | 10,375 | 5.8% |
| Edgewater | 2,360 | 3,836 | 62.5% | 63,455 | 42,650 | 2.0 | 2,827 | 4,277 | 51.3% |
| Fairview | 4,279 | 4,861 | 13.6% | 40,393 | 18,835 | 2.7 | 4,686 | 4,988 | 6.4% |
| Fort Lee | 15,236 | 16,544 | 8.6% | 58,161 | 37,899 | 2.1 | 16,847 | 17,446 | 3.6% |
| Leonia | 3,216 | 3,271 | 1.7% | 72,440 | 35,352 | 2.7 | 3,337 | 3,343 | 0.2% |
| Palisades Park | 5,777 | 6,247 | 8.1% | 48,015 | 22,607 | 2.7 | 6,049 | 6,386 | 5.6% |
| Ridgefield | 3,883 | 4,020 | 3.5% | 54,081 | 25,558 | 2.7 | 4,106 | 4,120 | 0.3% |
| Ridgefield Park | 4,967 | 5,012 | 0.9% | 51,825 | 24,290 | 2.6 | 5,126 | 5,134 | 0.2% |
| Southeast Bergen Total | 48,497 | 53,818 | 11.0% | N/R | N/R | 2.4 | 52,787 | 56,069 | 6.2% |
| COUNTY TOTALS | 308,880 | 330,817 | 7.1% | N/R | N/R | 2.7 | 324,817 | 339,820 | 4.6% |

Source: Census 2000, Bergen County Department of Planning & Economic Development.

Cross Acceptance 2004 - 2005
Demographic & Economic Indicators
2000 - 2025 Horizon Year
Southeast Bergen

| | Area | Total Population | Population Density | Total Employment | Employment Density | Jobs per 1,000 Residents | Population Projection | Percent Change | Employment Projection | Percent Change |
|-------------------------------|---------------|------------------|--------------------|------------------|--------------------|--------------------------|-----------------------|----------------|-----------------------|----------------|
| | sq. mi. | 2000 | 2000 | 1996 | 1996 | 2000 | 2025 | 2000-2025 | 2025 | 1996-2025 |
| Cliffside Park | 0.96 | 23,007 | 23,966 | 1,937 | 2,018 | 84 | 25,205 | 9.6% | 3,015 | 55.7% |
| Edgewater | 0.97 | 7,677 | 7,914 | 2,540 | 2,619 | 331 | 12,186 | 58.7% | 4,849 | 90.9% |
| Fairview | 0.85 | 13,255 | 15,594 | 3,164 | 3,722 | 239 | 14,781 | 11.5% | 6,247 | 97.4% |
| Fort Lee | 2.58 | 35,461 | 13,745 | 10,917 | 4,231 | 308 | 39,950 | 12.7% | 15,933 | 45.9% |
| Leonia | 1.53 | 8,914 | 5,826 | 1,873 | 1,224 | 210 | 9,486 | 6.4% | 3,047 | 62.7% |
| Palisades Park | 1.29 | 17,073 | 13,235 | 3,299 | 2,557 | 193 | 21,077 | 23.5% | 4,597 | 39.3% |
| Ridgefield | 2.74 | 10,830 | 3,953 | 5,723 | 2,089 | 528 | 12,223 | 12.9% | 6,434 | 12.4% |
| Ridgefield Park | 1.92 | 12,873 | 6,705 | 4,087 | 2,129 | 317 | 13,766 | 6.9% | 7,879 | 92.8% |
| Southeast Bergen Total | 12.84 | 129,090 | 10,054 | 33,540 | 2,612 | 260 | 148,674 | 15.2% | 52,001 | 55.0% |
| COUNTY TOTALS | 238.49 | 884,118 | 3,707 | 393,168 | 1,649 | 445 | 968,293 | 9.5% | 530,139 | 34.8% |

Source: Census 2000, Equifax, North Jersey Transportation Planning Authority, Inc., Bergen County Department of Planning & Economic Development.

CLIFFSIDE PARK

- I. Municipality: Borough of Cliffside Park
- II. Date of Meeting: August 23, 2004
- III. Those in attendance:
- Chris Mouteuot, Zoning Official
 - Lisa Phillips, Planning Consultant
 - Laura LiVecchi, Bergen County
 - Christopher Helms, Bergen County
 - Burt Samuelson, Bergen County
 - Ken Aloisio, Bergen County
- IV. Requested changes to the State Development and Redevelopment Plan. List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?
- X YES, we are making changes to the State Plan map.
NO, we do not intend to make changes to the State Plan map

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 1

Date: August 23, 2004

County Name: BERGEN
OSG Quadrangle Number: 43
USGS Quad Name: Central Park, NY-NJ

AMENDMENTS:

Amendment #1 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Adolphus and George Ave.
Triangular Passive Park.
Source: NJ Department of Environmental Protection, Bureau of Geographic
Information Systems. *Aerial Orthophotography, 2002.*

Amendment #2 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Anderson Avenue, near boarder.
Source: NJ Department of Environmental Protection, Bureau of Geographic
Information Systems. *Aerial Orthophotography, 2002.*

Amendment #3 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Little League Field in the north.
Source: NJ Department of Environmental Protection, Bureau of Geographic
Information Systems. *Aerial Orthophotography, 2002.*

Amendment #4 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park; tennis Courts nears ball field.
Source: NJ Department of Environmental Protection, Bureau of Geographic
Information Systems. *Aerial Orthophotography, 2002.*

Amendment #5 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Roller Hockey Rink.
Source: NJ Department of Environmental Protection, Bureau of Geographic
Information Systems. *Aerial Orthophotography, 2002.*

EDGEWATER

- I. Municipality: Borough of Edgewater
- II. Date of Meeting: August 19, 2004
- III. Those in attendance
- Laura LiVecchi, Bergen County
 - Christopher Helms, Bergen County
 - Donna Orbach, Bergen County
 - Ken Aloisio, Bergen County
 - Jason Feldman, Project Planner for Burgis Associates
 - Nancy Merse, Mayor
 - John Candetno, Construction Official
 - Barbara Rae, Borough Clerk
 - Harvey G. Weber, Jr., Administrator
 - Kevin O'Connor, Planning Board
- IV. Requested changes to the State Development and Redevelopment Plan.
List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?
- X YES, we are making changes to the State Plan map.
NO, we do not intend to make changes to the State Plan map
- V. Issues/Notes:
- COAH.** See Attachment: "COAH SITES" and Tax Maps.

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 1

Date:

County Name: BERGEN
OSG Quadrangle Number: 43
USGS Quad Name: Central Park, NY-NJ

AMENDMENTS:

Amendment #1 X Planning Area CES HCS

Reason for Change: Addition of municipal park-Veteran's Field; 20 acres.
Source: Existing Land Use Map, Edgewater Master Plan, 1991 and 1998
Reexamination Report. This map displays all open space and municipal parks in red with the associated red arrows pointing down. See also 1983 Master Plan, Table 3, Borough Park, Recreation, and Open Space.

Amendment #2 Planning Area CES X HCS

Reason for Change: Addition of Historic Site (Borough Hall) Listed on NJ and National Register of Historic Places.
Source: NJ DEP – Historic Preservation Office – National and State Register of Historic Places.

FAIRVIEW

- I. Municipality: Borough of Fairview
- II. Date of Meeting: July 21, 2004
- III. Those in attendance:
- Diane Testa, Administration Division
 - Laura LiVecchi, Bergen County
 - Adam Strobel, Bergen County
 - Burt Samuelson, Bergen County
- IV. Requested changes to the State Development and Redevelopment Plan. List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?

YES, we are making changes to the State Plan map.

X NO, we do not intend to make changes to the State Plan map

- V. Issues/Notes:

COAH. Fairview is meeting their COAH requirements.

FORT LEE

- I. Municipality: Borough of Fort Lee
- II. Date of Meeting: N/A
- III. Those in attendance: N/A
- IV. Requested changes to the State Development and Redevelopment Plan. List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?
 - X YES, we are making changes to the State Plan map.
 - NO, we do not intend to make changes to the State Plan map
- V. Issues/Notes:

Critical Habitats. The Borough of Fort Lee proposes modifications to the planning and policy map prepared by the Office of Smart Growth so as to eliminate all areas designated as “Critical Habitats”, as such designation is inconsistent with the overall nature and existing uses of the properties so designated, and moreover, all of the properties so designated are either currently developed, designated by the Borough as area(s) in need of development, or are currently the subject of pending development applications by the owner(s) of the properties in question.

Of particular concern to the Borough is property located to the south of Central Avenue, east of Hoyt Avenue, west of Central Road, and north of Main Street, commonly known as the “Helmsley Property”, substantial portions of which fall within the critical habitat designation. Such property is the subject of a redevelopment plan adopted by the Borough, and is the subject of a duly executed and otherwise binding developer's agreement relating to the construction and marketing of a mixed use development at the site in question. Copies of the redevelopment plan as well as the developer's agreement, as attached.

Moreover, the area designated as critical habitat located to the north of Main Street between Central Road and Bigler Street are adjacent to the above referenced redevelopment zone, and may be the subject of future redevelopment initiatives under consideration by the Borough.

Further, the area between River Road and Kaufman Lane designated as critical habitat has been approved for development by way of application made by or on behalf of the owners of the premises, which development plans have been the subject of prior approvals of the Borough's land use board(s). Further still, other applications are currently pending before such boards seeking approval for further development. Given the development potential of the sites in question, the Borough opposes such property's designation as critical habitat.

All other areas set forth on the planning and policy map are already fully developed, and as such, such designation is inappropriate given the developed state of the properties in question.

On the bases of the foregoing, the Borough of Fort Lee request that the proposed policy and planning map be accordingly amended.

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 1

Date: December 8, 2004

County Name: BERGEN
OSG Quadrangle Number: 43
USGS Quad Name: Central Park, NJ

AMENDMENTS:

Amendment #1 Planning Area CES HCS

Reason for Change: Remove all Critical Habitats.

Source:

- Ordinance #2004-29
- Redevelopment Plan for Redevelopment Area 5, in the Borough of Fort Lee, New Jersey
- Redevelopment Agreement Between Town & Country Developers at Fort Lee, Inc. and the Borough of Fort Lee

LEONIA

- I. Municipality: Borough of Leonia
- II. Date of Meeting: August 17, 2004
- III. Those in attendance:
- Donna Orbach, Bergen County
 - Laura LiVecchi, Bergen County
 - Victoria Miragliotta, Borough Administrator
 - Martha Lieblich, Cross Acceptance Representative
 - Richard Stenken, Cross Acceptance Representative
- IV. Requested changes to the State Development and Redevelopment Plan. List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?
- X YES, we are making changes to the State Plan map.
NO, we do not intend to make changes to the State Plan map

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 4

Date: August 17, 2004

County Name: BERGEN
OSG Quadrangle Number: 43
USGS Quad Name: Central Park, NY-NJ

AMENDMENTS:

Amendment #1 Planning Area CES X HCS
Reason for Change: Adding a Historic Place. Civil War Drill Hall and Armory (ID#544) 130 Grand Avenue, NR Reference# 78001737, SR 04/27/1978
Source: NJ DEP Historic Preservation Office, NJ and National Registers of Historic Places

Amendment #2 Planning Area CES X HCS
Reason for Change: Adding an Historic Home. Cole-Allaire Boyd House (ID#545) 112 Prospect Street, NR Reference # 83001483, SR 10/03/1980 (#78 – Thematic Nomination of Early Stone Houses of Bergen County)
Source: NJ DEP Historic Preservation Office, NJ and National Registers of Historic Places

Amendment #3 Planning Area CES X HCS
Reason for Change: Adding an Historic Home. Vreeland House (ID# 548) 125 Lakeview Avenue, NR Reference# 78001738 (#77 – Thematic Nomination of Early Stone Houses of Bergen County)
Source: NJ DEP Historic Preservation Office, NJ and National Registers of Historic Places

Amendment #4 X Planning Area CES HCS
Reason for Change: Highwood Hills; a green acres natural area. Fourteen acres.
Source: Green Acres funding and Ordinance 08-03.

Amendment #5 Planning Area X CES HCS
Reason for Change: The Madonna Cemetery falls under a steep slope ordinance that is currently being written by the municipality.
Source: Steep Slope Ordinance being written.

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 4

Date: August 17, 2004

County Name: BERGEN
OSG Quadrangle Number: 43
USGS Quad Name: Central Park, NY-NJ

AMENDMENTS:

Amendment #6 X Planning Area CES HCS
Reason for Change: Park. Municipal Open Space. This property is deeded to the town and acts as a buffer to I80/95.
Source: Ordinance 08-03

Amendment #7 X Planning Area CES HCS
Reason for Change: Park. Wood Park which has received green acres funding.
Source: Green Acres funding and Ordinance 08-03.

Amendment #8 X Planning Area CES HCS
Reason for Change: Park. Fireman's Park.
Source: Ordinance 08-03

Amendment #9 X Planning Area CES HCS
Reason for Change: Park. CJ Kirkland Park. Parkland located around town pool:
7.021 acres.
Source: Ordinance 08-03

Amendment #10 X Planning Area CES HCS
Reason for Change: Sylvan Park.
Source: Ordinance 08-03

Amendment #11 Planning Area X CES HCS
Reason for Change: Not a critical habitat; developed.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #12 Planning Area X CES HCS
Reason for Change: Not a critical habitat; developed.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 4

Date: August 17, 2004

County Name: BERGEN
OSG Quadrangle Number: 43
USGS Quad Name: Central Park, NY-NJ

AMENDMENTS:

Amendment #13 X Planning Area CES HCS
Reason for Change: Park. Station Park.
Source: Ordinance 08-03

Amendment #14 X Planning Area CES HCS
Reason for Change: Park. Lakeview Park.
Source: Ordinance 08-03

Amendment #15 Planning Area X CES HCS
Reason for Change: Expand wetlands.
Source:

- Map: Survey of Borough of Leonia Municipal Pool, Tax Lots 15 & 16, Block 1501, Borough of Leonia, Bergen County, NJ, May 1, 2003.
- Report: Wetlands Investigation Report For Portions of Block 1501 Lots 12, 15, 16, 23 and 26 Borough of Leonia, Bergen County, NJ.
- NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*

Amendment #16 Planning Area CES X HCS
Reason for Change: Adding a Historic Place. Leonia Borough Hall (ID#546) 312 Broad Avenue, SHPO Opinion: 01/21/1982
Source: NJ DEP Historic Preservation Office, NJ and National Registers of Historic Places

Amendment #17 Planning Area CES X HCS
Reason for Change: Adding a Historic Place. Moore House (ID#548) 215 Fort Lee Road, SR 10/3/1980, Determinations of Eligibility (DOE) 1/10/1983
Source: NJ DEP Historic Preservation Office, NJ and National Registers of Historic Places

NJOSG MAP AMENDMENT DOCUMENT

Page 4 of 4

Date: August 17, 2004

County Name: BERGEN
OSG Quadrangle Number: 43
USGS Quad Name: Central Park, NY-NJ

AMENDMENTS:

COAH sites

Amendment #18 Planning Area CES HCS

Reason for Change: COAH sites. Three units of affordable housing. Rehab obligation. Patch of land on west end of Maple, east of station parkway, north of Christie Street.

Amendment #19 Planning Area CES HCS

Reason for Change: COAH site. Low income housing. Not official COAH site but gave them credit for this site. On Grand Avenue, south of Schor avenue.

Amendment #20 Planning Area CES HCS

Reason for Change: COAH site? Not sure where this site stands with COAH.

PALISADES PARK

I. Municipality: Borough of Palisades Park

II. Date of Meeting: September 7, 2004

III. Those in attendance:

- Laura LiVecchi, Bergen County
- Christopher Helms, Bergen County
- Mark Pasquali, Palisades Park Representative
- James T. Ring, Assistant Superintendent, Department of Public Works
- James Burns, Superintendent, Department of Public Works

IV. Requested changes to the State Development and Redevelopment Plan. List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?

X YES, we are making changes to the State Plan map.

NO, we do not intend to make changes to the State Plan map.

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 2

Date: September 7, 2004

County Name: BERGEN
OSG Quadrangle Number: 42
USGS Quad Name: Weehawken, NJ

AMENDMENTS:

Amendment #1 Planning Area X CES HCS
Reason for Change: Technical change. Not a critical habitat; developed.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #2 Planning Area X CES HCS
Reason for Change: Technical change. Not a critical habitat.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #3 Planning Area X CES HCS
Reason for Change: Technical change. Not a critical habitat; Board of Education property.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #4 Planning Area X CES HCS
Reason for Change: Technical change. Not a critical habitat; Board of Education property.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #5 X Planning Area CES HCS
Reason for Change: Addition of municipal park; Randi Tussi Park.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.* NEED MAP AND DEED RESTRICTION OR ORDINANCE.

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 2

Date: September 7, 2004

County Name: BERGEN
OSG Quadrangle Number: 42
USGS Quad Name: Weehawken, NJ

Amendment #6 Planning Area X CES HCS
Reason for Change: Technical change. Not a critical habitat; developed.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #7 Planning Area X CES HCS
Reason for Change: Technical change. Change boundary of critical habitat. This part is going to be developed; a 28 story high-rise is being built.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #8 Planning Area X CES HCS
Reason for Change: Technical change. Change boundary of critical habitat. This part is going to be developed; an 8 story high-rise is being built.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #9 X Planning Area CES HCS
Reason for Change: Addition of municipal park; Grand Avenue Park.
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.* NEED MAP AND DEED RESTRICTION OR ORDINANCE.

RIDGEFIELD

I. Municipality: Borough of Ridgefield

II. Date of Meeting: October 5, 2004

III. Those in attendance:

- Christopher Helms, Bergen County
- Burt Samuelson, Bergen County
- John Perkins, Borough Administrator

IV. Requested changes to the State Development and Redevelopment Plan. List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?

X YES, we are making changes to the State Plan map.

NO, we do not intend to make changes to the State Plan map

V. Issues/Notes:

Center Designation. Ridgefield is currently the only Designated Center in Bergen County. How will this designation play out in the future, with the Office of Smart Growth's new focus on Plan Endorsement?

GIS Capabilities. Ridgefield is working actively with the New Jersey Meadowlands Commission to develop GIS capabilities (they are providing software and computer hardware for this effort).

Transportation. A significant transportation issue in the Borough, the Ridgefield Circle, has been eliminated through a recent NJDOT project (this is located where US-1&9/Broad Avenue intersects with Hendrick's Causeway and Edgewater Avenue).

Redevelopment. The Borough is moving forward with an "Area in Need of Redevelopment" designation for the area flanking the Northern Branch Rail Corridor. The first phase of this Redevelopment Area is bounded on the west by the rail line, on the east by Grand Avenue, on the north by Route 46 and on

the south by Hendrick's Causeway. Phase 2 will encompass the area on the opposite (western) side of the rail line, in the vicinity of Edgewater Avenue, and extending outward to the Overpeck Creek. One issue to be considered here is whether mapping of DEP environmental features on this site will hamper the effort to achieve this designation and redevelop the area accordingly.

Municipal Building. A new Municipal Building is slated for development on Broad Avenue at the foot of Lancaster Avenue (the former Everseal Property).

COAH. Ridgefield has affordable housing sites scattered throughout the Borough. In fact, their credits are so ample, they are selling some of these credits off.

Historic Sites. No designated historic sites. Note in the report that they are considering some sort of historic designation for the old firehouse, but nothing has been put together yet.

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 1

Date: October 5, 2004

County Name: BERGEN

OSG Quadrangle Number:

USGS Quad Name:

AMENDMENTS:

Amendment #1 Planning Area CES HCS

Reason for Change: Technical change. Remove critical habitat located at end of Banta Place. This site is privately-owned and is slated for development in the near term.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

RIDGEFIELD PARK

- I. Municipality: Village of Ridgefield Park
- II. Date of Meeting: N/A
- III. Those in attendance: N/A
- IV. Requested changes to the State Development and Redevelopment Plan. List the municipality's proposed changes to the delineation of Planning Areas, Critical Environmental Sites (CES), or Historic and Cultural Sites (HCS), or any corrections to the State Plan map?
 - X YES, we are making changes to the State Plan map.
 - NO, we do not intend to make changes to the State Plan map

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 4

Date: October 25, 2004

County Name: BERGEN
OSG Quadrangle Number: 42
USGS Quad Name: Weehawken, NJ-NY

AMENDMENTS:

Amendment #1 Planning Area X CES HCS

Reason for Change: Also marked as "A" Technical change. Not a critical habitat; it is a development area in the Village and plans have been submitted or approved by the Ridgefield Park Planning Board. The proposed developments are in accordance with the Ridgefield Park Master Plan and Zoning ordinance.

Source: Letter dated October 20, 2004. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #2 Planning Area X CES HCS

Reason for Change: Also marked as "B" Technical change. Not a critical habitat; it is a development area in the Village and plans have been submitted or approved by the Ridgefield Park Planning Board. The proposed developments are in accordance with the Ridgefield Park Master Plan and Zoning ordinance.

Source: Letter dated October 20, 2004. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #3 Planning Area X CES HCS

Reason for Change: Also marked as "C" Technical change. Not a critical habitat; it is a development area in the Village and plans have been submitted or approved by the Ridgefield Park Planning Board. The proposed developments are in accordance with the Ridgefield Park Master Plan and Zoning ordinance.

Source: Letter dated October 20, 2004. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 4

Date: October 25, 2004

County Name: BERGEN
OSG Quadrangle Number: 42
USGS Quad Name: Weehawken, NJ-NY

AMENDMENTS:

Amendment #4 Planning Area X CES HCS

Reason for Change: Also marked as "D" Technical change. Not a critical habitat; it is a development area in the Village and plans have been submitted or approved by the Ridgefield Park Planning Board. The proposed developments are in accordance with the Ridgefield Park Master Plan and Zoning ordinance.

Source: Letter dated October 20, 2004. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #5 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.* Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

Amendment #6 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.* Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

Amendment #7 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.* Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 4

Date: October 25, 2004

County Name: BERGEN
OSG Quadrangle Number: 42
USGS Quad Name: Weehawken, NJ-NY

AMENDMENTS:

Amendment #8 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

Amendment #9 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

Amendment #10 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

Amendment #11 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

Amendment #12 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

NJOSG MAP AMENDMENT DOCUMENT

Page 4 of 4

Date: October 25, 2004

County Name: BERGEN
OSG Quadrangle Number: 42
USGS Quad Name: Weehawken, NJ-NY

AMENDMENTS:

Amendment #13 X Planning Area CES HCS

Reason for Change: Technical change; addition of municipal park.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.

Amendment #14 X Planning Area CES HCS

Reason for Change: Technical change; addition of Conservation Area.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter dated October 25, 2004 from Fredric Rosen to the County of Bergen.