

# CENTRAL BERGEN

## Constituent Municipalities:

Bogota  
Elmwood Park  
Fair Lawn  
Garfield  
Hackensack  
Lodi  
Maywood  
New Milford  
Oradell  
Paramus  
River Edge  
Rochelle Park  
Saddle Brook  
Teaneck

## Geography:

This region is characterized by the Passaic River Valley to the west, the Hackensack River Valley to the east, and the Saddle River Valley sandwiched between the two. Central Bergen is roughly bisected by Route 17, which runs north/south and serves as the transportation spine 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 centralized location, transportation infrastructure, and its dense development patterns. Impervious surface and lack of adequate open spaces and ground filtration opportunities have created problems with flooding along the Saddle River and its tributaries. Traffic on Route 17 has affected not only the communities through which this heavily traveled artery passes, but also those communities where spillover traffic clogs parallel and connecting routes to Route 17. Traffic on other regional routes, including Route 4, Route 208, and the Garden State Parkway is also an issue of concern. Revitalization of local communities was another frequently raised issue, especially with regard to the ability (or inability) of downtown commercial districts to remain competitive with highway commercial and the regional malls (of which this region is also a home). 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.

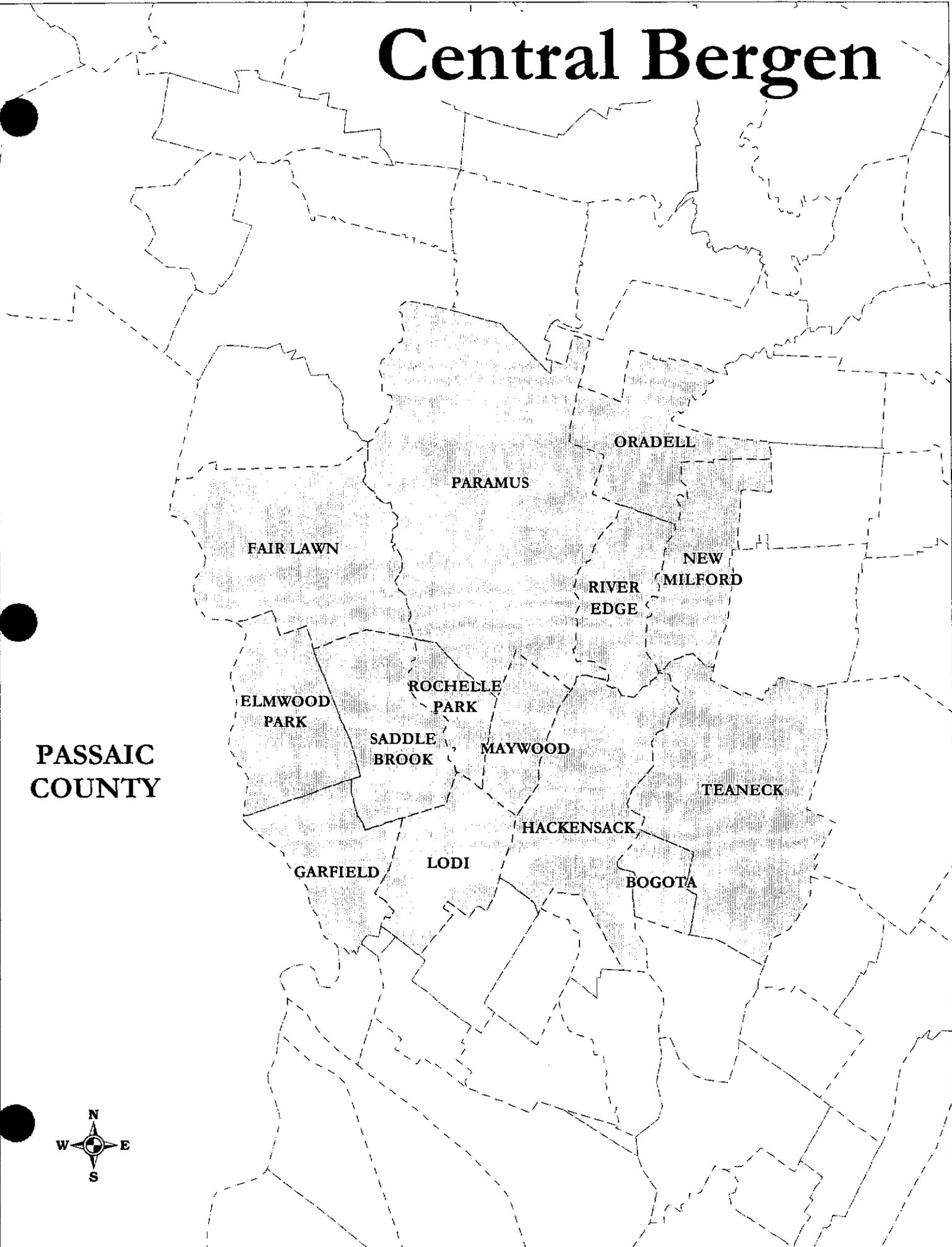
### **Potential Plan Endorsement Resources:**

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 Central Bergen, these resources include:

- Route 17
- Route 4
- Passaic River
- Saddle River
- Hackensack River
- County Parks (including Saddle River and Van Saun)
- Redevelopment Areas

# Central Bergen

PASSAIC  
COUNTY



# CENTRAL BERGEN

## Cross Acceptance 2004 - 2005 Demographic Analysis: Population & Workforce 1980 - 2000 Central 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
Bogota	8,344	7,824	8,249	5.4%	1,227	14.9%	2,088	25.3%	4,247	4,279	0.8%
Elmwood Park	18,377	17,623	18,925	7.4%	3,925	20.7%	3,954	20.9%	9,064	9,462	4.4%
Fair Lawn	32,229	30,548	31,637	3.6%	7,270	23.0%	7,214	22.8%	15,493	15,727	1.5%
Garfield	26,803	26,727	29,786	11.4%	5,217	17.5%	6,662	22.4%	13,587	14,412	6.1%
Hackensack	36,039	37,049	42,677	15.2%	7,025	16.5%	7,771	18.2%	21,132	21,953	3.9%
Lodi	23,956	22,355	23,971	7.2%	4,458	18.6%	5,106	21.3%	11,586	11,839	2.2%
Maywood	9,895	9,536	9,523	-0.1%	2,038	21.4%	2,009	21.1%	5,004	4,938	-1.3%
New Milford	16,876	15,990	16,400	2.6%	3,576	21.8%	3,505	21.4%	8,426	8,424	0.0%
Oradell	8,658	8,024	8,047	0.3%	1,727	21.5%	2,027	25.2%	4,251	3,865	-9.1%
Paramus	26,474	25,004	25,737	2.9%	6,834	26.6%	5,982	23.2%	12,659	11,793	-6.8%
River Edge	11,111	10,603	10,946	3.2%	2,337	21.4%	2,634	24.1%	5,638	5,341	-5.3%
Rochelle Park	5,603	5,587	5,528	-1.1%	1,554	28.1%	1,031	18.7%	2,824	2,669	-5.5%
Saddle Brook	14,084	13,296	13,155	-1.1%	2,960	22.5%	2,656	20.2%	6,976	6,592	-5.5%
Teaneck	39,007	37,825	39,260	3.8%	7,322	18.7%	10,121	25.8%	20,323	19,151	-5.8%
<b>Central Bergen Total</b>	<b>277,456</b>	<b>267,991</b>	<b>283,841</b>	<b>5.9%</b>	<b>57,470</b>	<b>20.2%</b>	<b>62,760</b>	<b>22.1%</b>	<b>141,210</b>	<b>140,445</b>	<b>-0.5%</b>
<b>COUNTY TOTALS</b>	<b>845,385</b>	<b>825,380</b>	<b>884,118</b>	<b>7.1%</b>	<b>173,897</b>	<b>19.7%</b>	<b>203,054</b>	<b>23.0%</b>	<b>436,439</b>	<b>493,563</b>	<b>13.1%</b>

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

**Cross Acceptance 2004-2005**  
**Demographic Analysis: Households & Housing Units**  
**1990 - 2000**  
**Central 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
Bogota	2,777	2,874	3.5%	59,812	25,505	2.9	2,844	2,915	2.5%
Elmwood Park	6,757	7,089	4.9%	52,319	22,588	2.7	6,940	7,242	4.4%
Fair Lawn	11,493	11,806	2.7%	72,127	32,273	2.7	11,759	12,006	2.1%
Garfield	10,946	11,250	2.8%	42,748	19,530	2.6	11,458	11,698	2.1%
Hackensack	16,464	18,113	10.0%	49,316	26,856	2.4	17,705	18,945	7.0%
Lodi	8,968	9,528	6.2%	43,421	21,667	2.5	9,472	9,908	4.6%
Maywood	3,697	3,710	0.4%	62,113	28,117	2.6	3,797	3,777	-0.5%
New Milford	6,166	6,346	2.9%	59,118	29,064	2.6	6,353	6,437	1.3%
Oradell	2,767	2,789	0.8%	91,014	39,520	2.9	2,836	2,833	-0.1%
Paramus	7,776	8,082	3.9%	76,918	29,295	3.2	7,873	8,209	4.3%
River Edge	4,079	4,165	2.1%	71,792	33,188	2.6	4,161	4,210	1.2%
Rochelle Park	2,072	2,061	-0.5%	60,818	25,054	2.7	2,108	2,111	0.1%
Saddle Brook	4,897	5,062	3.4%	63,545	27,561	2.6	5,036	5,161	2.5%
Teaneck	13,000	13,418	3.2%	74,903	32,212	2.9	13,334	13,719	2.9%
<b>Central Bergen Total</b>	<b>101,859</b>	<b>106,293</b>	<b>4.4%</b>	<b>N/R</b>	<b>N/R</b>	<b>2.7</b>	<b>105,676</b>	<b>109,171</b>	<b>3.3%</b>
<b>COUNTY TOTALS</b>	<b>308,880</b>	<b>330,817</b>	<b>7.1%</b>	<b>N/R</b>	<b>N/R</b>	<b>2.7</b>	<b>324,817</b>	<b>339,820</b>	<b>4.6%</b>

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

**Cross Acceptance 2004 - 2005**  
**Demographic & Economic Indicators**  
**2000 - 2025 Horizon Year**  
**Central 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
Bogota	0.85	8,249	9,705	1,463	1,721	177	8,759	6.2%	1,911	30.6%
Elmwood Park	2.71	18,925	6,983	7,362	2,717	389	20,435	8.0%	10,482	42.4%
Fair Lawn	5.33	31,637	5,936	11,929	2,238	377	32,911	4.0%	15,214	27.5%
Garfield	2.22	29,786	13,417	8,996	4,052	302	33,901	13.8%	10,316	14.7%
Hackensack	4.18	42,677	10,210	25,215	6,032	591	47,413	11.1%	38,389	52.2%
Lodi	2.29	23,971	10,468	6,564	2,866	274	25,914	8.1%	9,582	46.0%
Maywood	1.31	9,523	7,269	2,187	1,669	230	10,411	9.3%	4,930	125.4%
New Milford	2.20	16,400	7,455	1,680	764	102	17,000	3.7%	2,848	69.5%
Oradell	2.58	8,047	3,119	3,675	1,424	457	8,541	6.1%	3,791	3.2%
Paramus	10.57	25,737	2,435	35,329	3,342	1,373	28,900	12.3%	45,769	29.6%
River Edge	1.89	10,946	5,792	3,085	1,632	282	11,000	0.5%	5,571	80.6%
Rochelle Park	1.04	5,528	5,315	3,307	3,180	598	6,035	9.2%	5,631	70.3%
Saddle Brook	2.69	13,155	4,890	9,183	3,414	698	14,613	11.1%	10,561	15.0%
Teaneck	6.22	39,260	6,312	10,079	1,620	257	42,561	8.4%	14,125	40.1%
<b>Central Bergen Total</b>	<b>46.08</b>	<b>283,841</b>	<b>6,160</b>	<b>130,054</b>	<b>2,822</b>	<b>458</b>	<b>308,394</b>	<b>8.7%</b>	<b>179,120</b>	<b>37.7%</b>
<b>COUNTY TOTALS</b>	<b>238.49</b>	<b>884,118</b>	<b>3,707</b>	<b>393,168</b>	<b>1,649</b>	<b>445</b>	<b>968,293</b>	<b>9.5%</b>	<b>530,139</b>	<b>34.8%</b>

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

## **BOGOTA**

- I. Municipality: Borough of Bogota
- 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?

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

- X NO, we do not intend to make changes to the State Plan map  
Note: Lack of meeting/response indicates NO intent to make changes with County as the Negotiating Entity.

## **ELMWOOD PARK**

I. Municipality: Borough of Elmwood Park

II. Date of Meeting: September 17, 2004

III. Those in attendance:

- Laura LiVecchi, Bergen County
- Christopher Helms, Bergen County
- Ken Aloisio, Bergen County
- Burt Samuelson, Bergen County
- Mayor Richard Mola, Elmwood Park
- Ronald Vicari, Planning Board Chairman
- Robert Kassai, Councilman, Planning Board
- Jason Feldman, Burgis Associates, Project Planner

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:

**Addition of Proposed Park.** (To be implemented) New County Park – 43 acres, passive recreation on former City of Garfield Water Works property, located south of Washington Avenue. Would ultimately form the “Central Park” of Elmwood Park. Involves Transfer of Title from Garfield Water Works to Bergen County.

**COAH.** Elmwood Park is meeting their COAH requirements. They have no sites in town.

# NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 3

Date: September 17, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS:**

Amendment #1 X Planning Area CES HCS  
Reason for Change: Addition of Municipal Park. English Park, 2.0 acres,  
Neighborhood Park.  
Source: Housing Element (1991) and Summary Master Plan (1986) Community  
Facilities Map. *Aerial Orthophotography, 2002.*

Amendment #2 X Planning Area CES HCS  
Reason for Change: Addition of Municipal Park. Elmwood Park, 2.0 acres,  
Neighborhood Park.  
Source: Identified in Summary Master Plan (1986) Community Facilities Map.  
*Aerial Orthophotography, 2002.*

Amendment #3 X Planning Area CES HCS  
Reason for Change: Addition of Municipal Park. Gail Avenue Park, 1.3 acres,  
Neighborhood Park.  
Source: Housing Element (1991) and Summary Master Plan (1986) Community  
Facilities Map. *Aerial Orthophotography, 2002.*

Amendment #4 X Planning Area CES HCS  
Reason for Change: Addition of Municipal Park. Memorial Field, 11 acres,  
Community Park.  
Source: Housing Element (1991) and Summary Master Plan (1986) Community  
Facilities Map. *Aerial Orthophotography, 2002.*

Amendment #5 X Planning Area CES HCS  
Reason for Change: Addition of Municipal Park. Birchwood Park, 1.0 acres,  
Neighborhood Park.  
Source: Housing Element (1991) and Summary Master Plan (1986) Community  
Facilities Map. *Aerial Orthophotography, 2002.*

# NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 3 Date:

September 17, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

Amendment #6 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park. Meyer Street Park, 2.7 acres, Neighborhood Park.

Source: Housing Element (1991) and Summary Master Plan (1986) Community Facilities Map. *Aerial Orthophotography, 2002.*

Amendment #7 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park. Cherry Hill Park, 3.6 acres, Unimproved Area-Passive Recreation.

Source: Housing Element (1991) and Summary Master Plan (1986) Community Facilities Map. *Aerial Orthophotography, 2002.*

Amendment #8 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park. Rosemont Park, 1.3 acres, Neighborhood Park.

Source: Housing Element (1991) and Summary Master Plan (1986) Community Facilities Map. *Aerial Orthophotography, 2002.*

Amendment #9 Planning Area X CES HCS

Reason for Change: Technical Change. Not a wetlands. This is being developed for Senior Citizen Housing. The DEP has already approved this development.

Source: *Aerial Orthophotography, 2002.*

Amendment #10 Planning Area X CES HCS

Reason for Change: Technical Change. Not a Critical Habitat, it is developed.

Source: *Aerial Orthophotography, 2002.*

NJOSG MAP AMENDMENT DOCUMENT

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Date: September 17, 2004

County Name: BERGEN  
OSG Quadrangle Number: 30  
USGS Quad Name: Paterson, NJ

Amendment #11 Planning Area X CES HCS

Reason for Change: Technical Change. Not a wetlands. This site is slated to be developed and has approval from DEP.

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

Amendment #12 Planning Area X CES HCS

Reason for Change: Technical Change. Not a Critical Habitat. Developed; school parking lot.

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

## FAIR LAWN

I. Municipality: Borough of Fair Lawn

II. Date of Meeting: July 12, 2004

III. Those in attendance:

- Joanne Kwasniewski, Fair Lawn Manager
- Steven Weinstein, Deputy Mayor
- Barry Winston, Planning Board Chair
- Ken Garrison, Borough Engineer
- Ron Conte, DPW Superintendent
- Marty Etler,
- Burt Samuelson, Bergen County
- Laura LiVecchi, Bergen County
- Donna Orbach, 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

V. Issues/Notes:

**Unsewered Areas.** Areas of Fair Lawn that are not sewered, with septic systems. The Borough has no plans to sewer these properties:

- **Union Street.** Last three homes on the easternmost portion of Union Street; these homes are closest to the County Park.
- **Williams Street.** Last two homes on the easternmost portion of Williams Street; these homes are closest to the County Park.
- **Elm Avenue.** Building (Fire Company #2) on Elm Avenue, on Glen Rock Border.

- ***Maple Avenue.*** Six properties located on Maple Avenue, east of Route 208 and south of Fair Lawn/Glen Rock Border.
- ***Berdan Avenue.*** Ambulance Corps building located on south side of Berdan Avenue, west of Plaza Road, north of ramp to Route 208.

# NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 3

Date: July 12, 2004

County Name: BERGEN  
OSG Quadrangle Number: 30  
USGS Quad Name: Paterson, NJ

## **AMENDMENTS:**

Amendment #1 Planning Area X CES HCS  
Reason for Change: Technical error. The wetlands east of the Passaic River and north of Arnot Place should be removed. The slope is too steep here to be a wetlands; it is a hill. Part of the town's parks and recreation.  
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 error. The wetlands east of the Passaic River and north of Dewey Place do not exist; this is the town pool and part of the towns parks and recreation.  
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 Error. Proposed Critical Environmental Sites shown in north west area of municipality. The wetlands polygon should be smaller. There is flooding, but the wetlands here are smaller than shown.  
Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 3

Date: July 12, 2004

County Name: BERGEN  
OSG Quadrangle Number: 30  
USGS Quad Name: Paterson, NJ

**AMENDMENTS:**

Amendment #4 Planning Area CES X HCS  
Reason for Change: Addition of Historic site. GVH Berdan House (ID# 477)  
National Register (NR): 1/9/1983 NR reference #: 83001466. SR (State Register)  
10/3/1980.

Source: NJDEP Historic Preservation Office. New Jersey and National Registers of  
Historic Places.

Amendment #5 Planning Area CES X HCS  
Reason for Change: Addition of Historic site. Richard J. Berdan House  
(Dutch House) (ID#478) NR 1/9/1983 (NR # 83001467). SR 10/3/1980.  
Source: NJDEP Historic Preservation Office. New Jersey and National Registers of  
Historic Places.

Amendment #6 Planning Area CES X HCS  
Reason for Change: Addition of Historic site. Cadmus House (ID#479)  
NR 1/10/1983 (NR # 83001479). SR 10/3/1980.  
Source: NJDEP Historic Preservation Office. New Jersey and National Registers of  
Historic Places.

Amendment #7 Planning Area CES X HCS  
Reason for Change: Addition of Historic site. Peter Garretson House (ID#480)  
NR 11/19/1974 (NR # 74001153). SR 10/4/1974.  
Source: NJDEP Historic Preservation Office. New Jersey and National Registers of  
Historic Places.

NJOSG MAP AMENDMENT DOCUMENT

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Date: July 12, 2004

County Name: BERGEN  
OSG Quadrangle Number: 30  
USGS Quad Name: Paterson, NJ

**AMENDMENTS:**

Amendment #8 Planning Area CES X HCS  
Reason for Change: Addition of Historic site. Naugle-Vanderbeck House (ID#481).  
NR 1/10/1983 (NR # 83001536). SR 10/3/1980.  
Source: NJDEP Historic Preservation Office. New Jersey and National Registers of  
Historic Places.

Amendment #9 Planning Area CES X HCS  
Reason for Change: Addition of Historic site. Radburn-Fair Lawn Railroad Station.  
(ID#483) NR 6/22/1984 (NR #84002580). SR 3/17/1984.  
Source: NJDEP Historic Preservation Office. New Jersey and National Registers of  
Historic Places.

Amendment #10 Planning Area CES X HCS  
Reason for Change: Addition of Historic site. Jacob Vanderbeck, JR. House.  
(ID#484) NR 1/9/1983 (NR #84001566). SR 10/3/1980.  
Source: NJDEP Historic Preservation Office. New Jersey and National Registers of  
Historic Places.

## **GARFIELD**

- I. Municipality: City of Garfield
- 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 3

Date: October 26, 2004

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

## **AMENDMENTS:**

Amendment #1 X Planning Area CES HCS

Reason for Change: The City of Garfield, along with the County of Bergen, is currently redeveloping the entire length of River Drive within the City. Funding shall be allocated from a 2004 TEA-21 Grant, the County of Bergen and the City of Garfield. River Drive is proposed to be widened along this county corridor and a pedestrian walkway, along the Passaic River and the Historic Dundee Dam, is proposed to be constructed. This in turn, shall preserve the natural environment in Garfield along the river. Therefore, the designation should be changed to a PA6,7,8 Parks and Natural Planning Areas.

Please note: the length of this amendment is continued into Amendment #2; Quad 31, Hackensack, NJ.

Source: New Jersey Department of Transportation Resolution, Application, and Agreement for State Aid to Counties and Municipalities.

# NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 2

Date: October 26, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## Amendment #2 X Planning Area CES HCS

Reason for Change: The City of Garfield, along with the County of Bergen, is currently redeveloping the entire length of River Drive within the City. Funding shall be allocated from a 2004 TEA-21 Grant, the County of Bergen and the City of Garfield. River Drive is proposed to be widened along this county corridor and a pedestrian walkway, along the Passaic River and the Historic Dundee Dam, is proposed to be constructed. This in turn, shall preserve the natural environment in Garfield along the river. Therefore, the designation should be changed to a PA6,7,8 Parks and Natural Planning Areas.

Please note: the length of this amendment is a continuation of Amendment #1, Quad 42, and Hackensack, NJ.

Source: New Jersey Department of Transportation Resolution, Application, and Agreement for State Aid to Counties and Municipalities.

## Amendment #3 X Planning Area CES HCS

Reason for Change: The island is currently not labeled on the Preliminary NJ State Plan for Garfield. However, Kiggy's Island should be designated as Dedicated Open Space, as the City of Garfield desires to preserve this natural area.

Source: Letter from Kevin J. Boswell, P.E., dated November 10, 2004, RE: City of Garfield; Cross-Acceptance Kiggy's Island; Our File No.GF-10004.

## Amendment #4 X Planning Area CES HCS

Reason for Change: The City of Garfield, along with the County of Bergen, is currently redeveloping the entire length of River Drive within the City. Funding shall be allocated from a 2004 TEA-21 Grant, the County of Bergen and the City of Garfield. River Drive is proposed to be widened along this county corridor and a pedestrian walkway, along the Passaic River and the Historic Dundee Dam, is proposed to be constructed. This in turn, shall preserve the natural environment in Garfield along the river. Therefore, the designation should be changed to a PA6,7,8 Parks and Natural Planning Areas.

Please note; this map change bleeds into Amendment # 5, Quad 30, Paterson NJ.

Source: New Jersey Department of Transportation Resolution, Application, and Agreement for State Aid to Counties and Municipalities.

# NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 3

Date: October 26, 2004

County Name: BERGEN  
OSG Quadrangle Number: 30  
USGS Quad Name: Paterson, NJ

Amendment #5    X Planning Area    CES            HCS

Reason for Change: The City of Garfield, along with the County of Bergen, is currently redeveloping the entire length of River Drive within the City. Funding shall be allocated from a 2004 TEA-21 Grant, the County of Bergen and the City of Garfield. River Drive is proposed to be widened along this county corridor and a pedestrian walkway, along the Passaic River and the Historic Dundee Dam, is proposed to be constructed. This in turn, shall preserve the natural environment in Garfield along the river. Therefore, the designation should be changed to a PA6,7,8 Parks and Natural Planning Areas.

Please note: this map change is a continuation of Amendment #4, Quad 31, Hackensack NJ.

Source: New Jersey Department of Transportation Resolution, Application, and Agreement for State Aid to Counties and Municipalities.

## **HACKENSACK**

- I. Municipality: City of Hackensack
- II. Date of Meeting: October 19, 2004
- III. Those in attendance:
- Laura LiVecchi, Bergen County
  - Christopher Helms, Bergen County
  - Burt Samuelson, Bergen County
  - Ken Aloisio, Bergen County
  - Donna Orbach, Bergen County
  - Tiffani Bohlin, Muller-Bohlin Associates
- 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: October 19, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## AMENDMENTS:

Amendment #1 X Planning Area CES HCS  
Reason for Change: Reason for Change Addition of park, Johnson Park (along River)

Source:

- NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*
- Map: City of Hackensack, 2001 Master Plan Land Use Plan Map.

Amendment #2 X Planning Area CES HCS  
Reason for Change: Reason for Change Addition of park, Hackensack Riverwalk Project

Source:

- NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*
- Map: City of Hackensack, 2001 Master Plan Land Use Plan Map.

Amendment #3 X Planning Area CES HCS  
Reason for Change: Addition of park, Foschini Park (along River)

Source:

- NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*
- Map: City of Hackensack, 2001 Master Plan Land Use Plan Map.

## **LODI**

- I. Municipality: Borough of Lodi
- II. Date of Meeting: September 13, 2004
- III. Those in attendance:
- Stephen Lo Iacono, Jr., Borough of Lodi
  - Laura LiVecchi, Bergen County
  - Christopher Helms, 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 3

Date: September 13, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS:**

Amendment #1 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Memorial Park.  
Source: Recreation and Open Space Inventory; Map.

Amendment #2 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Kennedy Park.  
Source: Recreation and Open Space Inventory; Map.

Amendment #3 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Saddle River Park.  
Source: Recreation and Open Space Inventory; Map.

Amendment #4 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Jet Age Park.  
Source: Recreation and Open Space Inventory; Map.

Amendment #5 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Riverview Avenue Park.  
Source: Recreation and Open Space Inventory; Map.

Amendment #6 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Red Stone Lane Park.  
Source: Recreation and Open Space Inventory; Map.

Amendment #7 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Ferndale Court Park.  
Source: Recreation and Open Space Inventory; Map.

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 3

Date: September 13, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #8 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; BelaidPark.  
Source: Recreation and Open Space Inventory; Map.

NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 3

Date: September 13, 2004

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

**AMENDMENTS:**

Amendment #9 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; VOTA Park. Note: this park received Green Acres Funding.  
Source: Recreation and Open Space Inventory; Map.

Amendment #10 X Planning Area CES HCS  
Reason for Change: Addition of a municipal park; Lodi Little League Field.  
Source: Recreation and Open Space Inventory; Map.

## **MAYWOOD**

- I. Municipality: Borough of Maywood
- 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?

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

- X NO, we do not intend to make changes to the State Plan map  
Note: Lack of meeting/response indicates NO intent to make changes with County as the Negotiating Entity.

## **NEW MILFORD**

- I. Municipality: Borough of New Milford
- II. Date of Meeting: October 14, 2004
- III. Those in attendance:
- Laura LiVecchi, Bergen County
  - Christopher Helms, Bergen County
  - Ken Aloisio, Bergen County
  - Burt Samuelson, Bergen County
  - Randi Duffie, New Milford Planning Board
  - Michael Kauker, Borough Planner
  - Michael Giambrone, New Milford Department of Public Works
  - Douglas F. Baker, Construction Officer
  - Maria Sapuppo, Planning Board Recording Secretary
- 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: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS:**

Amendment #1                      Planning Area              CES              HCS  
Reason for Change: Identification of streams/brooks not listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford.  
Source: Field visits performed by Borough staff and the Borough's Planning Consultant. USGS National Wetland Inventory Maps. Hackensack Quadrangle.

Amendment #2                      Planning Area              CES              HCS  
Reason for Change: Subtraction of marked open water features currently listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford.  
Source: Field visits performed by Borough staff and the Borough's Planning Consultant. USGS National Wetland Inventory Maps. Hackensack Quadrangle.

Amendment #3              Planning Area              CES              X HCS  
Reason for Change: Identification of preserved farmland and historical sites not listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. David or Jacobus Demarest House.  
Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981.

Amendment #4              Planning Area              CES              HCS  
Reason for Change: Identification of wetlands and critical habitats not listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford.  
Source: Field visits performed by Borough staff and the Borough's Planning Consultant. USGS National Wetland Inventory Maps. Hackensack Quadrangle.

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 4

Date: October 25, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #5 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. Demarest-Bloomer House.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981.

Amendment #6 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. French Huguenot Cemetery.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981.

Amendment #7 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. Ames House.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981

Amendment #8 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. Demarest Barney Cole House.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981

NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 4

Date: October 25, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #9 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. St. Matthew's Evangelical Lutheran Church.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981

Amendment #10 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. 563 River Road.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981

Amendment #11 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. 575 River Road.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981

# NJOSG MAP AMENDMENT DOCUMENT

Page 4 of 4

Date: October 25, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS:**

Amendment #12 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. St. Matthew's Evangelical Lutheran Church.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981

Amendment #13 Planning Area CES X HCS

Reason for Change Identification of preserved farmland and historical sites not listed listed on the Preliminary New Jersey State Plan Map for the Borough of New Milford. New Bridge, Old Bridge Road.

Source: Field visits performed by Borough staff and the Borough's Planning Consultant. Bergen County Historic Sites Survey for the Borough of New Milford dated 1980 – 1981

## **ORADELL**

- I. Municipality: Borough of Oradell
- II. Date of Meeting: September 16, 2004
- III. Those in attendance
- Ken Aloisio, Bergen County
  - Christopher Helms, Bergen County
  - Laura LiVecchi, Bergen County
  - Mike Herson, Cross Acceptance Coordinator
  - Sonja Hanlon, Councilwoman/Council Environmental Chair
- 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:
- See attached pages.**

## **ORADELL**

### **NOTES/ISSUES:**

#### **Other Critical Environmental Sites**

##### **Emerson Golf Club**

Map shows this as PA5/CES and is Okay; Block 1105 Lot 17 - 113.494 acres; Golf Courses play an important role as “un-open space”. The Emerson Golf club is environmentally sensitive and is protected from development by the SWAN agreement. It is properly listed on the State Planning area map. Although a golf club is not considered the best use of sensitive habitat, the continued use of this property a golf course is environmentally preferable to residential or commercial use.

New Jersey Transit’s proposal for a railroad siding would have encroached on the forested wetlands buffer to the golf course. See #19 above. The actions of the Borough to protect the drinking water supply from noisy and noxious diesel freight trains may have also served to ensure the future viability of the Emerson Golf Course.

##### **Emerson Border**

Incidentally, a large wetland parcel exists just over the northern border in Emerson. The large willow tree on the site was just topped.

The parcel may be in danger of being developed as Emerson has included it as part of “an area in need of re-development” and therefore subject to fast track permit processing.

##### **Hackensack River**

Map shows this as PA5 and is Okay; Category One Streams which flow into the Oradell Reservoir; Block 1105 Lot 102 - 142.875 acres of which 66.02 are underwater.

All waterways which flow into the Oradell Reservoir have been designated as Category One waters by the Governor of New Jersey on July 12, 2004. These area are be protected by a 300 foot buffer.

Many unnamed streams flow into the Reservoir on the shoreline area east of Kinderkamack Road and also along the area bordered by the Emerson Golf Club. (Much of the Emerson Golf Club is located in Oradell.) These streams have a high concentration of frogs and tadpoles, perhaps the highest in town.

One such stream originates at the lake at the Emerson Golf Club curves down along the railroad tracks and curves back to the reservoir. This was the area where NJ Transit proposed to put in their “Golf Siding” before the Borough sued NJT to stop it.

##### **Van Buskirk Island**

Block 123 Lot 1 - 13.31 acres of which 1.53 acres are underwater; Block 122 Lot 1 - 2.92 acres of which 1.18 acres are underwater; Block 122 Lot 6 – 1.31 acres of which 0.62 acres are underwater; Includes a small part of Block 120 Lot 1 - 28.4 acres of which 12.0 acres are underwater. The map shows this as PA5 and is okay.

## **ORADELL**

### **NOTES/ISSUES (continued):**

#### **Van Buskirk Island (continued)**

Oradell's Van Buskirk Island is the location of the USGS New Milford USGS Stream Gauging Station 01378500. This area was featured in the Hackensack River Migratory Bird Report with Recommendations for Conservation, published by the New Jersey Audubon Society.

“The forest lining the river is narrow, but with tall white pine, Norway spruce, sycamore, oaks, tulips, maple, elm, basswood, ash and other species; shrubs such as dogwoods (spp), small cherries, and others especially on the east bank. Plants here included butter and eggs, tall meadow rue, daisy fleabane, spider wort, wild carrot, bouncing bet, pokeweed, spotted knapweed, dogbane, and wood sorrel. Butterflies recorded were cabbage white, black swallowtail, tiger swallowtail and monarch.

Despite the small size, the site had numbers of resident birds, including resident Mallard and Canada Goose, Mourning Dove, Northern Flicker, American Robin, eastern Kingbird, House Wren, Tufted Titmouse, Warbling Vireo, American Redstart, Yellow Warbler, Common Yellowthroat, Common Grackle, Baltimore Oriole, Orchard Oriole and Song Sparrow.

Migrant birds found here were Great Blue Heron, Black-crowned Night-Heron, Wood Duck, and Hooded Merganser, Belted Kingfisher, Hermit Thrush, both kinglets; a variety of warblers, including Magnolia, Canada, Yellow rumped, Palm, Blackpoll and Northern Waterthrush; sapsucker, various sparrows and juncos.”

...”Although this is a small, narrow site, it is a good stopover in the river corridor for warblers, thrushes, kinglets, creepers and others; a good breeding site for river corridor species such as warblers, vireos and orioles; and a secluded feeding area for Great Blue Heron (I), Wood Duck and other waterfowl...The addition of a passive nature park at Van Buskirk island would improve the site as a migratory bird stopover by replacing development with precious habitat.”

In addition to the aforementioned evidence provided by Birding and Conservation expert Rich Kane, the Oradell Environmental Chairman reports the following observations: red fox, bats, possum, rabbit, deer, woodchuck, squirrels and chipmunks; also numerous turtles (as well as a salamander across the river in the New Milford wetlands north of the island). The fish he observed at the island include bluegill, sunfish, bass, killies, carp and eels. A knowledgeable local fisherman has reported springtime shad as well.

## **ORADELL**

### **NOTES/ISSUES (continued):**

#### **Van Buskirk Island (continued)**

Van Buskirk Island is a flood zone. The Gaging Station Instrument Shack was inundated with 8 feet of water during Tropical Storm Floyd. The documented high water mark on the defunct Water Treatment Plant buildings was observed at approximately 5 feet; more than double the height of the building's "flood-proof" doors. The fences were ripped down from the current and the Island was the scene of a dramatic boat rescue by the Oradell Fire department the day after the storm stopped.

Bergen County Executive Dennis McNerney has pledged to make this a park as lauded most recently in the Record editorial, "New Park for Bergen" dated July 9, 2004.

#### **VBI borders New Milford.**

In an example of regional participation, many New Milford and hundreds of Oradell residents attended the 1996 public hearings on the fate of VBI. The Oradell Council passed a resolution favoring a plan for a Country park on the site.

The mouth of the Hirshfield Brook from New Milford empties into the Hackensack River on the eastern side of Van Buskirk Island. This confluence is obstructed from view by the massive Water Treatment Buildings. The Hirshfield Brook is categorized as C1 FW2/NT/SE1.

#### **Oradell Dam and Fish Ladder Site**

Latitude: 40.95611 and Longitude: -74.02917; Block 100 & 1105 and adjacent area. The map shows this as PA5 and is okay.

The Oradell Dam was built in 1922 to create the 2000-acre Oradell Reservoir, a primary drinking water source for more than 750,000 people. The dam is owned and operated by United Water, the successor to the original Hackensack Water Company. The dam, which is approximately 25 feet high, is located at the head of tide and serves to split the Hackensack River into two separate and distinct ecological regimes- freshwater above the dam and brackish tidal estuary below the dam. The freshwater portion is classified as C1, FW2, NT The tidal portion is classified as SE1.

The Oradell Dam is the main impediment to fish passage on the Hackensack River, A report by NJDEP entitled "Locations Of Anadromous American Shad And River Herring During Their Spawning Period In New Jersey's Freshwaters Including Known Migratory Impediments And Fish Ladders" dated November 2000 documents the site. Anadromous fish spend most of their lives in the ocean but return to freshwater streams to spawn. (e.g. salmon and sturgeon)

## **ORADELL**

### **NOTES/ISSUES (continued):**

#### **Oradell Dam and Fish Ladder Site (continued)**

Surveys confirmed a spawning run of both river herring species (alewife and blueback) and American shad at the base of the Oradell Dam.

The Hackensack Riverkeeper, Inc., obtained an American Rivers-NOAA Community-Based Restoration Program Partnership Grant to conduct a preliminary analysis of the feasibility of restoring fish passage at the Oradell Dam. In the September 21, 2004 meeting of the Mayor and Council, United Water representatives acknowledged the plans for the fish ladder and said that their dam safety improvements would not adversely impact the fish ladder project

The DEP states, "Category One, targets waterbodies that provide drinking water, (or)...habitat for... popular recreational and/or commercial species... Waterways can be designated Category One because of exceptional ecological significance, exceptional water supply significance... or exceptional fisheries resource. The Category One designation provides additional protections to waterbodies that help prevent water quality degradation and discourage development where it would impair or destroy natural resources and environmental quality." The island chain south of the Dam could be eligible for Category One protections.

#### **The Island Chain and Riparian Corridor**

Block 120 the map shows this as PA5 and is okay. The Island Chain is a series of 5 islands south of the dam and the Oradell Avenue Bridge. The last i.e. southernmost island in the chain is Van Buskirk Island. The DEP has identified only two out of the four northernmost of these island as forested wetlands The Island Chain and the Hackensack River shoreline area south of the Dam to the southern toe of Van Buskirk Island was formerly Hackensack Water Company property that was acquired by Bergen County for parkland in 1993. Bergen County Executive Pat Schuber acquired the 64 acre Riparian corridor and Island Chain. This acreage includes the River itself and the river bottom. 47 acres are not under water. The 4 northernmost islands are pristine habitat, reachable only by boat and are suitable for wood duck. The Oradell Environmental Chairman has seen a juvenile Eagle flying from the Oradell reservoir south over the islands. Multiple Eagle sighting there were also reported by others. Double Breasted Cormorants, snapping turtles, mallards and mergansers have been observed here by the OEC Chair. Of the 64 acres only two small portions are readily accessible to the public.

The area along Elm Street outside the fences of the defunct Water Treatment Plant includes the USGS Gauging Station. The other is a small triangular bowl shaped depression on the Southwest side of the Oradell Bridge between the River and the Oradell Railroad station.

## **ORADELL**

### **NOTES/ISSUES (continued):**

#### **The Island Chain and Riparian Corridor (continued)**

This bowl shaped segment measuring approximately 230' X 150' is owned by Bergen County but is under a long term lease to Oradell to maintain it as a natural landscaped area. This area is a disturbed wetland that is now mostly grassy lawn area although the riverbanks have good native species riparian coverage. The entire bowl shaped depression was filled with water during Tropical Storm Floyd. Less than a foot of water came up over the Railroad tracks and over the Oradell Avenue Bridge. This bowl area served an important flood storage area, otherwise the flooding might conceivably have affected the historic 1890 Oradell Railroad Station. Most recently this area was partially flooded after the remnant of Ivan passed through. Afterwards, fish were stranded on the grass.

The CES Crossroads map provided to Bergen County shows the riparian corridor interrelationships between Marie Rossi Park, the VBI Cul De Sac, the Garden Place Meadows and the important greater Van Buskirk Island area.

#### **Adjacent Riparian Lands in New Milford**

Incidentally, the areas in New Milford along the Hackensack River on the Oradell border as shown on this map should also seriously be considered for CES designation. This habitat area could be critical for Anadromous fish and the health of the ecosystem. New Milford has preserved the Alphis tract and the same rationale should be applied to riparian preservation on their border with Oradell.

#### **Veldran Memorial Monument Park**

Map is CES and is Okay; Block 1104 Lot 1 and adjacent impervious coverage.

This municipal park area is due north of the steeply sloped bowl shaped riparian parcel that provides valuable flood storage for the Historic Oradell Railroad Station. The area should be labeled CES as it combines with other Open Space parcels in a cross shaped configuration.

Although these properties are fragmented by impervious surfaces, together they add immeasurably to the scenic beauty of the town and play an important role in as part of the riparian greenway.

#### **Elm Street Watershed Connector**

Map is PA5 and is Okay; Block 1105 Lot 1. An extension of woodlands curves down toward Elm Street from The Reservoir. This posted watershed land owned by United Waters and a large water main pipe is buried under the woodland floor. This area should be indicated as CES/PA5.

## **ORADELL**

### **NOTES/ISSUES (continued):**

#### **Oradell Reservoir**

Block 1105 Lot 1.02, 142.875 acres in Oradell of which 66.02 acres are underwater and is Category One waters, the drinking water supply for 750,000 people. Map is PA5 and is okay.

This is valuable wildlife habitat for fish, amphibians, reptiles, mammals and birdlife and is amply documented by NJ Audubon and others.

This site is further documented by the report on Northern New Jersey Wintering Eagles excerpted below.

For the twenty-first year, the New Jersey Division of Fish, Game, and Wildlife's Endangered and Nongame Species Program (ENSP) coordinated the 1999 survey of eagles wintering in North Jersey. The survey took place on January 9 and 10, with the help of eight volunteers and the survey coordinator, Mike Valent, from ENSP. Areas surveyed this year included the Delaware Water Gap north of Columbia, inland reservoirs, and the Hudson/Palisades area.

Bad weather on Saturday helped produce a low count, and the mild winter also had an effect on the numbers. The Delaware Water Gap north of Columbia, covered by Jack McCormack, *et al.*, counted nine bald eagles, seven adult and two immature. The Newark and Jersey City watershed areas, surveyed by Grace Ann and Bill Gallagher, produced two adult bald eagles and two immatures. The total at the Wanaque and Monksville Reservoirs, covered by Carol and John Knapp, was one adult and three immatures. Oradell Reservoir and the Hudson/Palisades area, surveyed by Linn Pierson, had two adults and four immatures. At Merrill Creek Reservoir Mike Valent saw two adults, and Round Valley Reservoir, also covered by Mike, had two adult bald eagles. The Delaware River from Columbia south to Trenton produced no eagles in this year's survey.

The total for the northern part of the state was twenty-seven bald eagles, eleven immatures and sixteen adults, which falls one short of the 1998 count, which had twenty-eight bald eagles and one golden eagle. (The 1997 total was thirty-four, and thirty-five in 1996). The mild winter left us with open water throughout the north, and the eagles were widely dispersed.

--William J. Gallagher

Ed. note: Bill Gallagher is the coordinator of the Wildcat Ridge hawk watch in Rockaway Township, Morris County

This important site is not listed on the DEP's Bald Eagle GIS map layer and this T and E data should be corrected.

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 7

Date: September 16, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #1                      X Planning Area              X              CES                      HCS

Reason for Change: The Ridgewood Avenue Woods is a heavily forested wetlands adjacent to the Herring Brook, (sometimes called the Benke Brook).

Herring Brook Area: These woods surround the Oradell Swim Club and Ridgewood Avenue ballfields. The site is a mature second growth forest with a canopy and is characterized by large trees including tulip trees of 36" diameter, American Beech, Oak, and Red Maple. There has been very little impact from invasive species. There are also some American Chestnut specimens. The Ridgewood Avenue Field and Swim Club were also formerly part of this forested wetlands. The borough used the property as a leaf dump and eventually filed and graded it to make the field. In addition, the ballfields, playgrounds and accessory areas (parking lots, field house etc. on the lot should be counted as Municipal Parkland.)

Block 503 Lot 62 - 24.2 acres – zoned C/R

Block 504 Lot 38, 39, 40, 41, 42, 43, 44, 45 & paper street Wannamaker

Source:

- This wetland forest was extensively documented by the borough's engineer, Boswell Engineering in there LOI / Wetland Delineation Report for Block 503 lot 62 submitted on May 6, 2004;
- Map: Borough of Oradell, Inclusionary Housing Site showing ZONING;
- pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition;
- from *Ridgewood Field. Freshwater Wetlands Letter of Interpretation (LOI), Wetland Delineation Report, prepared by Boswell McClave Engineers*: Letter of transmittal and Map: Wetland Delineation Survey, Lot 62, Block 503, Borough of Oradell.

Amendment #2 & 2A                      X Planning Area              X CES                      HCS

Reason for Change: Swim Club. The Adjacent Swim Club should be set aside as Municipal Parkland. This also includes the parking lot. The forest was also documented in the landscape project so it does not make sense that it is now marked as red as a PA1 area. The Swim Club is a low impact use as compared to more residential or commercial development. The Swim Club should be labeled CES due to its location along the stream in the forest.

Block 503 Lot 63 7.2 acres C/R

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition.

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 7

Date: September 16, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #3      X Planning Area      X CES      HCS

Reason for Change: Extend CES south. Van Saun Brook and Lotus Woods.

Lotus Woods is a wooded lowland wetland area adjacent to the Van Saun Brook located between Soldier Hill Road and Amaryllis. This area is zoned as CR - Conservation & Recreation by the Borough. It is the site of a woodland trail that has been maintained by the Oradell Boy Scouts for more than 20 years. The wetland forest at Lotus Woods were included in the landscape project as CES but mysteriously are red instead in the GIS layer of the State Planning Area PA1 map. The Lotus Woods Nature Walk was originally built in 1991 by Oradell's Boy Scout Troop 36. Maintaining the trail has been a tradition for the Troop. These scouts have been stewards of the site and a plaque was placed at the entranceway to commemorate the Eagle Scouts who have worked on it over the years. Scouts Kevin Michael Geer and Kyle Warren Geer were the latest Scouts to keep this tradition alive.

The Geers were honored for their Eagle Scout Project in enhancing the Lotus Woods Nature Walk in a Rededication Ceremony on Saturday, October 16, 2004. The ceremony was held at the newly created entranceway to the Woods, located on Amaryllis Avenue between Seminole and Summit Avenues in Oradell. The Scouts collaborated with the Shade Tree Commission and Environmental Committee to create educational signage, build erosion stairs, re-route the trail, remove invasives and plant native species. A paper street and the new additional parcel used for the entranceway on Amaryllis Avenue will be re-zoned as conservation in the near future.

The Lotus Woods were preserved as open space by the Mayor and Council in the early nineties. Councilman Joe Murray, who attended the Ceremony, introduced the original conservation legislation. The Woods are an environmentally sensitive 10 acre site that is bisected by the Van Saun Mill Brook and is zoned for conservation.

[Block 701 Lot 7 -5.91 acres C/R; Block 701 Lot 8 -2.947 acres C/R; Block 709 Lot 4 -1.148 acres C/R; Block 709 Lot 5? And paper street Iroquis]

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition.

NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 7

Date: September 16, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #4      X Planning Area      XCES      HCS

Reason for Change: Skate Pond Woods and Wetlands behind Memorial Field

Skate Pond Woods and Wetlands behind Memorial Field. The Skate Pond Woods and the vernal pond itself are an important passive and active recreational area to the borough. The pond occasionally fills with storm water from the Van Saun Brook but most times of the year it is swampy with low vegetation. The pond is flooded each winter by the borough for use as an ice skating pond. These woods are located West of Memorial Field and the playground. The wetland forest was also documented in the landscape project so it does not make sense that it is now marked as red as a PA1 area. In the Quad 31 map the Wetland area is stripped but the forest between the wetland and the ballfields are omitted and they are clearly CES. In addition, the ballfields, basketball courts, tennis courts, field house and playgrounds on the lot should be counted as Municipal Parkland. [Block 405 Lot 16]

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition.

Amendment #5

Submitted and subsequently withdrawn.

Amendment #6      Planning Area      X CES      HCS

Reason for Change: Hackensack River Wetlands/Mediplex Wetlands associated with Category One Streams which flow into the Oradell Reservoir. The commercial buildings and parking lots along Kinderkamack Road were once wetlands. Wetlands still exist behind and between the parking lots. The most notable is on the Mediplex property adjacent to the law offices. This area is wet and includes Phragmites. The borough engineer has sent a letter to DEP protesting the clear cutting of the wetlands and attempts to fill this wetland area. The planning Board dismissed the application of Louis Cappazzi, Esq for a soil moving permit to fill these wetlands as he failed to pursue the matter after his initial appearance before the Board. This area is just north of the X shaped building. [Block 807 Lots 4 and 3]

Source:

Map:

- Borough of Oradell, Inclusionary Housing Site showing ZONING;
- pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition;
- Letter dated February 27, 2004 to Mr. Bearce (NJDEP) from Marisa A. Tiberi, PE, Borough Engineer Representative for Boswell McClave Engineering.

NJOSG MAP AMENDMENT DOCUMENT

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Date: September 16, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #7                      Planning Area                      X CES                      HCS

Reason for Change: Marginal Road section of Riparian Corridor (Block 121 Lots 1,2,3 and 5) Block 121 is mostly parking lots with some low garage type commercial buildings. This area is the site of the Oradell DPW, and New Jersey Transit Bus garage among others. It is shown as the impervious area to the West of the River south of Van Buskirk Island. This area is a hazardous flood zone and this type of usage is not conducive to a healthy riverside ecosystem. The site less than ideal for garage or commercial use as it is subject to flooding. As Oradell is lacking public open space, this area might be suitable for removal of impervious coverage and re-development as parkland with both active and passive recreation at some future time. There is enough land for ballfields and riparian restoration. This area is a filled wetlands. Any wetlands or other permits or expansion of commercial use should receive full scrutiny. This land should be designated CES. The designation of a site as at CES, a Critical Environmental Site on the State map only assures that such a site is not appropriate for automatic approvals of development permits. The current designations of these areas as PA-1 could otherwise cause presumptive permitting under the Fast Track Law.

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #8                      Planning Area                      X CES                      HCS

Reason for Change: Adjacent Riparian Cliffs located South of Marie Rossi Park (Block 112 Lot 7; Block 115 Lots 7, 8 and 9; Block 117 Lot 11.) Also across Kinderkamack Road are the Green Cliffs of Kinderkamack an important scenic vista to the town. That should also be CES. Block 108 lot 8; Block 107 Lot 29; Block 106 Lot 5; Block 104 Lot 1. Rossi Park in close proximity to the Riparian Corridor. (Block 118 lot 1 – 4.75 acres) Rossi Park located in close proximity (diagonally East) of Van Buskirk Island. Both the woods and Hoffman Ballfield should be CES.

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002;*

Amendment #9

Submitted and subsequently withdrawn.

NJOSG MAP AMENDMENT DOCUMENT

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Date: September 16, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #10                      X Planning Area                      X CES                      HCS

Reason for Change: Town Parkland in close proximity to Riparian Corridors.

Maple Avenue Park adjacent to the Oradell Railroad Station. [Block 1203 Lots 1 & 2]

This town park provides scenic views and Open Space amenities. It is located adjacent to the Oradell Island Chain riparian corridor on the other side of the Railroad tracks. Much of the land that borders on the Railroad tracks throughout Oradell and the Pascack Valley serves an important role as valuable wildlife habitat. This is only natural. The Railroad exercised its power to build its tracks where the land was flat along the riversides. They didn't build up and across the steep hillsides of Soldier Hill, they may have even possibly used existing trails (perhaps even of Native American origin.) Some areas along the tracks may have already been developed as mills and factories along the River. Other areas next to the tracks were wetlands and/or harder to develop. By modern standards these have stayed relatively undeveloped except for the tracks. The railroad appropriated the Riparian corridor for its tracks, the good news is much of this track right of way still serves important riparian habitat functions and buffers the River from other encroachments.

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition.

Amendment #11                      X Planning Area                      CES                      HCS

Reason for Change: Schirra Park; [Block 1101 Lot 1] Schirra Park was formerly the site of the Delford Hotel. The Delford Hotel was a resort hotel. People would travel to Oradell formerly known as Delford to canoe and swim in the Hackensack and enjoy the white sandy shoreline, clear clean water and fishing. This formerly developed site was recycled and rehabilitated for park land and provides an important scenic vista in close proximity to the riverside.

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition.

Amendment #12

Submitted and subsequently withdrawn.

Amendment #13                      X Planning Area                      CES                      HCS

Elizabeth Street Pocket Park; [Block 220 lot 21] – 1.5 acres of sparse trees and grass. Mark as park, not CES.

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography*, 2002.

NJOSG MAP AMENDMENT DOCUMENT

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Date: September 16, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #14. Planning Area X CES HCS

Champion Ginko Property; 555 Kinderkamack Road; Block 708 Lot 7; Block 708 Lot 8; Mark CES

The developer of this office building built their entrance around the Ginko Tree that is approximately 400 plus year old. Mayor Carolyn Hague led the fight to protect and preserve the tree.

It is has the largest crown spread of any Ginko in the state. This tree is 71 feet high with a crown spread of 88 feet, a girth of 17 feet around, and measures 297 points under the American Forests point system. (Ginkos do naturalize although it is somewhat rare. A smaller Ginko on the adjacent property with a diameter of more than two feet was most likely descended from this tree. Unfortunately that smaller tree was removed in 2004 as the adjacent property's house was torn down and the landscaping was clear cut to make way for a Funeral Home.)

The Ginko at 555 Kinderkamack is in good health and was documented in the Rutgers University publication, "Exotic Trees In New Jersey, Greater Philadelphia and Metro New York.". This report lists roughly 400 champion trees. Only about 5% of the trees listed are on private property.

Oradell's champion Ginko is further distinguished as it is on private property and not located in a botanical garden or arboretum and is an important landmark and visual asset to the community.

Source: Exotic Trees In New Jersey, Greater Philadelphia, and Metro New York; page 5 listing Ginko biloba.

Amendment #15 X Planning Area CES HCS

Grant Field & Playground; Block 1312 Lot 15 – 1.89 acres; Mark as park. Borough parkland used for active recreation. The park has a youth 60' baseball field, blacktopped basketball court and playground area and is also used for soccer. This park is on the New Milford border and Oradell has provided a formal entrance to the park from Summit Avenue in New Milford. The two entrances in Oradell are on Grant and also off of Bergen Blvd. The playground is newly improved.

Source: Map: Borough of Oradell, Inclusionary Housing Site showing ZONING. And pages 32-33 of explaining CR (Conservation/Recreation) Zoning definition.

NJOSG MAP AMENDMENT DOCUMENT

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Date: September 16, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

**AMENDMENTS:**

Amendment #16 Planning Area X CES HCS

Garden Place Meadow at Genter Avenue; [Block 1205 Lot 1] – 2.8 acres Undeveloped Land in the Riparian Corridor located just across the railroad tracks from the Island Chain, the Meadow is currently mowed by the Oradell DPW. The Pascack Valley Railroad built their tracks in a prime riparian corridor. The tracks still function as part of the greenway/blueway habitat.

Garden Place Meadow has some phragmites and second growth woods surrounding the mowed area. This land is owned by the Borough and its use is undecided. It had been functioning as de facto parkland for decades. The Audubon report notes that Gauging Station area is narrow. Developing this parcel would make it narrower still and would impact the riparian zone. The Environmental Committee recommends its protection. It should be marked CES.

Source:

Amendment #17

Submitted and subsequently withdrawn.

Amendment #18

Submitted and subsequently withdrawn.

Amendment #19 Planning Area X CES HCS

Block 100 Lots 1, 2, 3, 4 and 5 in the riparian corridor and Hackensack River flood zone. The width of these lots are 50 feet to just over 60 feet at some places. This is the New Jersey Transit tracks and right-of-way that bisects the town. The single track Pascack Valley commuter passenger line runs from North to South in the morning and from South to North in the evening. The Borough of Oradell and eight other towns sued NJT in 2004 to prevent NJT from building a rail siding in the wetland forest adjacent to the Oradell Reservoir and stop any expansion for freight service.

These railroad lots serve as part of the greenway for wildlife in the riparian corridor. Each lot is at least 50 feet wide with the ballasted track area is roughly 20 feet across, (the track gauge is 5 feet across, the railroad ties extend 2 feet on each side). Most of the area along the sides of the single track is undeveloped, with wetlands, vegetation and abundant animal life.

Commuter rail service benefits the public but the location of this track so close to the river is a violation of the Public Trust Doctrine. The New York & New Jersey Railroad was able to appropriate these lands along the riverbank in the 1870's when environmental protections did not exist. This land should be marked CES so that any future applications for wetlands or stream encroachment or any other permits are given full scrutiny.

## **PARAMUS**

- I. Municipality: Borough of Paramus
- II. Date of Meeting: October 15, 2004
- III. Those in attendance:
- Laura LiVecchi, Bergen County
  - Peter Tenkate, Borough Engineer
  - Lou Romano, 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

## **RIVER EDGE**

I. Municipality: Borough of River Edge

II. Date of Meeting: October 15, 2004

III. Those in attendance:

- Laura LiVecchi, Bergen County
- Christopher Helms, Bergen County
- Ken Aloisio, Bergen County
- John Felice, Borough of River Edge

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

## **ROCHELLE PARK**

- I. Municipality: Township of Rochelle 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?

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

- X NO, we do not intend to make changes to the State Plan map  
Note: Lack of meeting/response indicates NO intent to make changes with County as the Negotiating Entity.

## **SADDLE BROOK**

- I. Municipality: Township of Saddle Brook
- II. Date of Meeting: October 15, 2004
- III. Those in attendance:
- Laura LiVecchi, Bergen County
  - Kathryn Gregory, Kauker Associates
  - 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

**Bergen County Cross Acceptance  
Saddle Brook, NJ**

**QUAD # N4052.5-W7400/7.5  
Hackensack, NJ**

**MAP LEGEND**

**Critical Environmental Sites**

Amendment CES1                      Planning Area X CES                      HCS  
Reason for Change: Eliminate the CES on the preliminary map because the Township engineer has found that this area does not meet the criteria for a CES.  
Source: Township engineer; Birdsall Engineering.

**Municipal Parkland**

Amendment P1                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of municipal parkland.  
Source: Avon Park has received Community Development Block Funds and also funding from the Statewide Livable Communities Program (see enclosed documents). This park also received Green Acres funding in the 1980s. Although documentation could be found in the municipal files, this should be on record with the state.

Amendment P2                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of municipal parkland.  
Source: Mayhill Street Park received Green Acres funding in the 1980s. Although documentation could be found in the municipal files, this should be on record with the state.

Amendment P3                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of municipal parkland.  
Source: 40 Sampson Street Park has received Open Space Trust Funds in 2004 for the construction of recreation fields (see enclosed documents).

Amendment P4                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of municipal parkland.  
Source: Kern Street Park has received Community Development Block Grant Funds (see enclosed documents).

Amendment P5                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of municipal parkland.  
Source: Woitscheck Field is a little league field that is owned by the municipality but has been restricted by deed for little league use since the 1950s. However, a copy of this deed could not be retained at this time.

Amendment P6                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of municipal parkland.  
Source: 5th Street Park has received Community Development Block Grant funds (see enclosed documents).

Amendment P7                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of municipal parkland.  
Source: Little League Field is a little league field that is owned by the municipality but has been restricted by deed for little league use since the 1950s. However, a copy of this deed could not be retained at this time.

### **Affordable Housing**

The Township of Saddle Brook has completed its Round 2 COAH obligation in early 2004, partially the result of litigation. The following sites have been zoned for affordable housing:

Amendment AH 1                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of affordable housing sites.  
Senior Living: Block 707, Lots 1, 2, 29, and 30  
60 market rate units; 12 RCA units

Amendment AH 2                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of affordable housing sites.  
10 Sampson Street; Block 705, Lot 22  
38 market rate units; 6 RCA units

Amendment AH 3                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of affordable housing sites.  
Mayhill Street: Block 910, Lot 2  
143 market units; 15 affordable units; 8 RCA units

Amendment AH 4                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of affordable housing sites.  
Van Bussum Avenue: Block 402, Lots 1 and 2  
68 market rate units; 12 affordable housing units; 24 RCA units

Amendment AH 5                      X Planning Area                      CES                      HCS  
Reason for Change: Technical Change. Addition of affordable housing sites.  
Midland Avenue: Block 101, Lot 8  
39 market rate units; 8 RCA units

Amendment AH 6

X Planning Area

CES

HCS

Reason for Change: Technical Change. Addition of affordable housing sites.

Market Street: Block 703, Lot 31

Group Home; 5 affordable housing units

## **TEANECK**

- I. Municipality: Township of Teaneck
- II. Date of Meeting: September 8, 2004
- III. Those in attendance:
- Laura LiVecchi, Bergen County
  - Fred Guggenheim, Vice Chair, Environmental Commission
  - Wallace E. Cowan, Chair, Parks, Playgrounds
  - Steven Gluck, Construction Official and Zoning Officer
  - Harry R. Kissileff, Chair, Environmental Commission
  - Burt Samuelson, Bergen County
  - Lissette Aportela-Hernandez, Assistant to Municipal Manager
  - Christopher Helms, 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 15

Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS:**

Amendment #1 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; John Ackerman House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

Amendment #2 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; Banta-Coe House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

Amendment #3 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; Brinkerhoff-Demarest House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

Amendment #4 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; Kipp-Cadmus House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS:**

Amendment #5 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; Adam Vandelinda House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

Amendment #6 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; James Vandelinda House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

[Amendment #7 is located in Quad 42, Weehawken, NJ-NY]

Amendment #8 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; Thurnauer House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

Amendment #9 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; Lutheran (Van Buskirk) Cemetery.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

[Amendment #10 is located in Quad 42, Weehawken, NJ-NY]

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #11 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Maria W. Andres Memorial Park.  
Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

[Amendments 12 through 14 are located in Quad 32, Yonkers, NY-NJ]

Amendment #15 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Dr. Bernett S. Bookstaver Park.  
Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #16 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Clarence W. Brett Park.  
Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #17 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Continental Park.  
Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

[Amendment 18 is located in Quad 32, Yonkers, NY-NJ]

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #19 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Feldman Nature Preserve.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #20 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Harte Park.

Note this park is part in Quad 31 and part in Quad 32.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

[Amendment #21 is located in Quad 32, Yonkers, NY-NJ]

Amendment #22 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Hawthorne Park.

Note this park is part in Quad 31 and part in Quad 32.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #23 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Herrick Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #24 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Mackel Field.

Note this park is part in Quad 31 and part in Quad 32.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #25 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Milton G. Votee Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #26 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Milton G. Votee Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #27 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Milton G. Votee Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #28 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Eleanor Manning Kieliszek Greenbelt Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #29 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Eleanor Manning Kieliszek Greenbelt Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #30 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Phelps Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #31 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Phelps Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #32 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Phelps Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #33 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Sagamore Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #34 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: South Gaylord Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #35 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: South Gaylord Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #36 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Terhune Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #37 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Tokoloka Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #38 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Dr. Martin Luther King, Jr. Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

[Amendment#39 is located in Quad 32, Yonkers, NY-NJ]

Amendment #40 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Windsor Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #41 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Windsor Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #42 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Windsor Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #43 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Windsor Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #44 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Windsor Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #45 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Francis E. Hall Veterans Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #46 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Windsor Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #47 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Hackensack River Greenway.

Source: Section 33-23 (f) (3) c. from the Teaneck Town Code; Hackensack River Setback Requirements.

Amendment #48 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: NJ Route 4 Greenbelt.

Source: Resolution No. 119-04, dates April 1, 2004.

Amendment #49 Planning Area CES HCS

Reason for Change: Technical Addition. Addition of open water: French Creek.

Source: Pages 30 through 43 of the Township of Teaneck Environmental Resource: Inventory. Map 5: Streams Map of Teaneck, NJ.

Amendment #50 Planning Area CES HCS

Reason for Change: Technical Addition. Addition of open water: Wendel's Brook.

Source: Pages 30 through 43 of the Township of Teaneck Environmental Resource: Inventory. Map 5: Streams Map of Teaneck, NJ.

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 31  
USGS Quad Name: Hackensack, NJ

## **AMENDMENTS**

Amendment #51 Planning Area CES HCS  
Reason for Change: Technical Addition. Addition of open water: Cadmus Brook.  
Source: Pages 30 through 43 of the Township of Teaneck Environmental Resource:  
Inventory. Map 5: Streams Map of Teaneck, NJ.

Amendment #52 Planning Area CES HCS  
Reason for Change: Technical Addition. Addition of open water: Hirshfield Brook.  
Source: Pages 30 through 43 of the Township of Teaneck Environmental Resource:  
Inventory. Map 5: Streams Map of Teaneck, NJ.

Amendment #53 Planning Area CES HCS  
Reason for Change: Technical Addition. Addition of open water: Teaneck Creek.  
Note this creek is part in Quad 31 and part in Quad 42.  
Source: Pages 30 through 43 of the Township of Teaneck Environmental Resource:  
Inventory. Map 5: Streams Map of Teaneck, NJ.

[Amendment#54 is located in Quad 43, Weehawken, NJ-NY]

Amendment #55 Planning Area CES HCS  
Reason for Change: Technical Addition. Addition of open water: Hackensack River.  
Note this river is part in Quad 31 and part in Quad 42.  
Source: Pages 30 through 43 of the Township of Teaneck Environmental Resource:  
Inventory. Map 5: Streams Map of Teaneck, NJ.

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 32  
USGS Quad Name: Yonkers, NY-NJ

## **AMENDMENTS**

Amendment #12 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Argonne Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #13 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Argonne Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #14 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Argonne Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #18 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Coolidge Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

County Name: BERGEN  
OSG Quadrangle Number: 32  
USGS Quad Name: Yonkers, NY-NJ

**AMENDMENTS**

Amendment #21 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Hawthorne Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

Amendment #39 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Tryon Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

# NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

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

## **AMENDMENTS**

Amendment #7 Planning Area CES X HCS

Reason for Change: Addition of Historic Site; Casper Westervelt House.

Source: Township Of Teaneck Master Plan, 1994 edition, Historic Preservation Plan Element, pages 22-27. Map of Historic Preservation Plan Element, Township of Teaneck, Bergen County, New Jersey (Plate 32).

Amendment #10 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park: Ammann Park.

Source: Letter dated April 21, 1995 and accompanying list of "Recreation and Open Space Inventory of the Township of Teaneck" and document titled: "Recreation & Open Space Inventory; General Information."

NJOSG MAP AMENDMENT DOCUMENT

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Date: September 8, 2004

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

**AMENDMENTS**

Amendment #54 Planning Area CES HCS

Reason for Change: Technical Addition. Addition of open water: Overpeck Creek.

Note this creek is part in Quad 43 and part in Quad 42.

Source: Pages 30 through 43 of the Township of Teaneck Environmental Resource: Inventory. Map 5: Streams Map of Teaneck, NJ.