

Comment Period Bergen County Draft Cross-Acceptance Report

Pursuant to N.J.S.A. 40:27-4 and N.J.A.C. 5:85-3, the Public Hearing on the Bergen County Draft Cross-Acceptance Report for the State Development and Redevelopment Plan was held on Monday, January 10, 2004 at the Bergen County Administration Building. The public was invited to comment orally at this public hearing, in addition to submitting written comment. Written comments were also provided electronically, by facsimile copy, and via mail, with a deadline of the close of business on Wednesday, January 12, 2005, in order to ensure inclusion in the Final Report. A copy of the Draft was made available for review at each Municipal Building, in the offices of the Bergen County Department of Planning and Economic Development, and the New Jersey Documents Collection of the Johnson Public Library (Bergen County Cooperating Library System) in Hackensack.

All comments received during this period are included on the following pages, which include:

- Summary of points raised at Public Hearing
- Public Hearing Notice, Materials, and Attendance Sheet
- Submission of written comments
- Changes relative to State Plan Policy
- Updated Projections by Municipality

The Bergen County Cross-Acceptance Report has been submitted for the approval of the Bergen County Board of Chosen Freeholders, at their regularly scheduled public meeting on Wednesday, January 19, 2005 at 8:00 pm at the Bergen County Administration Building. Upon the approval of the Board of Chosen Freeholders, the Draft Report, including comments, will become the Final Cross-Acceptance Report, and transmitted as such to the New Jersey Office of Smart Growth and the State Planning Commission. Each municipality will receive the additional information received and compiled during the Comment Period, to add to their report, as well as a new cover denoting that the bound copy is the Final Cross-Acceptance Report.

MINUTES OF PUBLIC HEARING FOR BERGEN COUNTY DRAFT CROSS-ACCEPTANCE REPORT

Bergen County Administration Building
Fourth Floor Learning Center
Hackensack, New Jersey

Monday, January 10, 2005

Staff

Bergen County Department of Planning & Economic Development

- Donna Orbach, P.P., AICP
- Christopher Helms, P.P., AICP
- Kenneth Aloisio
- Laura LiVecchi, Cross-Acceptance Coordinator
- Farouk Ahmad, P.E.

Summary of Comments Received:

- **Overall Cross-Acceptance Effort.** Comments were received praising the staff for their efforts from constituent municipalities in preparing a complete compendium reflective of their concerns and substantive changes to the overall State Plan.
- **Final Map Dissemination.** Several requests were made to see the final map once the State Planning Commission has reviewed and approved the proposed mapping changes. *Staff commented that upon completion of mapping changes by the State, we would look into accommodating the preparation of maps and providing GIS capabilities.*
- **Critical Environmental Sites (CES) Mapping in State Plan.** Several questions were raised regarding the mapping of Critical Environmental Sites (CESs) and how they would be reflected on the State Development and Redevelopment Map. *Staff responded that this was still an issue to be resolved by the State Planning Commission: whether CESs would remain on the State Plan Map or become an informational layer within the State Plan, for use in concert with the Department of Environmental Protection's (DEP) data sets. Staff would reach out to municipalities when the determination was made.*
- **Next Steps in Cross-Acceptance.** Questions were raised by several individuals regarding the next steps of the process. *Staff responded that upon approval by the Freeholders*

and transmission to the State Planning Commission, we would await word from the Office of Smart Growth regarding their acceptance/denial of policy and mapping changes. A Negotiation Session will be scheduled with members of the State Planning Commission, Office of Smart Growth, Bergen County, and representatives of the affected municipalities invited. This session provides the opportunity to further support the mapping and policy changes, and provide additional supporting documentation, and affords the State Planning Commission the opportunity to comment and substantiate their position. Based upon this negotiating session, the County will make further modifications as necessary. The final mapping changes will then be presented as part of the final State Plan to be approved by the State Planning Commission sometime during the fall of 2005. Once mapping changes have been approved, Bergen County will devise appropriate public outreach regarding the final map.

- **Submission of Municipal Questionnaires.** Several requests were made to submit municipal questionnaires during the public comment period. Staff responded that questionnaires, along with all other comments, would be received until 4:30 pm, January 12, 2005. All comments, questionnaires, and mapping changes received by this deadline would be incorporated as an addendum to the draft report and presented to the Bergen County Board of Chosen Freeholders at their public meeting on January 19, 2005 for approval as the Final Report and transmitted to the State Planning Commission. Any comments or changes submitted after January 12 must be submitted directly to the Office of Smart Growth for consideration. All municipalities have the right to file dissenting reports directly to the State Planning Commission.
- **Highlighting State Plan Policy Changes.** A municipal representative requested that their proposed change to State Plan Policies be highlighted for State Planning Commission review. Staff comment was that this would be accommodated. This is reflected in the addendum submitted as part of the Comment Period, and incorporated into the Final Cross-Acceptance Report.
- **Parks Designation for Regional Facilities.** A representative from the Palisades Interstate Park Commission asked how the State Plan viewed the PIP and how that compares to other parks. Staff responded that local, state, and national parks in the State Plan are designated as Planning Areas 6,7, and 8 respectively. These designations are essentially the same, as park designation on the State Plan is considered land permanently protected from development. Staff also called attention to the substantive materials submitted as a portion of the overall Report, wherein the Palisades were identified as a key regional resource that would also provide a potential Plan Endorsement resource for communities in the Northern Valley sector of the County.
- **Urban vs. Suburban Designations (relative to Planning Areas).** A representative from the Borough of Oradell commented that although the majority of Oradell is designated as “urban” it is far more “suburban” in character. It was also noted that Oradell is the site of numerous critical environmental features including forests and freshwater wetlands.

- ***Highlands Designation within the State Plan.*** A question was asked regarding whether municipalities in the Highlands could submit changes to the State Plan, or would the Highlands Council be responsible for doing so. *Staff replied that the Borough of Oakland and Township of Mahwah [Bergen County municipalities partially in the Highlands Planning and Preservation Areas] could propose changes to the State Plan in the same manner as the other municipalities. Herman Volk, a representative of the Office of Smart Growth, indicated that the Highlands would likely be treated in the same manner as other "Special Districts" within the State, with a Council or Commission overseeing their preservation and development initiatives (i.e., the New Jersey Meadowlands and the Pinelands). Further mention was made that the New Jersey Department of Community Affairs (DCA) had been charged with coordinating all efforts of the State and Regional agencies at the onset of Cross-Acceptance, and would likely do so as this information was synthesized into the Final New Jersey State Development and Redevelopment Plan.*

- ***Acceptance of Changes made by Municipal Cross-Acceptance Representatives.*** A general question was asked regarding whether all changes proposed by municipalities were accepted by the County. *Staff replied that Bergen County supported all of the proposed changes made by the municipalities.*

Note attachments to these minutes:

- **Public Hearing Notice**
- **Sign-In Sheet**
- **Contact information for Office of Smart Growth**

PUBLIC HEARING NOTICE
BERGEN COUNTY DRAFT CROSS-ACCEPTANCE
REPORT

Pursuant to N.J.S.A. 40:27-4 and N.J.A.C. 5:85-3, The Public Hearing on the **BERGEN COUNTY DRAFT CROSS-ACCEPTANCE REPORT** for the **State Development and Redevelopment Plan** will be held on Monday, January 10, 2004 at the Bergen County Administration Building, 4th Floor Learning Center, One Bergen County Plaza, Hackensack, NJ 07601 at 7:00 pm. The County Administration Building is located on the northeast corner of Kansas and Hudson Streets in Hackensack, NJ. The public may comment orally at this public hearing in addition to submitting written comment. Written comments may be provided electronically, by facsimile copy, or by the United States Postal Service or other comparable delivery system and must be received by the close of business on Wednesday, January 12, 2005 to be included in the Final Report. Written comments should be submitted to Farouk Ahmad, Director, Bergen County Department of Planning & Economic Development, One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601. Fax: (201) 336-6449; electronically to: llivecchi@co.bergen.nj.us. A copy of the Draft is available for review at each Municipal Building and in the Johnson Library, NJ Documents Collection, 274 Main Street, Hackensack, NJ between 9 am. and 5 pm.

The approval of the Bergen County Final Cross-Acceptance Report will be held at the regularly scheduled public meeting of the Bergen County Board of Chosen Freeholders on Wednesday, January 19, 2005 at 8:00 pm at the Bergen County Administration Building, Frecholder Public Meeting Room, 5th Floor, Hackensack, NJ.

BERGEN CTY BD OF CHOSEN FREEHOLDERS
One Bergen County Plaza Rm 523
Attn: J. Maher
Hackensack NJ 07601

1226378

The Record

STATE OF NEW JERSEY
COUNTY OF PASSAIC SS:

Colin Kelly

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group Inc., publisher of The Record. Annexed hereto is a true copy of the notice that was published on the following date(s):

12/27/04

**PUBLIC HEARING NOTICE
BERGEN COUNTY DRAFT
CROSS-ACCEPTANCE REPORT**
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December 27, 2004-Fee:\$47.46(42) 1226378

in The Record, a newspaper of general circulation and published in Hackensack, in the county of Bergen and circulated in Bergen, Passaic, Hudson, Morris and Essex Counties. Said newspaper is published seven days a week.

Subscribed and sworn before me this

27 day of

Dec. 2004
at West Paterson, NJ

Paul A. Shero
A Notary Public of New Jersey

[Faint, illegible text]

BERGEN CTY BD OF CHOSEN FREE: 1226688
One Bergen County Plaza Rm 523
Attn: J. Maher
Hackensack NJ 07601

HERALD NEWS

STATE OF NEW JERSEY
COUNTY OF PASSAIC SS:

Judy Vance

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group Inc., publisher of Herald News. Annexed hereto is a true copy of the notice that was published on the following date(s):

Dec 27, 2004

**PUBLIC HEARING NOTICE
BERGEN COUNTY DRAFT
CROSS-ACCEPTANCE REPORT**

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Herald News-1226688
Fee: \$23.00
December 27, 2004

in Herald News, a newspaper of general circulation and published in West Paterson, in the county of Passaic and circulated in Bergen, Passaic and Essex Counties. Said newspaper is published seven days a week.

Subscribed and sworn before me this

27 day of

Dec 2004
at West Paterson, NJ

Dorothy Zolnowski
A Notary Public of New Jersey

DOROTHY ZOLNOWSKI
Notary Public
State of New Jersey
My Commission Expires Sept. 30, 2007

PLEASE SIGN IN

PUBLIC HEARING ON THE BERGEN COUNTY DRAFT 'CROSS-ACCEPTANCE REPORT'
FOR THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN
MONDAY, JANUARY 10, 2004

Name	Affiliation/Address	Phone
ANDREW F. GRAYBUSH	15 BLOOMFIELD AVE HEP-SCD N. Caldwell WMA 5 REP.	973-364-0786
J. Sellinger	Tenafly Boro	201 218 0806
STEVEN GLUCK	TOWNSHIP OF TENNESSEE	201-837-4830
STEVEN WEINSTEIN	BORO OF FAIRLAWN	201-833-8666
Tina Schveida	Meadowlands Conservation Trust	201-777-2410
Dennis Schveida	Sierra Club	973-427-6863
MAYOR WALTER WARGACKI	WALLINGTON	973-777-0318
JULIE S LAUBER	FRANKLIN LKS PLBD	201-337-1077

PLEASE SIGN IN

PUBLIC HEARING ON THE BERGEN COUNTY DRAFT CROSS-ACCEPTANCE REPORT
FOR THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN
MONDAY, JANUARY 10, 2004

Name	Affiliation/Address	Phone
F. M. Conte	Frank Lake Planning Board Frank Lakes NJ	212 777 113
Scott S. Spizoviero	BORO OF FORT LEE	201 487 5900
THOMAS J. DUCH	CITY MGR CITY OF GARFIELD	973-340-2000
Jason Feldman	Project Planner Burdis Associates	201-666-1811
GEORGE D. FOSDICK	MAYOR VILLAGE OF RIDGEFIELD PARK	201-641-4950 EXT. 2
Ryan W. Repp	Rutherford / Little Ferry (Schoor Detalma)	(732) 577-9000 x1408
Robin O'Hearn	Skylands CLEAN	973-616-1006
Betsy Kohn	Sierra Club, North Jersey	201-461-4534

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PUBLIC HEARING ON THE BERGEN COUNTY DRAFT CROSS-ACCEPTANCE REPORT
FOR THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN
MONDAY, JANUARY 10, 2004

Name	Affiliation/Address	Phone
MARTHA LIEBLICH	BORO OF LEONIA	201-592-7887
HERMAN VOLIK	NJ OFFICE OF SMART GROWTH	609 633 7729
ANDREW MARJIS	ORADELL COUNCILMAN	201-599-0020
MIKE HEASON	ORADELL	262 9472
CHRISTOPHER HEYER	EMERSON	265-0659
CHRISTOPHER HELMS	Bergen County Planning	(201) 336-6443.
NICK DILANDRO	OAKLAND PLANNING E.C. BOARD	201 337-4351
KEVIN TREMBLE	Tenafly Planning Board Palisades Intersect Park Citizen Advis. Council	201 489-1333

PLEASE SIGN IN

PUBLIC HEARING ON THE BERGEN COUNTY DRAFT CROSS-ACCEPTANCE REPORT
FOR THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN
MONDAY, JANUARY 10, 2004

Name	Affiliation/Address	Phone
Bruce Stewart	Borough of Hawthth	201-385-8010
Robert Reynolds	Borough of Oradell	201-262-8930
Mark Becker	Bergen Surin	201-666-1877
Lauren Mehrlein	New Milford Environmental	201-265-6872
Donna Orbach	Bergen County Planning	(201) 334 6438

For further questions on State Plan-related policies and procedures, please contact Paul Drake, the Bergen County Area Representative for the Office of Smart Growth at the following location:

Paul Drake, AICP/PP
Special Projects
Telephone: (609) 292-3730
Email: pdrake@dca.state.nj.us

Address mail to:

Paul Drake
New Jersey Department of Community Affairs
Office of Smart Growth
P.O. Box 204
Trenton, New Jersey 08625-0204

Updated Projections by Municipality



COUNTY OF BERGEN
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

One Bergen County Plaza • 4th Floor • Hackensack, N.J. 07601-7076
Tel. (201) 336-6446 • Fax (201) 336-6449

Dennis McNerney
County Executive

Farouk Ahmad, P.E.
Department Director

December 8, 2004

David Heller
North Jersey Transportation Planning Authority
One Newark Center, 17th Floor
Newark, New Jersey 07102

VIA FACSIMILE and U.S. Mail

Dear Mr. Heller:

As part of the Bergen County Cross-Acceptance process, projections of population and employment were discussed with the municipal representatives. 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. Information generated by Census 2000 and various regional agencies were presented, coupled with a review of anticipated development patterns and growth potential. Where Regional Agency-generated projections were in line with all of these contributing factors, these projections stood. Where there was a disconnect between these numbers and the anticipated development of a municipality, the projections were adjusted based upon municipal expertise. These projections are presented in the Tables accompanying this correspondence.

Overall, population is projected to remain relatively on-track as we move forward, increasing by a factor of 9 percent by 2025 in Bergen County, to a total of 964,000 (subject to change via further refinement for the Final Cross-Acceptance Report). Bergen County is expected to flex its muscles as an economic power to contend with, strengthening its hold on the employment side, with an increase of 35.3 percent by 2025. Given that developable land is at a premium here in this densely-developed landscape, much of this growth would be accommodated via redevelopment. As such, our municipalities should consider making strides to accommodate future growth and heightened densities, where appropriate, through mixed-use development and clustering, while also preserving the resources, open space, and community character that serve as the very lifeblood of their quality-of-life.

Noting this, one particular area of concern is the discrepancy between population and employment projections and what is reality, is where a municipality is host to major educational and public institutions. Census data and hence, projections, do not account for student populations residing on campus as well as commuter student populations. This particular concern raises a red flag with regards to identifying transportation issues, infrastructure needs, and can have an impact on conformity determination. The presence of such institutions generate significant traffic volumes, which do not appear as a variable anywhere in the population or employment equation. This is of particular concern in Mahwah (Ramapo College), Teaneck (Farleigh Dickinson University), Rutherford and Lodi (Felician College), and Paramus (Bergen Community College). This also poses a concern in locations featuring other indigent populations, including hospitals and public institutions.

Varied types of employment also generate a spectrum of tripmaking, of different intensity. Mall locations generate a different number of trips per employee than, say, a warehouse location. Straight employment figures do not account for these variables. As such, these intricacies should be worked into any modeling initiative that identifies tripmaking and intensity. The differential between "covered employment" and actual number of employees should also be noted.

Another issue regarding employment data from various sources (including Equifax, which forms our 1996 employment base data) is the allocation of employees to "headquarters" locations. In many cases, large numbers of employees are assigned to a particular centralized corporate locale but are actually employed elsewhere (satellite offices, branches, warehouses, mobile employment), and generating trips elsewhere.

Also, the usage of Census Tracts as the basis of Traffic Analysis Zones (TAZs) presents a problem for municipal projections where more than one municipality is included in a tract. This presents a problem for the logical aggregation/disaggregation of data, and as such, more refinement would be needed in such areas as Teterboro and South Hackensack (which share a census tract), as well as Rockleigh and Northvale (which also share in this phenomenon).

Thank you for your attention to these matters. The attached information contains valuable information regarding individual municipal datasets and projections, as broken down by planning region. Should you have any questions, please feel free to contact our office.

Sincerely,

Farouk Ahmad
Director



County of Bergen
Department of Planning and Economic Development
One Bergen County Plaza • 4th Floor • Hackensack, NJ 07601-7076
Tel: (201) 336-6446 Fax (201) 336-6449

Fax

To: David Heller, NJTPA

Fax: (973) 639-1953

Pages incl. cover sheet:

9

Phone: (973) 639-8400

Date: Jan. 13, 2005

From: Chris Helms

Phone: (201) 336-6443

Re: Updated Cross-Acceptance Projections

• **Comments:**

Dave,

Following, please find the updated "Cross Acceptance Demographic & Economic Indicator" tables from the Cross-Acceptance Report.

Please note the changes for the following municipalities, which submitted new projection numbers during the Comment Period of the Draft Cross-Acceptance Report:

- Fairview
- Little Ferry
- Lyndhurst
- Saddle River

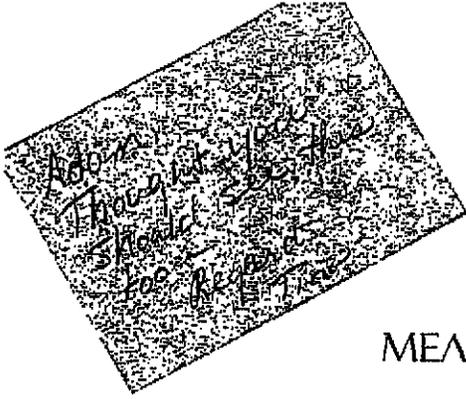
Also note that Little Ferry has updated household projections for 2025 (4,779), as does Lyndhurst (11,124).

Please note that these changes have resulted in a retabulation of totals by County Planning Regions and for the overall County.

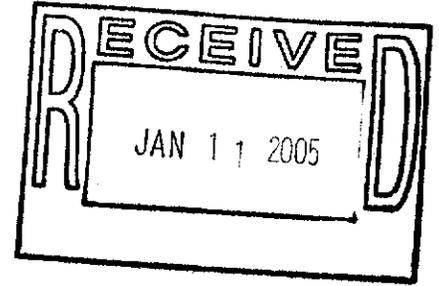
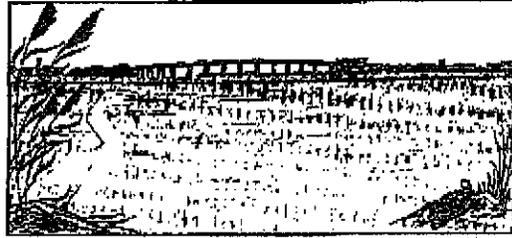
Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact me.

Chris

Submission of Written Comments



Protecting the Environment



MEADOWLANDS CONSERVATION TRUST
Serving the Entire Hackensack River Watershed

One DeKorte Park Plaza t Lyndhurst, NJ t 07071 t PHONE: 201-777-2410 t FAX: 201-460-1711 t www.meadowlandsconservationtrust.org
January 11, 2005

Mr. Farouk Ahmad, Director
Bergen County Department of Planning & Economic Development
One Bergen County Plaza, 4th floor
Hackensack, NJ 07601

RE: Bergen County Draft Cross – Acceptance Report

Dear Farouk,

I would like to commend you and your staff for handling Bergen County's Cross Acceptance Compliance meetings and putting together the impressive *Bergen County's Cross Acceptance Compliance Report*. This task may have been daunting and unwhedling for some Counties to handle; however, Bergen County rose to the mission with a solid team effort.

The entire *Cross Acceptance Report* is a particularly important for all. Being able to implement the narratives will be difficult but after attending several of the Cross Acceptance meetings, I feel that most municipal officials do want to see health and quality of life issues achieved through land preservation. Bergen County will be playing a key role statewide in this acquiescence. While the entire NJ may not be able to be in compliance and correctly recognize site specific land parcels, I'm sure that Bergen County will do its best to make sure that proper sensitive areas and correct block and lots are identified for mapping and preservation purposes. Key accurate mapping identification will also be important.

As you are well aware, New Jersey will be the first state in our nation to reach build out capacity. While the ratable chase is just that, in the end when there is no more land to be developed in NJ, what then? Will state residents still want to continue to live here if both their health and quality of life are not addressed and met? By keeping our open space, parks and recreation areas in tact, and even adding to them when land becomes available, we will be offering NJ residents a better atmosphere to live and work in.

I look forward to working more with the entire Bergen County Department of Planning & Economic Development in the future. Together we can keep Bergen County a great place to reside, work and spend leisure time in.

Sincerely,

Tina Schvejda, Executive Director



New Jersey Chapter

139 West Hanover St., Trenton, NJ 08618

TEL: (609) 656-7612 FAX: (609) 656-7618

www.SierraActivist.org

www.SierraClub.org/NJ

January 12, 2005

Mr. Farouk Ahmad,
Director Bergen County Dept. of Planning
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

VIA TELECOPIER 201 336 6449

Dear Mr. Ahmad:

I attended the Bergen County Draft Cross Acceptance meeting on January 10th and was impressed with the work that the Planning Department has done to facilitate cross acceptance on behalf of the municipalities. At the meeting I requested and obtained a copy of the Map Amendment Documents that was not included in the original Draft Report binder.

The lack of printed maps makes comment difficult for the public, although I am appreciative of your efforts to disseminate the text based information. I find that I am at a serious disadvantage in interpreting some of the map data as I have not seen the maps themselves and many of the amendments are vague as to location.

In reviewing the text of the Map Amendment Documents I was struck by the variation between the municipalities. Several towns such as Franklin Lakes, Oradell and Norwood had very thorough documentation. Unfortunately other towns such as River Edge and Waldwick did not have any changes. This variation raises questions about whether Critical Environmental Sites may be overlooked in some towns.

I was able to compile some statistics on the map amendment documents for the municipalities on the following pages.

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Key Municipalities With Minimal Map Amendments

<u>MAD</u>	<u>Municipality</u>	<u>Park</u>	<u>HCS</u>	<u>Identify CES</u>	<u>Delete CES</u>
0	Bergenfield				
0	Bogota				
0	Maywood				
0	Midland Park				
0	Montvale				
0	River Edge				
0	Rochelle Park (not participating in cross acceptance)				
0	Upper Saddle River				
0	Waldwick				
0	Wallington				
0	Washington Twnshp				
0	Wood-Ridge				
1	Lodi	1			
2	Edgewater	1	1		
2	Northvale				2
3	Glen Rock			2	1
3	Hackensack	3			

Key Municipalities with Disproportionately Low Requests for Environmental Mapping Changes

Not Shown above

<u>MAD</u>	<u>Municipality</u>	<u>Park</u>	<u>HCS</u>	<u>Identify CES</u>	<u>Delete CES</u>	<u>Total CES</u>
28	Closter	17	11			0
4	Emerson	3			1	1
10	Fair Lawn		7		3	3

Municipalities With The Most Requests to Delete Environmental Sites From Mapping

<u>MAD</u>	<u>Municipality</u>	<u>Park</u>	<u>HCS</u>	<u>Identify CES</u>	<u>Delete CES</u>
35	Hillsdale	17	5		13
25	Park Ridge	5	6		14
35	Ho-Ho-Kus	9	4	4	18
19	Ramsey				19
21	Woodcliff Lake				21
31	Demarest	9			22
44	Allendale	6		7	31

Quantity and Type of Map Ammendments Submitted for Bergen County
 Excluding Municipalities in the NJ Meadowlands Master
 Plan

<u>MAD</u>	<u>Municipality</u>	<u>Park</u>	<u>HCS</u>	<u>Identify CES</u>	<u>Delete CES</u>
44	Allendale	6		7	31
22	Alpine		17	5	
0	Bergenfield				
0	Bogota				
5	Cliffside Park	5			
28	Closter	17	11		
27	Cresskill	14		7	6
31	Demarest	9			22
13	Dumont	10		3	
2	Edgewater	1	1		
12	Elmwood Park	8			4
4	Emerson	3			1
1	Englewood Cliffs	1			
2	Englewood*	2			
10	Fair Lawn		7		3
0	Fairview				
1	Fort Lee				1
50	Franklin Lakes	10	17	21	2
5	Garfield	5			
3	Glen Rock			2	1
3	Hackensack	3			
16	Harrington Park	2	4	5	5
0	Hasbrouck Heights*				
14	Haworth	1		12	1
35	Hillsdale	17	5		13
35	Ho-Ho-Kus	9	4	4	18
20	Leonia	7	5	2	6
1	Lodi	1			
10	Mahwah	7	1		2
0	Maywood				
0	Midland Park				
0	Montvale				
13	New Milford		10	2	1
2	Northvale				2
46	Norwood	1	22	15	8
3	Oakland*			2	1
23	Old Tappan	7	1	3	12
23	Oradell	8	4	11	

9	Palisades Park	2			7
16	Paramus	3		1	12
25	Park Ridge	5	6		14
19	Ramsey				19
14	Ridgefield Park	9		1	4
7	Ridgewood	3		2	2
0	River Edge				
23	River Vale	7		13	3
0	Rochelle Park				
22	Rockleigh		14	6	2
14	Saddle Brook	7			7
11	Saddle River	3			8
55	Teaneck	40	9	6	
28	Tenafly	11	12	1	4
0	Upper Saddle River				
0	Waldwick				
0	Wallington				
0	Washington Twnshp				
23	Westwood	13		8	2
21	Woodcliff Lake				21
0	Wood-Ridge				
23	Wyckoff		15	8	

 814

257

165

147

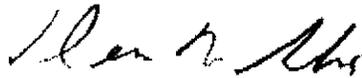
 245

For comparison purposes, the 10 Meadowlands District Municipalities That Fall Under the NJ Meadowlands Master Plan are excluded are: Carlstadt East Rutherford, Little Ferry, Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford, South Hackensack and Teterboro.

The State has asked municipalities to ground truth the State mapping data to ensure that PA5s and Critical Environmental Sites are identified. The wide variation in mapping change requests leads me to believe that the State can not rely on solely on the mapping data provided and must take additional steps to ensure that the State plan mapping data is as accurate as possible.

This is especially urgent in Bergen County which is lacking in parkland and open space and designated by the State for more growth.

Sincerely,



Dennis W. Schvejda
Conservation Director



Borough of Fair Lawn
POST OFFICE BOX 376, FAIR LAWN, NEW JERSEY • 07410

JOANNE M. KWASNIEWSKI, RMC/CMC/AE
BOROUGH MANAGER/MUNICIPAL CLERK

(201) 794-5310
Fax: (201) 794-9859

January 12, 2005

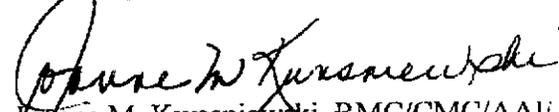
Farouk Ahmad, Director
Bergen County Department of Planning
And Economic Development
One Bergen County Plaza
Hackensack, New Jersey 07601

Re: Cross-Acceptance Plan

Dear Mr. Ahmad:

In reviewing the Borough of Fair Lawn's questionnaire, we noticed that the percentage for "House of Worship and Charitable Organizations" contains a question mark. The percentage for that category is 1.26%. Please add that figure to the questionnaire.

Very truly yours,


Joanne M. Kwasniewski, RMC/CMC/AE
Borough Manager/Municipal Clerk

JMK:lo

cc: Deputy Mayor Weinstein
Borough Engineer Garrison

SENT VIA FAX

DIANE T. TESTA
Administrator/Municipal Clerk



Telephone
(201) 943-3300
Facsimile
(201) 943-3534

BOROUGH OF FAIRVIEW
59 ANDERSON AVENUE, FAIRVIEW, NEW JERSEY 07022

VIA: Facsimile & regular mail

January 11, 2005

Farouk Ahmad, Director
Bergen County Department of Planning & Economic Development
One Bergen County Plaza
4th Floor
Hackensack, NJ 07601

Re: Borough Fairview - Cross Acceptance Report

Dear Mr. Ahmad:

With regards to the Cross Acceptance Report please find enclosed the Cross Acceptance Questionnaire with regards to the Borough of Fairview to be incorporated into the Final Report.

If you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,

BOROUGH OF FAIRVIEW

Diane T. Testa

Cc: Carmine Alampi, Esq.

FAIRVIEW

I. Municipality: Borough of Fairview

II. Date of Meeting: July 21, 2004

III. Those in attendance:

- Diane Testa, Administration Division
- Laura LiVecchi, Bergen County
- Adam Strobel, Bergen County
- Burt Samuelson, Bergen County

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

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

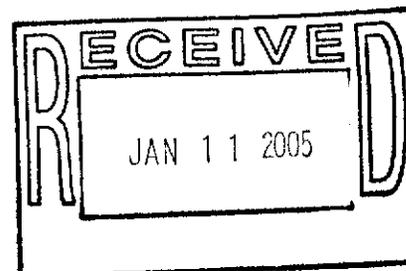
X NO, we do not intend to make changes to the State Plan map

V. Issues/Notes:

COAH. Fairview is meeting their COAH requirements.

**Borough of Hasbrouck Heights
320 Boulevard
Hasbrouck Heights NJ 07604
Phone: 201-288-0195 Fax: 201-288-6408**

*Michael J. Kronyak
Administrator/CFO*



January 7, 2005

Mr. Farouk Ahmad, Director
Dept. of Planning & Economic Development
One Bergen County Plaza, 4th Fl
Hackensack, NJ 07601-7076

Dear Mr. Ahmad:

I am writing in reference to the Borough of Hasbrouck Heights' participation in the Cross-Acceptance process, under the auspices of the New Jersey State Development and Redevelopment Plan.

At this time, having missed the December 8, 2004 deadline, we request that our completed questionnaire be considered for inclusion in the County's 2005 Cross Acceptance Report during this, the comment period of the Draft Cross-Acceptance Report.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Kronyak". The signature is stylized and written in cursive.

Michael J. Kronyak
Administrator/CFO

LiVecchi, Laura

From: Cpstatile@aol.com
Sent: Wednesday, January 12, 2005 9:42
To: LiVecchi, Laura
Subject: Cross Acceptance

Dear Mr. Ahmad :

Thank you for the opportunity to review the Bergen County Draft Cross-Acceptance Report for the State Development and Redevelopment Plan. As I discussed with Ms. LiVecchi of your office, I would like the following change made:

Please indicate on the cover page of the Hillsdale Municipal Questionnaire that I attended the October 19, 2004 meeting on behalf of the Borough of Hillsdale.

Thank you,

Caroline Reiter, P.P, AICP

HILLSDALE

I. Municipality: Borough of Hillsdale

II. Date of Meeting: October 19, 2004

III. Those in attendance:

- Donna Orbach, Bergen County
- Laura LiVecchi, Bergen County
- Christopher Helms, Bergen County
- Ken Aloisio, Bergen County
- Caroline Reiter, Borough of Hillsdale

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

BOROUGH OF HO-HO-KUS

333 WARREN AVENUE, HO-HO-KUS, NJ 07423-1547
201-652-4400 FAX: 201-612-8734
HO-HO-KUSBORO.COM



MAYOR

Thomas W. Randall

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Douglas K. Troast

Kevin R. Crossley

Joseph M. Sanzari

Susan Hewitt

BOROUGH ADMINISTRATOR
CHIEF FINANCIAL OFFICER

Catherine S. Henderson

CMFO-CTC-CFM

BOROUGH CLERK

January 6, 2005

Mr. Farouk Ahmad, Director
B.C. Dept. of Planning & Economic Development

Fax # 201-336-6449

Page 1 of 2

Dear Mr. Ahmad:

This letter is to request corrections on the NJOSG Map Amendment Document. Please refer to page 5 of 11; Amendments 25, 26 and 27. The Borough of Ho-Ho-Kus is requesting an additional source be listed for each of the above referenced amendments which was submitted by the borough and was inadvertently left off. The additional source is: Letter from David A. Hals, Borough Engineer dated December 8, 2004. This letter was submitted with the borough's plan and a copy of which is attached hereto.

Thank you for your assistance in this matter.

John R. Hanlon

John R. Hanlon
Planning Board Chairman
Cross Acceptance Representative

Cc: Laura LiVecchi

NJOSG MAP AMENDMENT DOCUMENT

Page 4 of 11

Date: September 22, 2004

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

AMENDMENTS:

Amendment #22 Planning Area CES HCS

Reason for Change: Technical change. East Saddle River Road and Saddle Brook Drive. [860, 863, 873 East Saddle River Road, 1 Saddle Brook Drive] This is not a ground water recharge area or a critical sub watershed. This is the intersection of East Saddle River Road with two municipal roads: Saddle Brook and Powder Horn. There is a steep slope drop off to the west. On two of the properties there are homes, one with a 200 foot Driveway to this intersection. This is developed.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter from David A. Hals, Borough Engineer, December 8, 2004.

Amendment #23 Planning Area CES HCS

Reason for Change: Technical change. East Saddle River Road and Fox Run. 813 East Saddle River Road and 1 Fox Run. This is not a critical sub watershed or a ground water recharge area. This is a municipal Road Fox Run intersection with East Saddle River Road (county). This is an intersection. There is a steep slope drop off to the west of these two intersecting Roads. This is developed.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter from David A. Hals, Borough Engineer, December 8, 2004.

Amendment #24 Planning Area X CES HCS

Reason for Change: Technical change. Powder Horn Road BRidge and Saddle Brook Stream. [15 Powder Horn Road] Extend the CES, critical sub watershed, ground water recharge area and the wetlands up the Saddle Brook Stream to the Powder Horn Road BRidge.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter from David A. Hals, Borough Engineer, December 8, 2004.

NJOSG MAP AMENDMENT DOCUMENT

Page 5 of 11

Date: September 22, 2004

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

AMENDMENTS:

Amendment #25 Planning Area X CES HCS

Reason for Change: Technical change. East Saddle River Road and Saddle Brook Stream [650, 670, 707, 715 East Saddle River Road; 1 Clear Water Drive] Extend CES, critical sub watershed, ground water recharge and wetlands area down the Saddle Brook Stream to the Saddle River.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter from David A. Hals, Borough Engineer, December 8, 2004.

Amendment #26 Planning Area X CES HCS

Reason for Change: Technical change. [West Saddle River Road addresses: 675, 679, 685, 701, 705, 711, 725, 743, 755, 771, 773, and 777] This is not a CES this; is private property with 12 homes. This is an overlap of the designation.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter from David A. Hals, Borough Engineer, December 8, 2004.

Amendment #27 Planning Area CES HCS

Reason for Change: Technical change. Wearimus Road and East Saddle River Road. [30 & 34 Wearimus Road; 605 & 621 East Saddle River Road; 11, 13 & 15 Deer Hill Drive] This is not a critical sub watershed or a ground water recharge area; this is private property with 7 houses. The land is high in elevation with some steep slopes. One property is a historic site.

Source: NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002*. Letter from David A. Hals, Borough Engineer, December 8, 2004.

Schwanewede / Hals Engineering

9 Post Road
Suite M11
Oakland, New Jersey 07436
E-Mail: Halseng@optonline.net

Professional Engineering and Land Surveying
(201) 337-0053
Fax (201) 337-0173

December 8, 2004

Bergen County Planning
& Economic Development
One Bergen County Plaza
4th Floor
Hackensack, NJ 07601-7076

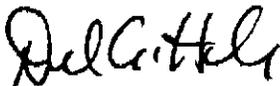
Re: Cross Acceptance
Borough of Ho-Ho-Kus

To whom it may concern:

The amendments to the State Plan Map within the Borough of Ho-Ho-Kus are based upon field verification. I personally visited each site and I certify that the proposed changes to the map listed as amendments #15, 21 - 28, 34, and 36 on OSG Quadrangle #31 and amendment #14, 16 - 20, 29 - 33, and 35, on OSG Quadrangle #20, are based upon my field inspections.

Very truly yours,

SCHWANEWEDÉ/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.
Borough Engineer

file: gen-dec8

January 12, 2004

Mr. Farouk Ahmad, PE, Director,
Bergen County Department of Planning and Economic Development
1 Bergen County Plaza
Hackensack, NJ 07601-7076

Re: Amendments to Cross Acceptance Map

Dear Mr. Ahmad:

This will confirm my conversation with Ms. Laura LeVecchi re: the changes to the map amendments:

- #8 - Fireman's Park is not around the pool. It's located at Christie Lane and Irving Street
- #9 - CJ Kirkland Park IS around the pool (approx. 7 acres)
- #17 - Moore House is located at 215 Fort Lee Road

Sorry these changes are so late; I didn't know about the draft manual until Monday night and didn't pick it up from the Leonia Borough Hall until Tuesday morning.

Please let me know if you need any further information.

Thanks for all your hard work with this project; you folks did a GREAT job.

Sincerely yours,

Martha P. Lieblich
Cross Acceptance Representative
Borough of Leonia

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 4

Date: August 17, 2004

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

AMENDMENTS:

Amendment #6 X Planning Area CES HCS

Reason for Change: Park. Municipal Open Space. This property is deeded to the town and acts as a buffer to I80/95.

Source: Ordinance 08-03

Amendment #7 X Planning Area CES HCS

Reason for Change: Park. Wood Park which has received green acres funding.

Source: Green Acres funding and Ordinance 08-03.

Amendment #8 X Planning Area CES HCS

Reason for Change: Park. Fireman's Park.

Source: Ordinance 08-03

Amendment #9 X Planning Area CES HCS

Reason for Change: Park. CJ Kirkland Park. Parkland located around town pool: 7.021 acres.

Source: Ordinance 08-03

Amendment #10 X Planning Area CES HCS

Reason for Change: Sylvan Park.

Source: Ordinance 08-03

Amendment #11 Planning Area X CES HCS

Reason for Change: Not a critical habitat; developed.

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

Amendment #12 Planning Area X CES HCS

Reason for Change: Not a critical habitat; developed.

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

NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 4

Date: August 17, 2004

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

AMENDMENTS:

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

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

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

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

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

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

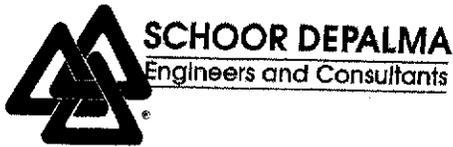
LITTLE FERRY

- I. Municipality: Borough of Little Ferry
- 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.



December 23, 2004

Laura LiVecchi
Bergen County Cross Acceptance Coordinator
Bergen County Planning & Economic Development
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601-7076

RE: Little Ferry Cross Acceptance Response
Our Project Number: 040197801-06

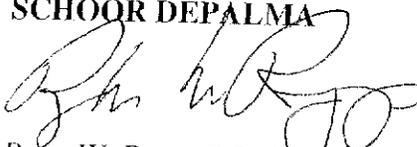
Dear Ms. LiVecchi:

The Borough of Little Ferry recently requested that this office provide assistance with the Borough's response to Bergen County's outreach in the preparation of the County's cross acceptance report. As per our discussion yesterday, please accept this letter and attached questionnaire for inclusion in the cross acceptance report (despite the County's submission deadline of December 8, 2004). Due to time constraints, this response and questionnaire is limited to commentary on the state plan map and population projections.

This office has reviewed the Preliminary Policy Map of the Preliminary State Plan, which places the Borough of Little Ferry (outside the Hackensack Meadowlands District) within the Metropolitan Planning Area (PA-1). Since the existing character of the Borough of Little Ferry is consistent with the policy objectives for PA-1, no map amendments are recommended at this time.

This office has also compiled the employment and household forecasts for Little Ferry as prepared by the North Jersey Transportation Authority (NJTPA). From the year 2000 to 2015, the NJTPA anticipates that the Borough of Little Ferry will realize growth in the form of 87 new jobs and 123 additional households. At this time, we have no comments regarding the forecasts to year 2015.

Very Truly Yours,

SCHOOR DEPALMA

Ryan W. Rapp, P.P. / A.I.C.P.

Attachments

C: Catherine A. Navarro-Steinel, Administrator/CFO (Borough of Little Ferry)
N:\project\2004\0401978\Cross-Acceptance\Little-Ferry_memo-to-LiVecchi.doc

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Justin Corporate Center, 200 State Highway Nine, P.O. Box 900, Manalapan, NJ 07726-0900 Tel: 732.577.9000 Fax: 732.577.9888
Manalapan ■ Brick ■ Clinton ■ Egg Harbor ■ Exton ■ Falls ■ Kulpsville ■ Parsippany
Philadelphia ■ Stafford ■ Voorhees ■ White Plains

Little Ferry

Source: NJTPA

Year	Population	Employment	Households	HH Size*
2000	10,800	4,516	4,366	2.47
2005	11,014	4,527	4,384	2.51
2010	11,113	4,557	4,415	2.52
2015	11,183	4,603	4,489	2.49
2020	11,415	4,734	4,632	2.46
2025	11,695	4,756	4,779	2.45
2030	12,113	4,976	4,957	2.44
Change 2000 to 2015	383	87	123	0
Change 2000 to 2030	1,313	460	591	-0.07

*HH size calculated by dividing population by the number of households

N:\project\2004\0401978\Cross-Acceptance\NJTPA-Little-Ferry-Projections(9-15-2004).xls]Sheet1

H2M GROUP

Holzmacher, McLendon & Murrell, P.C. • H2M Associates, Inc.
H2M Construction Management, Inc. • H2M Labs, Inc.

ACEC Member
Supporting Excellence
in Engineering

555 Preakness Avenue, Totowa, NJ 07512
(973) 942-0700 • FAX: (973) 942-1333

FAX TRANSMITTAL FORM

DATE: January 11, 2005

TIME: _____

NUMBER OF PAGES (Including cover sheet): 10

TO: Farouk Ahmad, Director

COMPANY: County of Bergen Dept of Planning & Economic Development

FAX NUMBER: 201-336-6449

TO: James M. Guida, Mayor

FAX NUMBER: 201 438-0819

TO: James J. Guida, Jr. Esq.

FAX NUMBER: 201 933-2215

TO: Michael Neglia, PE

COMPANY: Neglia Engineering

FAX NUMBER: 201 939-0846

FROM: Janice Talley, PP, AICP

RE: Lyndhurst Cross-Acceptance Response

COMMENTS:

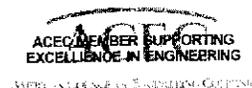
Please find attached a letter and report on population growth, prepared on behalf of the Township of Lyndhurst in connection with the Bergen County Cross-Acceptance process. Please call me if you have any questions.

CONFIDENTIALITY: This communication, including attachments, is for the exclusive use of the addressee(s) and may contain proprietary, confidential or privileged information. If you are not the intended recipient, any use, copying, disclosure, or distribution or the taking of any action in reliance upon this information is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and delete this communication and destroy all copies.

Please contact sender if you do not receive all pages or copy is not legible.

PHONE: (973) 942-0700

FAX: (973) 942-1333



H2M Associates, Inc. ▴ H2M Architects & Engineers, Inc.
 H2M Labs, Inc. ▴ Holzmacher, McLendon & Murrell, P.C.
 H2M Construction Management, Inc.

555 Preakness Avenue, Totowa, NJ 07512
 (973) 942-0700, Fax: (973) 942-1333
 www.h2m.com

January 11, 2005

Mr. Farouk Ahmad, Director
 County of Bergen
 Department of Planning & Economic Development
 One Bergen County Plaza, 4th Floor
 Hackensack, NJ 07601-7076

RE: Township of Lyndhurst

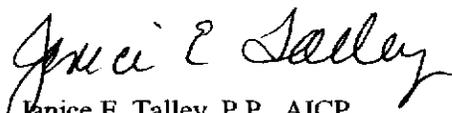
Dear Mr. Ahmad:

Our office was retained by the Township of Lyndhurst to prepare the attached report concerning the Township's response to the State Development and Redevelopment Plan through Cross-Acceptance. In summary, the report seeks to revise the State's population projections for 2025, due largely to anticipated residential growth in the Meadowlands and two other redevelopment areas within the Township. We have carefully examined the known aspects of such planned growth, together with nonresidential growth, to develop a more realistic projection of future housing and population.

Thus, the Township seeks to amend the State's 2025 population projection for Lyndhurst from 21,055 to 25,758. If you have any questions concerning this material, please contact me at your convenience.

Thank you for your attention to this matter.

Sincerely yours,
H2M Associates


 Janice E. Talley, P.P., AICP
 Chief Planner

cc: Michael Neglia, PE, Neglia Engineering
 Honorable James M. Guida, Mayor
 James J. Guida, Township Attorney

ENGINEERS ▴ ARCHITECTS ▴ SCIENTISTS
 PLANNERS ▴ CONSTRUCTION MANAGERS ▴ SURVEYORS

**TOWNSHIP OF LYNDHURST
COUNTY OF BERGEN**

**HOUSING AND POPULATION GROWTH
2000-2025**

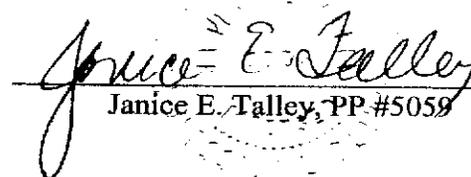
**A REPORT
PREPARED ON BEHALF OF THE
TOWNSHIP OF LYNDHURST**

Prepared by:

H2M GROUP

555 Preakness Avenue
Totowa, NJ 07512
973 942-0700

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


Janice E. Talley, PP #5059

1. Background

The Bergen County Department of Planning and Economic Development has prepared the Bergen County Cross-Acceptance Report 2005. This report includes the population and employment projections for each municipality in Bergen County for the Horizon Year 2025. Meanwhile, the Township of Lyndhurst has also prepared the municipal population and employment projections for 2015 as a part of the Housing Element and Fair Share Plan.

The New Jersey Department of Community Affairs (DCA) developed growth projections for every municipality in the State to provide a definitive means for qualifying local affordable housing obligations. The growth projections, measured in the number of new housing units and newly created jobs, are key components of the growth share approach to defining the number of affordable units that must be provided by each community in the ten-year period 2004-2014. The New Jersey Council on Affordable Housing (COAH) adopted the growth share methodology in its new rules in 2004. The rules provide that at least one long-term affordable unit must be provided for every 8 new market rate units and one unit for every 25 newly created jobs.

COAH requires a Housing Element and Fair Share Plan to include the growth projections for 2004 - 2014 prepared by a municipality and the Plan Projections for 2015 or growth projections for 2015 in an endorsed plan approved by the State Planning Commission. The comparison of the two projections revealed a significant difference in population projection. This is possibly caused by the State being unaware of the large-scale residential development in the Meadowlands section of the Township.

The purpose of this report is to request the State to revise the 2025 population projection through the Cross-Acceptance process. The Lyndhurst Housing and Fair Share Plan needs to demonstrate a consistent population and employment projection with the State's projection, so that no objections can be filed after the Township submits its petition for substantive certification. For the purpose of the Housing Plan, the State's projection for 2025 was annualized to compare with the Township projection for 2015.

2. Redevelopment Areas

This report focuses on the Township projection, which has been developed using historic trend of residential/commercial developments and anticipated developments in the Township's redevelopment areas. The Township currently contains a total of four redevelopment areas: two in the upland portion (Lyndhurst jurisdiction) and two in the Meadowlands section of the Township (NJMC jurisdiction). Table 1 and 2 summarize the Township's redevelopment areas.

Table 1: Lyndhurst Redevelopment Areas -- Upland Section (Lyndhurst jurisdiction)

	Size	Date of Adoption	Description
Town Center Redevelopment Area	44.4 acres	December, 2003 (Plan adopted)	Mixed use redevelopment, which includes the proposed new train station.
Passaic River Waterfront Redevelopment Area	3.6 acres	July, 2001 (Plan adopted)	160 units senior housing currently under construction.

Table 2: Lyndhurst Redevelopment Areas -- Meadowlands Section (NJMC jurisdiction)

	Size	Date of Adoption	Description
Meadowlands Golf Course	1,350 acres	February, 2001 (Plan adopted)	Golf course and other commercial recreation. Active adult housing / Family housing.
Wall Street West	6.16 acre	September, 2003 (Area determined)	350 residential units planned.

3. Summary of State Projections for Lyndhurst

Table 3: State Projections for Population, Households, and Employment
(2000 – 2025)

	2000	2025	2015 (annualized)	Change (2000-2015)
Population ^{*1}	19,383	21,055	20,386	1,003
Households ^{*2}	7,879	8,559	8,287	408
Employment ^{*3}	10,481	12,324	11,586	1,105

*1: NJ State Development and Redevelopment Plan Bergen County Cross-Acceptance Report (2005)

*2: Population/2.46 (average household size for Lyndhurst, Census 2000)

*3: NJ State Development and Redevelopment Plan Bergen County Cross-Acceptance Report (2005)

Table 3 provides a summary of the projected Lyndhurst population, households, and employment developed by the DCA. The 2025 projection, when annualized to year 2015, is for 67 new residents per year or a total population of 20,386 in 2015. This would be an increase of 1,003 people over the US Census 2000 total of 19,383. Using the 2000 Census average household size for Lyndhurst of 2.46 persons per household, this would mean an additional 408 housing units by 2015.

The DCA also projects 12,324 jobs by 2025. When annualized to year 2015, the Township is expected to add 1,105 new jobs, or total employment of 11,586 by 2015.

4. Summary of Township Projections for Lyndhurst

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(2000 - 2025)

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Households	7,879	11,124 ^{*2}	10,630 ^{*3}	2,751
Employment	10,481		11,128	647

*1: 2015 population + 185 (75 units in 10 years x 2.46 average household size)

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Meanwhile, the Township expects to add 647 new jobs by 2015, 458 less than the State estimate. The employment projection for 2025 cannot be projected due to the uncertainty of future demand for commercial development and build-out characteristics in the upland area of the Township. Moreover, much of the Meadowlands section of the Township will be developed as a golf course resort, which will reduce the amount of developable land in the Meadowlands.

- Township Projection - Population and Households

Table 5: Breakdown of Township Population Projection
(2000 - 2015)

Category	Projected Housing Units	Population per Dwelling Unit*	Total Expected Population, 2015
Infill			
Historic Annual Rate of Infill	113 ^{*1}	2.46 [*]	278
Redevelopment Areas - Upland Section			
Town Center	430 ^{*4}	2.00 ^{*3}	860
Waterfront Area	160 ^{*2}	1.50 ^{*3}	240
Redevelopment Areas - Meadowlands			
Wall Street West	350	2.46 [*]	861
Golf Course Resort: Active Adults	930	2.00 ^{*3}	1,860
Golf Course Resort: Family Housing	850	2.46 [*]	2,091
Subtotal Projected	2,833		6,190
2000 Census (actual)	8,103		19,383
Projected 2015	10,936		25,573

Source: Compiled by H2M Associates

*per US Census, 2000

*1: 7.5 units per year, 2000-2015

*2: Senior housing

*3: Estimated based on actual experience by housing type

*4: Expected build-out

Assuming a steady rate of housing unit vacancy and actual construction of planned and/or approved dwellings, the Township anticipates a 2015 total population of 25,573, an increase of 6,190 over the 2000 total. The breakdown of these numbers is provided in Table 5. The prominent difference between the two projections appears to be due to fewer future housing units recognized in the State projection. This may have been caused by uncertainty about the ultimate use of Meadowlands property for residential purposes. Now it is believed that much more residential use will be accommodated, based on public meetings of the Planning Board, Mayor and Council, NJ Meadowlands Commission, and key Meadowlands property owners. The projected dwelling units in the Meadowlands portion of the Township are expected to be a total of 2,130 units.

As shown in table 5, the expected household size of portions of the projected housing units will be different from the year 2000 town wide average household size of 2.46 persons per unit. This is due to the specific known aspects of this housing. For the Passaic River Redevelopment Area housing, which will be senior housing, an estimated average household size of 1.50 persons per

unit is used for the purpose of projecting population. The size of 1.50 is a commonly used multiplier for the senior housing units.

For age-restricted, active adult units in the Meadowlands Golf Course Redevelopment Area, a multiplier of 2.00 was chosen since these residents are likely to be couples with no children.

The Town Center Redevelopment Area units were matched with a conservative household size estimate of 2.00 persons per unit, based on the expectation that the majority of these 430 units would be in multi-family form. Census 2000 data indicates that multi-unit (10+) structures in Lyndhurst and Bergen County were generally significantly lower than 2.00 persons per unit for both owner-occupied and renter-occupied units. Thus using 2.00 persons per unit is likely to yield a conservative (or high) maximum population projection in this area of future growth.

All other categories of future housing units were assigned the town wide US Census 2000 average of 2.46 persons per unit.

- Township Projection - Employment

Table 6: Breakdown of Township Employment Projection
(2000 - 2015)

	Projected Square Footage	Description	# of Newly Created Jobs
New Development	371,145 (24,743 sq.ft./year)		375 (25 jobs/year)
Redevelopment Areas			
Town Center	152,460	Retail	152
Waterfront Area			
Meadowlands			
240 Chubb Avenue	59,667	56,557 warehouse / 3,000 office	11 (warehouse) / 9 (office)
Golf Course Resort	100,000	Retail	100
TOTAL	683,272		647

Source: COAH Substantive Rules Appendix E

Office: 3 jobs per 1,000 sq. ft.

Retail stores: 1 job per 1,000 sq. ft.

Warehouses: 0.2 job per 125,000 sq. ft.

The Township anticipates a 2015 total employment of 11,128, an increase of 647 over the 2000 total. The breakdown of these numbers is provided in Table 6. Based on the historical trend of certificates of occupancy issued for commercial development, the Township has added an average of 24,743 square feet of commercial spaces annually. A ratio of 1 job/1,000 square feet

was used for the potential commercial development because most of previous commercial development was for retail uses. The Town Center Redevelopment Area is expected to include approximately 152,460 square feet of commercial space, which results in creating 152 new jobs (1 job/1,000 sq.ft.).

In the Meadowlands portion of the Township, the 240 Chubb Avenue site proposes warehouse and office uses, creating a total of 20 jobs. Moreover, the proposed retail space in the Meadowlands Golf Course is expected to generate 100 new jobs.

As table 6 shows, the Township's employment projection for 2015 is less than the State projection. This is possibly caused by the State overestimating the job increase in the Meadowlands by assuming developments in the area would be labor-intensive.

5. Conclusion

The Township has developed its own growth projection in population, households, and employment based on the historic trend of residential/commercial developments and anticipated developments in the redevelopment areas. The Township projection found that in next ten years, the population in Lyndhurst would grow more significantly than the State projected. Therefore, the State's population projection for 2025 should be increased from 21,055 to 25,758. For the employment projection, the State's projection for 2025 should remain the same. Although the comparison between the two projections for 2015 indicates a difference of 458 jobs, it is possible that the Township's actual employment may grow close to the State's projected rate when the Township adds more commercial spaces in the Meadowlands, as the State projected.

**TOWNSHIP OF LYNDHURST
COUNTY OF BERGEN**

**HOUSING AND POPULATION GROWTH
2000-2025**

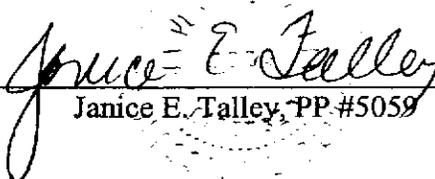
**A REPORT
PREPARED ON BEHALF OF THE
TOWNSHIP OF LYNDHURST**

Prepared by:

H2M GROUP

555 Preakness Avenue
Totowa, NJ 07512
973 942-0700

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


Janice E. Talley, PP #5059

1. Background

The Bergen County Department of Planning and Economic Development has prepared the Bergen County Cross-Acceptance Report 2005. This report includes the population and employment projections for each municipality in Bergen County for the Horizon Year 2025. Meanwhile, the Township of Lyndhurst has also prepared the municipal population and employment projections for 2015 as a part of the Housing Element and Fair Share Plan.

The New Jersey Department of Community Affairs (DCA) developed growth projections for every municipality in the State to provide a definitive means for qualifying local affordable housing obligations. The growth projections, measured in the number of new housing units and newly created jobs, are key components of the growth share approach to defining the number of affordable units that must be provided by each community in the ten-year period 2004-2014. The New Jersey Council on Affordable Housing (COAH) adopted the growth share methodology in its new rules in 2004. The rules provide that at least one long-term affordable unit must be provided for every 8 new market rate units and one unit for every 25 newly created jobs.

COAH requires a Housing Element and Fair Share Plan to include the growth projections for 2004 - 2014 prepared by a municipality and the Plan Projections for 2015 or growth projections for 2015 in an endorsed plan approved by the State Planning Commission. The comparison of the two projections revealed a significant difference in population projection. This is possibly caused by the State being unaware of the large-scale residential development in the Meadowlands section of the Township.

The purpose of this report is to request the State to revise the 2025 population projection through the Cross-Acceptance process. The Lyndhurst Housing and Fair Share Plan needs to demonstrate a consistent population and employment projection with the State's projection, so that no objections can be filed after the Township submits its petition for substantive certification. For the purpose of the Housing Plan, the State's projection for 2025 was annualized to compare with the Township projection for 2015.

2. Redevelopment Areas

This report focuses on the Township projection, which has been developed using historic trend of residential/commercial developments and anticipated developments in the Township's redevelopment areas. The Township currently contains a total of four redevelopment areas: two in the upland portion (Lyndhurst jurisdiction) and two in the Meadowlands section of the Township (NJMC jurisdiction). Table 1 and 2 summarize the Township's redevelopment areas.

Table 1: Lyndhurst Redevelopment Areas – Upland Section (Lyndhurst jurisdiction)

	Size	Date of Adoption	Description
Town Center Redevelopment Area	44.4 acres	December, 2003 (Plan adopted)	Mixed use redevelopment, which includes the proposed new train station.
Passaic River Waterfront Redevelopment Area	3.6 acres	July, 2001 (Plan adopted)	160 units senior housing currently under construction.

Table 2: Lyndhurst Redevelopment Areas – Meadowlands Section (NJMC jurisdiction)

	Size	Date of Adoption	Description
Meadowlands Golf Course	1,350 acres	February, 2001 (Plan adopted)	Golf course and other commercial recreation. Active adult housing / Family housing.
Wall Street West	6.16 acre	September, 2003 (Area determined)	350 residential units planned.

3. Summary of State Projections for Lyndhurst

Table 3: State Projections for Population, Households, and Employment
(2000 – 2025)

	2000	2025	2015 (annualized)	Change (2000-2015)
Population* ¹	19,383	21,055	20,386	1,003
Households* ²	7,879	8,559	8,287	408
Employment* ³	10,481	12,324	11,586	1,105

*1: NJ State Development and Redevelopment Plan Bergen County Cross-Acceptance Report (2005)

*2: Population/2.46 (average household size for Lyndhurst, Census 2000)

*3: NJ State Development and Redevelopment Plan Bergen County Cross-Acceptance Report (2005)

Table 3 provides a summary of the projected Lyndhurst population, households, and employment developed by the DCA. The 2025 projection, when annualized to year 2015, is for 67 new residents per year or a total population of 20,386 in 2015. This would be an increase of 1,003 people over the US Census 2000 total of 19,383. Using the 2000 Census average household size for Lyndhurst of 2.46 persons per household, this would mean an additional 408 housing units by 2015.

The DCA also projects 12,324 jobs by 2025. When annualized to year 2015, the Township is expected to add 1,105 new jobs, or total employment of 11,586 by 2015.

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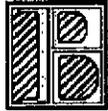
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BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

25 Westwood Avenue
Westwood, New Jersey 07675
Phone (201) 666-1811
Fax (201) 666-2599

Community Planning
Land Development and Design
Landscape Architecture

January 11, 2005
BA# 1567.06

Farouk Ahmad
Bergen County
Department of Planning and Economic Development
One Bergen County Plaza
4th Floor
Hackensack, NJ 07601-7076

Re: Township of Mahwah Cross-Acceptance (Population Buildout Numbers)

Dear Mr. Ahmad:

The Township of Mahwah would like Bergen County and the State Agencies to consider the 6,000 population of Ramapo College when considering the total buildout of the municipality.

This comment was put forward and requested by Brian Campion, Business Administrator for the Township of Mahwah, and the Mahwah Cross-Acceptance Committee.

This comment will be part of Issues and Notes section of Map Amendment Document. It will be the third issue discussed in the issues and notes section of the Map Amendment Document. Please replace this old section (Issues and Notes) of the Map Amendment Document with the new one enclosed.

Thank you for your cooperation and please call me at (201) 666-1811 if you have any questions or need any clarification.

Very truly yours,

Jason Feldman
Project Planner

Mahwah Cross-Acceptance Issues and Notes:

The Township of Mahwah and the Cross-Acceptance Committee have two (2) major concerns regarding the Cross-Acceptance process and the NJ State Plan Policy Map.

- 1) Delineation and definition of the Highlands Planning and Preservation Boundaries as they related to the planning areas delineated on the NJ State Plan Policy Map.

Specifically the Committee expressed its concern over the lack of consistency between the Highlands boundary and the boundary of PA1 areas in the Township. All of Mahwah is within the Highlands region however this does not appear to be consistent with the Planning Area 1 (metropolitan) designation that includes most of eastern Mahwah, east of I-287.

The two processes appear to be inconsistent in that the State Plan and the NJ State Plan Policy Map has much of Mahwah in a smart growth area (PA1) which is targeted for growth and development whereas this area is within the Highlands Planning Area boundary. It is assumed that areas within the Highlands Planning Area will have regulations associated with limiting development and the protection of sensitive environmental features. This appears to contradict the policies and goals of the metropolitan planning areas as defined in the NJ State Plan Policy Map.

Eastern Mahwah is both with the Highlands Planning Area boundary and at the same time designated in the NJ State Plan as a PA1. The State Plan is silent on how this will be resolved and the Township wishes to express concern over this discrepancy and confusion regarding how these two (2) state planning initiatives will be treated together or when they conflict with one another.

- 2) The Township Cross-Acceptance Committee would like to express concern over the limitations of the NJ State Plan Policy Map regarding the evaluation of proposed critical environmental sites. The Committee states that the NJ State Plan Policy Map and the County NJ State Plan Map presented to the Committee for utilization during Cross-Acceptance are not at the appropriate scale for evaluation and correction of the proposed critical environmental sites. The Committee also feels that more time should be allocated for the Cross-Acceptance process.

Due to these concerns the Committee states that there are many critical environmental site inaccuracies that will not get caught or reported back to the County and the State during this round of Cross-Acceptance. The Committee states that it has done the best it can with the limited time and resources available.

- 3) The Township of Mahwah would like Bergen County and all New Jersey State Agencies to consider the 6,000-person population of Ramapo College when considering the total buildout of the municipality.



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

25 Westwood Avenue
Westwood, New Jersey 07675
Phone (201) 666-1811
Fax (201) 666-2599
e-mail: jf@burgis.com

Community Planning
Land Development and Design
Landscape Architecture

Date: January 11, 2005

FACSIMILE TRANSMISSION

PLEASE DELIVER TO: Farouk Ahmad, P.E.

FAX#: 201-336-6449

FROM: Jason Feldman

OF PAGE (INCL. COVER) 3

RE: Township of Mahwah Cross-Acceptance Comment

EA# 1567.06

FOR YOUR REVIEW: XX

PLEASE CALL WITH YOUR COMMENTS: XX

FOR YOUR INFORMATION:

AS PER OUR DISCUSSION:

AS PER YOUR REQUEST:

FOR DISTRIBUTION:

COMMENTS:

PLEASE CONTACT OUR OFFICE IF YOU DO NOT RECEIVE THE CORRECT NUMBER OF PAGES INDICATED ABOVE. THANK YOU.

BOROUGH OF ORADELL

Honorable Frederick T. LaMonica, Mayor
Raymond T. Eckel, Council President

COUNCIL

Andrew S. Marulis
Joseph L. Murray, Jr.
Richard A. Joel
Robert A. Pizzuto
Andrew Rudman

Tel: (201) 261-8200
Fax: (201) 261-8906



355 Kinderkamack Road
ORADELL, NEW JERSEY 07649

ADMINISTRATOR/CFO
Terry McCue
BOROUGH CLERK
Ivana Malec

January 12, 2005

Dear Mr. Ahmad:

On behalf of the Mayor and Council of the Borough of Oradell I am submitting amendments to the Cross Acceptance Draft report. Please remove the following items from the report:

- Item # 5 - Hackensack Golf Course
- Item # 9 - Hague Park Property
- Item #12 - White Beeches Country Club
- Item #17 - VBI Cul-de-Sac aka Fey Place
- Item #18 - Midland Avenue Wetlands at the Herring Brook

If you have any questions, or need additional information, please do not hesitate to contact me.

Sincerely,

Ivana Malec
Borough Clerk

WALLACE E. J. COLLINS
167 COUNTRY CLUB DRIVE
ORADELL NJ 07649
TEL: 201-262-0361
FAX: 201-262-0361

January 11, 2005

VIA FAX: 201-336-6449

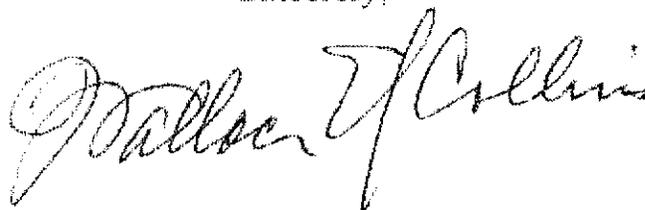
Mr. Farouk Ahmed, Director
Bergen County Dept. of Planning
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

Re: Cross Acceptance-Oradell

Dear Mr. Ahmed:

I am a member of Oradell's Environmental Committee and a former member of the Borough Council, 1988-1996. I have carefully reviewed the Cross Acceptance Municipal Questionnaire submitted by Oradell. I would like to go on record as confirming that I agree completely with the Oradell report and the CES designations referred to therein.

Sincerely,



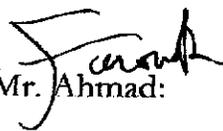
Oradell

Michael J. Herson
451 Hasbrouck Blvd.
Oradell, NJ 07649

Mr. Farouk Ahmad, Director
Bergen County Dept. of Planning & Economic Development,
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

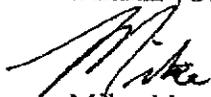
VIA EMAIL & FAX 201 336 6449

Dear Mr. Ahmad:



Attached is an addendum to the Map Amendment Document for Oradell that has four HCS mapping requests for 4 historic homes.

Thank you.



Mike Herson
Cross Acceptance Coordinator
Borough of Oradell

cc: Oradell Mayor and Council

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 exit 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

Page 4 of 7

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

Page 5 of 7

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

Page 6 of 7

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

Page 7 of 7

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 Genther 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.

Oradell

NJOSG MAP AMENDMENT DOCUMENT - ADDENDUM

Page 1 of 2

Date: January 10, 2005

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

AMENDMENTS:

Amendment #20 Planning Area CES X HCS

Block 221 Lot 1.

Cooper, Thunise & Richard, House (added 1985 - Building - #85002182)

Also known as Thunise, Cooper (Kuyper), House

608--610 Brookside Ave., Oradell

Historic Significance: Event, Architecture/Engineering

Architect, builder, or engineer: Unknown

Architectural Style: Colonial Revival, Other, Federal

Area of Significance: Exploration/Settlement, Architecture

Period of Significance: 1750-1799, 1800-1824

Owner: Private

Historic Function: Domestic

Historic Sub-function: Single Dwelling2

Current Function: Commerce/Trade, Domestic

Current Sub-function: Single Dwelling2

Source: National Register of Historic Places

Amendment #21 Planning Area CES X HCS

Block 716 Lot 13.

Van Buskirk-Oakley House (added 1979 - Building - #79001474)

467 Kinderkamack Rd., Oradell

Historic Significance: Architecture/Engineering

Architect, builder, or engineer: Unknown

Architectural Style: Greek Revival, Federal

Area of Significance: Architecture

Period of Significance: 1825-1849

Owner: Private

Historic Function: Domestic

Historic Sub-function: Single Dwelling2

Current Function: Commerce/Trade

Source: National Register of Historic Places

Oradell

NJOSG MAP AMENDMENT DOCUMENT - ADDENDUM

Page 2 of 2

Date: January 10, 2005

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

Amendment #22 Planning Area CES X HCS

Block 401 Lot 1.

Vaill, Edward W., House (added 1990 - Building - #89001595)

Also known as Craftsman House #104

863 Midland Rd., Oradell

Historic Significance: Architecture/Engineering

Architect, builder, or engineer: Stickley, Gustav

Architectural Style: Bungalow/Craftsman

Area of Significance: Art, Architecture

Period of Significance: 1900-1924

Owner: Private

Historic Function: Domestic

Historic Sub-function: Single Dwelling2

Current Function: Domestic

Current Sub-function: Single Dwelling2

Source: National Register of Historic Places

Amendment #23 Planning Area CES X HCS

Block 1206 Lot 3.

Demarest House (added 1983 - Building - #83001496)

268 Grovc St., Oradell

Historic Significance: Architecture/Engineering

Architectural Style: No Style Listed

Area of Significance: Architecture

Period of Significance: 1800-1824

Owner: Private

Historic Function: Domestic

Historic Sub-function: Single Dwelling2

Current Function: Domestic

Current Sub-function: Single Dwelling2

Source: National Register of Historic Places

Borough of River Edge

705 K NDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07861 • 201-599-8300

FAX: 201-599-0987



Motion by: COUNCILWOMAN FLETCHER

ROLL CALL VOTE:

Seconded by: COUNCILMAN HIGGINS

Smith : YES
Lau : YES
Higgins : YES
Hone : ABSENT
Mataras : YES
Fletcher : YES

RESOLUTION

#04-432 Resolution Authorizing Participation of the Borough of River Edge in the State Development and Redevelopment Plan Cross-Acceptance Process

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. Seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility for the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan"; and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the cross-acceptance process to be conducted under the Act; and,

WHEREAS, the cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Bergen County Board of Chosen Freeholders has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the cross-acceptance process; and

WHEREAS, the Governing Body of the Borough of River Edge has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board, in the cross-acceptance process.

NOW, THEREFORE, BE IT RESOLVED by the Borough of River Edge as follows:

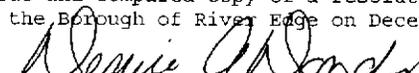
1. That the Borough of River Edge is hereby authorized and directed to carry out the cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et Seq. and the State Planning Rules, N.J.A.C. 17D32 and any other rules promulgated by the State Planning Commission for this purpose.

2. That the Municipal Planning Board shall appoint a Cross-Acceptance representative responsible for participating in County-sponsored meetings, workshops, and questionnaires, as well as communicating information among the Municipal Planning Board, governing body, and County Cross-Acceptance coordinators. An alternate representative may also be appointed to represent the municipality should the primary representative be unavailable to fulfill his responsibilities.

December 20, 2004

COPY:

THIS IS TO CERTIFY that this is a true and compared copy of a resolution adopted by the Municipal Council of the Borough of River Edge on December 20, 2004


Denise A. Dondiego, Borough Clerk

PANEX INC.**86 E. Allendale Road, Saddle River, NJ 07458****Phone (201) 934-0300
FAX (201) 934-0320**

January 3, 2005

Via Fax 201 336-6449

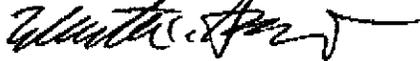
Ms. Laura LiVecchi
Cross Acceptance Coordinator
County of Bergen, Department of planning and Economic Development
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

Re: Borough of Saddle River

Dear Ms. LiVecchi,

Attached, is the December 8, 2004 letter that was previously submitted to your offices. Please incorporate our comments into the final report.

Very truly yours,



Martin K. Spence, PE PP

PANEX INC.

86 E. Allendale Road, Saddle River, NJ 07458

Phone (201) 934-0300
FAX (201) 934-0320

December 8, 2004

Ms. Laura LiVecchi
Cross Acceptance Coordinator
County of Bergen, Department of planning and Economic Development
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

Re: Borough of Saddle River Cross Acceptance Population and Employment Forecasts - Response

Dear Ms. LiVecchi,

This office serves as Borough Engineer for the Borough of Saddle River and a representative for the Cross Acceptance Process for the Borough.

We have reviewed the population and employment projections that were attached to your September 27, 2004 correspondence and take issue with the projected *draft forecast* numbers for the year 2025.

We are submitting revised projection numbers that are based on our review of NJTPA forecasts that were approved on February 24, 2003 as well as our local knowledge of available development and commercial land areas within the Borough (current and future).

We find the approved February 2003 forecasts more accurate and consistent with our forecasts of population and employment growth forecasts, as compared to the draft forecasts presented.

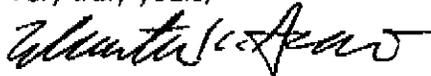
We submit the following information for use in your Cross Acceptance Report:

Population Projection Year 2025 - 3,405

Employment Projection Year 2025 = 1,756

If you have any questions regarding the above, please contact me.

Very truly yours,



Martin K. Spence, PE PP

c. Chuck Cuccia, Borough Administrator
Stuart Koenig, Esq.
Sam Raia, Cross Acceptance Committee

PANEX INC.

86 E. Allendale Road, Saddle River, NJ 07458

Phone (201) 934-0300
FAX (201) 934-0320

December 8, 2004

Ms. Laura LiVecchi
Cross Acceptance Coordinator
County of Bergen, Department of planning and Economic Development
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

Re: Borough of Saddle River Cross Acceptance Population and Employment Forecasts - Response

Dear Ms. LiVecchi,

This office serves as Borough Engineer for the Borough of Saddle River and a representative for the Cross Acceptance Process for the Borough.

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We find the approved February 2003 forecasts more accurate and consistent with our forecasts of population and employment growth forecasts, as compared to the draft forecasts presented.

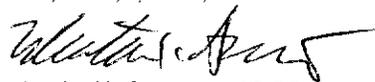
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Population Projection Year 2025 = 3,405

Employment Projection Year 2025 = 1,756

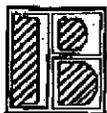
If you have any questions regarding the above, please contact me.

Very truly yours,



Martin K. Spence, PE PP

c. Chuck Cuccia, Borough Administrator
Stuart Koenig, Esq.
Sam Raia, Cross Acceptance Committee



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

25 Westwood Avenue
Westwood, New Jersey 07675
Phone (201) 666-1811
Fax (201) 666-2599

Community Planning
Land Development and Design
Landscape Architecture

January 11, 2005
BA# 1488.04

Farouk Ahmad
Bergen County
Department of Planning and Economic Development
One Bergen County Plaza
4th Floor
Hackensack, NJ 07601-7076

Re: Borough of Tenafly's Map Amendment Document

Dear Mr. Ahmad:

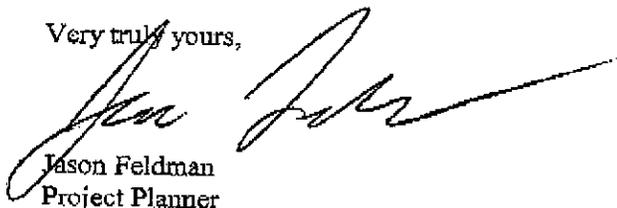
The Borough of Tenafly's Cross-Acceptance Committee would like to see the Borough's Map Amendment Document as shown in the Bergen County Department of Planning and Economic Development's Draft Cross-Acceptance Report changed. Map Amendment #28 is the only change being sought in this letter.

Enclosed is the corrected and final version of the Tenafly Map Amendment Document.

Again, the only change was made to Map Amendment #28 in the Map Amendment Document. The Borough of Tenafly would like to see the East Brook mapped as a critical environmental site even though it is not a C1 stream. The previous submission indicated that it was in fact a C1 stream. The current submission corrects this error as it is not a C1 stream and states that East Brook should be mapped on the NJ State Plan map as a critical environmental site. In addition, this map amendment calls for the NJDEP mandated buffers associated with C1 streams (and associated feeder streams) mapped as critical environmental sites on the NJ State Plan Map.

Thank you for your cooperation and please call me at (201) 666-1811 if you have any questions or need any clarification.

Very truly yours,



Jason Feldman
Project Planner

Borough of Tenafly
NJOSG MAP AMENDMENT DOCUMENT

Page 8 of 8

Date: 9/27/04

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

Amendment #27 **Planning Area** **CES** **HCS** **COAH Site**
Multi-Family Contributory District – MF-C
• Block 2902, Lot 14

Amendment #28 **Planning Area** **CES** **HCS**

Reason for Change: Addition of C1 streams and feeders and associated buffers as critical environmental sites. The NJDEP mandated 300 feet buffers associated with C1 streams such as the Tenakill Brook should be displayed on the NJ State Plan and Policy Map as critical environmental sites. All C1 streams (Tenakill Brook) and associated feeders should be mapped as critical environmental sites. Furthermore, the East Brook should be mapped as a critical environmental site even though it is not a C1 stream.

C1 Streams shown on Existing Development Map from the Master Plan (June 1990):

- This map shows C1 streams and feeder streams that should be added to the NJ State Plan Policy Map or associated NJ DEP data layers including the East Brook and the Tenakill Brook;
- The Committee states that it is important to map the as a C1 stream on the NJ State Plan Policy Map.
- The Committee states that is important to map the East Brook on the NJ State Plan Policy Map as a critical environmental site even though it is not a C1 stream.
- It is important to note that red denotes underground streams and the yellow indicates above ground streams.
- The blue indicates the Tenakill Brook and feeder streams – all are C1.
- The red indicates where the feeder streams run underground.
- All should be mapped on the NJ State Plan Policy Map.

Source: Existing Development Map from the Master Plan (June 2000); Borough Cross-Acceptance Committee and Bob Beutel, the Director of Public Works.

It is important to note that not all of these streams were physically drawn on the enclosed map Bergen County NJ State Plan Policy Map. However the enclosed Existing Development Map produced by the Borough's Cross-Acceptance Committee displays all of the streams that are to be designated as critical environmental sites during this round of Cross-Acceptance.

Please see the enclosed Existing Development Map for all the feeder streams that should be deemed critical environmental sites. The East Brook and Tenakill Brook are displayed on the Bergen County NJ State Plan Policy Map.

Amendment # 28 Planning Area **CES** HCS

Reason for Change: Addition of C1 streams and feeders and associated buffers as critical environmental sites. The NJDEP mandated 300 feet buffers associated with C1 streams such as the Tenakill Brook should be displayed on the NJ State Plan and Policy Map as critical environmental sites. All C1 streams (Tenakill Brook) and associated feeders should be mapped as critical environmental sites.

Furthermore, the East Brook should be mapped as a critical environmental site even though it is not a C1 stream.

C1 Streams shown on Existing Development Map from the Master Plan (June 1990):

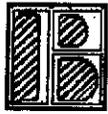
- This map shows C1 streams and feeder streams that should be added to the NJ State Plan Policy Map or associated NJ DEP data layers including the East Brook and the Tenakill Brook;
- The Committee states that it is important to map the as a C1 stream on the NJ State Plan Policy Map.
- The Committee states that it is important to map the East Brook on the NJ State Plan Policy Map as a critical environmental site even though it is not a C1 stream.
- It is important to note that red denotes underground streams and the yellow indicates above ground streams.
- The blue indicates the Tenakill Brook and feeder streams – all are C1.
- The red indicates where the feeder streams run underground.
- All should be mapped on the NJ State Plan Policy Map.

Source: Existing Development Map from the Master Plan (June 2000); Borough Cross-Acceptance Committee and Bob Beutel, the Director of Public Works.

It is important to note that not all of these streams were physically drawn on the enclosed map Bergen County NJ State Plan Policy Map. However the enclosed Existing Development Map produced by the Borough's Cross-Acceptance Committee displays all of the streams that are to be designated as critical environmental sites during this round of Cross-Acceptance.

Please see the enclosed Existing Development Map for all the feeder streams that should be deemed critical environmental sites.

The East Brook and Tenakill Brook are displayed on the Bergen County NJ State Plan Policy Map.



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

25 Westwood Avenue
Westwood, New Jersey 07675
Phone (201) 666-1811
Fax (201) 666-2599

Community Planning
Land Development and Design
Landscape Architecture

January 10, 2005
BA# 1488.04

Farouk Ahmad
Bergen County
Department of Planning and Economic Development
One Bergen County Plaza
4th Floor
Hackensack, NJ 07601-7076

Re: Borough of Tenafly Cross-Acceptance Questionnaire Addendum

Dear Mr. Ahmad:

Enclosed is the final version of the Tenafly Cross-Acceptance Questionnaire Addendum that the Borough would like to see included.

The Tenafly Questionnaire Addendum included in the current Draft Cross-Acceptance Report is different from the final version in my files or the final version on file with the Borough.

Thank you for your cooperation and please call me at (201) 666-1811 if you have any questions or need any clarification.

Very truly yours,



Jason Feldman
Project Planner

Questionnaire Addendum

Part I Smart Growth Initiatives

Question 3. YES.

The Master Plan has been reexamined and modified to be generally consistent with the State Plan. For example the 1999 Master Plan Reexamination Report states that new retail development should be concentrated within the existing central business district. The report goes on to state that the Borough of Tenafly will implement this policy by continuing to "seek improvements of the parking and pedestrian circulation in the CBD; and through the land use plan, continue the policy of concentrating as much retail activity in the central business district as possible." These policies, relating to strengthening the CBD, are consistent with the State Plan objectives of development and redevelopment in local business districts statewide and also within metropolitan planning areas (PA1). Tenafly is primarily classified as a metropolitan planning area. Furthermore, strengthening retail development within the Tenafly CBD will likely help to reduce auto trips and help to reduce sprawl, both of which, are goals of the State Plan.

Furthermore, the Master Plan Reexamination Report states that historic preservation is and will remain "an important local objective." The Borough of Tenafly has a Historic Preservation Plan Element as well as a Historic Preservation Commission. This element was recently amended in June of 2004 as a new historic site was added as part of the Historic Preservation Element of the Master Plan. The Borough and the Planning Board will continue to focus on historic preservation and make further amendments when appropriate and necessary. These historic preservation goals dovetail with the policy objectives associated with the metropolitan planning area as stated in the SDRP. Objective number nine encourages the preservation of historic buildings in ways that will not hamper the ability of an area to develop or redevelop.

One proposed change or addition to Master Plan the Planning Board may adopt would be language that specifically states that the Master Plan supports the overall philosophy of the State Development and Redevelopment Plan (SDRP). Furthermore, this policy statement would state that the Borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific planning area designations for the Borough of Tenafly, represent a reasonable approach to growth management and the future development and redevelopment of the State of New Jersey.

Question 4. YES.

The governing body has and will amend the zoning ordinance to be consistent with the State Plan. An important goal of the SDRP is the preservation of open space and the state's natural resources. The Borough of Tenafly and its Governing Body as a result of recent building activity enacted new zoning regulations designed to both protect the existing tree inventory and ensure replacements if necessary. One possible future

modification to the zoning ordinance would be modifications or adjustments to floor area requirements within single-family districts in order to ensure that renovations, expansions, and new construction will be compatible with the established character of the existing single-family neighborhoods. This possible future modification is consistent with the State Plan in that an intent of metropolitan planning areas is to protect the character of existing stable communities.

The zoning ordinance has been modified to include affordable housing overlay zones and inclusionary or contributory housing districts. These districts add consistency with the State Plan however the Cross Acceptance Committee and the Borough are concerned with the traffic impacts within these zones due to the new multi-family developments that have been or will be constructed. Traffic concerns include Riveredge Road, Piermont Road, and Grove Street. In addition, the Committee is concerned about possible traffic related impacts of the proposed extension of the Hudson-Bergen Light Rail Line through Tenafly. This extension could likely include the location of a station and associated parking structures in Tenafly.

Additional concerns or issues the Committee would like to present include the importance of the municipally-owned Compost facility. The Committee would like to see this use remain permanently and is concerned over the possibility that the new Hudson-Bergen Light Rail Line may hamper or lead to a change in this use. The Committee contends that this use is consistent with the State Plan's goals of the protection of the environment and the preservation of areas with environmental value. Furthermore, the Committee is concerned about the possible future conversion or sale of two religious sites located in the Borough. New Jersey, Bergen County, and the Borough of Tenafly should all seek utilize these sites as open space and/or park and recreation space if the possibility of the sites being sold presents itself. These two sites are 253 Knickerbocker Road (Mission Franciscan Sisters of the Immaculate Conception) and 23 Bliss Ave. (Society Lyonnaise African Mission).

Borough of Wallington

Civic Center

24 Union Boulevard

Wallington, New Jersey 07057

Mayor

Walter G. Margacki

Council

Robert Ryaby

Stephen J. Adzima

James Furtak

Mark H. Lepinski

Elizabeth Calabrese

Katherine Pollen

Witold J. Baginski

Borough Clerk

(973) 777-0318

Fax (973) 779-4879

Alice Czykier

Tax Collector

(973) 777-1031

January 12, 2005

Dear Mr. Ahmad,

I am writing in reference to the Borough of Wallington's participation in the Cross- Acceptance process, under the auspices of the New Jersey State Development and Redevelopment Plan.

Flooding: Flooding in Wallington is a major concern. Because of its location at the mouth of the Saddle River which empties into the Passaic River in the Northwest corner. Major devastation during Hurricane Floyd occurred due to over building with no retention in communities bordering the Saddle River. Regional Planning to reduce flooding.

Rail Service: A transit village is planned by the Borough of Woodridge which borders Wallington in the Northeast corner. The Transportation policies should include a policy specific to the transit village initiative of New Jersey Department of Transportation and New Jersey Transit Policy language should offer priority public funding to a designated transit village municipality.

Parks: Wallington has the highest population density 11,819 more than double the 4,267 in Southwest Bergen. We need more parkland and recreation facilities. The superfund clean up site which was cleaned to residential standards would be a good site to build additional active recreational facilities. All properties along the Passaic River and Saddle River should reserve a 15 to 25 ft right of way for access. Trailway and bike paths for fishing or boating should be established. A property on the south west corner and located on the bank of the Passaic River from the Gregory Avenue Bridge to the East Rutherford border should be purchased under Green Acres and continue the water front park established in East

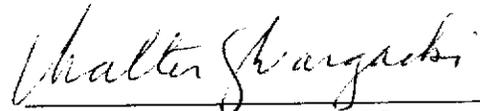
Rutherford. A property located adjunct to the greenway at the foot of Reservoir should be purchased under Green Acres to continue our open space initiative.

Revitalization: Wallington has established a redevelopment area of approximately 16 acres, in and adjacent to the Superfund Clean up site. Negotiations for ownership of the Superfund Site have been slow. This process should be put on the fast track to put this property on the tax rolls and facilitate redevelopment plans for the adjacent properties.

At this time , having missed the December 8, 2004 deadline, we request that our Map Amendment Document be considered for inclusion in the County's 2005 Cross Acceptance Report during this, the comment period of the Draft Cross-Acceptance Report.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script, reading "Walter G. Wargacki". The signature is written in dark ink and is positioned above a horizontal line.

Walter G. Wargacki, Mayor

WALLINGTON

I. Municipality: Borough of Wallington

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

Note: Lack of meeting/response indicates NO intent to make changes with County as the Negotiating Entity.

NJOSG MAP AMENDMENT DOCUMENT

Page 1 of 3

Date: January 12, 2005

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

AMENDMENTS:

Amendment #1 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Dul Field; located at the end of Johnson Ave between Johnson Ave and railroad tracks.
Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #2 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Veterans Monument (Historic Site); located at Paterson Avenue at Union Boulevard.
Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #3 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Little League Field; located at Mt. Pleasant Avenue between Alden Street and Reservoir Avenue.
Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #4 X Planning Area CES HCS.
Reason for Change: Addition of Municipal Park. Crescent Road Park; located at the end of Crescent Road.
Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #5 X Planning Area CES HCS
Reason for Change: Addition of Municipal Park. Green Way Path. Located from Park ROW to Gavlak School; end of Stein Avenue, Reservoir Ave, Lexington Ave, Wagner Ave and Pine St.
Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

NJOSG MAP AMENDMENT DOCUMENT

Page 2 of 3

Date: January 12, 2005

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

AMENDMENTS:

Amendment #6 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park. Lester Street Park; located at the corner of Lester Street and Anderson Avenue.

Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #7 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park. Hathaway Street Park (roller rink and children's park); located on the river bank between Main Avenue and Mercer Street.

Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #8 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park. Al Ventura Park; located between Locust Avenue and May Street.

Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

Amendment #9 X Planning Area CES HCS

Reason for Change: Addition of Municipal Park. River Walk. Located on Main St. between Alden Street and Park ROW.

Source: ROSI. Borough of Wallington Tax Map. NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*

NJOSG MAP AMENDMENT DOCUMENT

Page 3 of 3

Date: January 12, 2005

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

AMENDMENTS:

Amendment #10 X Planning Area CES HCS

Reason for Change: Proposed addition of Municipal Park. Paterson Avenue Park; located on Paterson Avenue stretching from Gregory Avenue Bridge to the intersection of Carlton Avenue.

Source:

- Borough of Wallington Tax Map.
- NJ Department of Environmental Protection, Bureau of Geographic Information Systems. *Aerial Orthophotography, 2002.*
- Resolution 02-78
- Resolution 03-104
- Resolution 04-126
- Resolution 04-122
- Resolution 02-80
- Resolution 02-92
- Resolution 01-52

**Recreation and Open Space Inventory
Borough of Wallington, Bergen County**

Municipal Location	Name	Block	Lot	Acres
Crescent Road	Crescent Park	55.02	25,26 & 27	0.41
Johnson Avenue	Dul Field	62.04	22	1.8
Hathaway Street	Hathaway Park	26.01	7 & 8	0.8
Mt. Pleasant Ave	Mt. Pleasant Ave Playground	64.02	Part 4	0.88
Foot of Lexington Ave		65.1	36	0.62
Park Row		65.08	8	0.57
Main Ave		26.02	2,3,4, &5	0.52

OF

WALLINGTON

SCALE 400 FT. = 1 INCH

Nov. 1949

1960

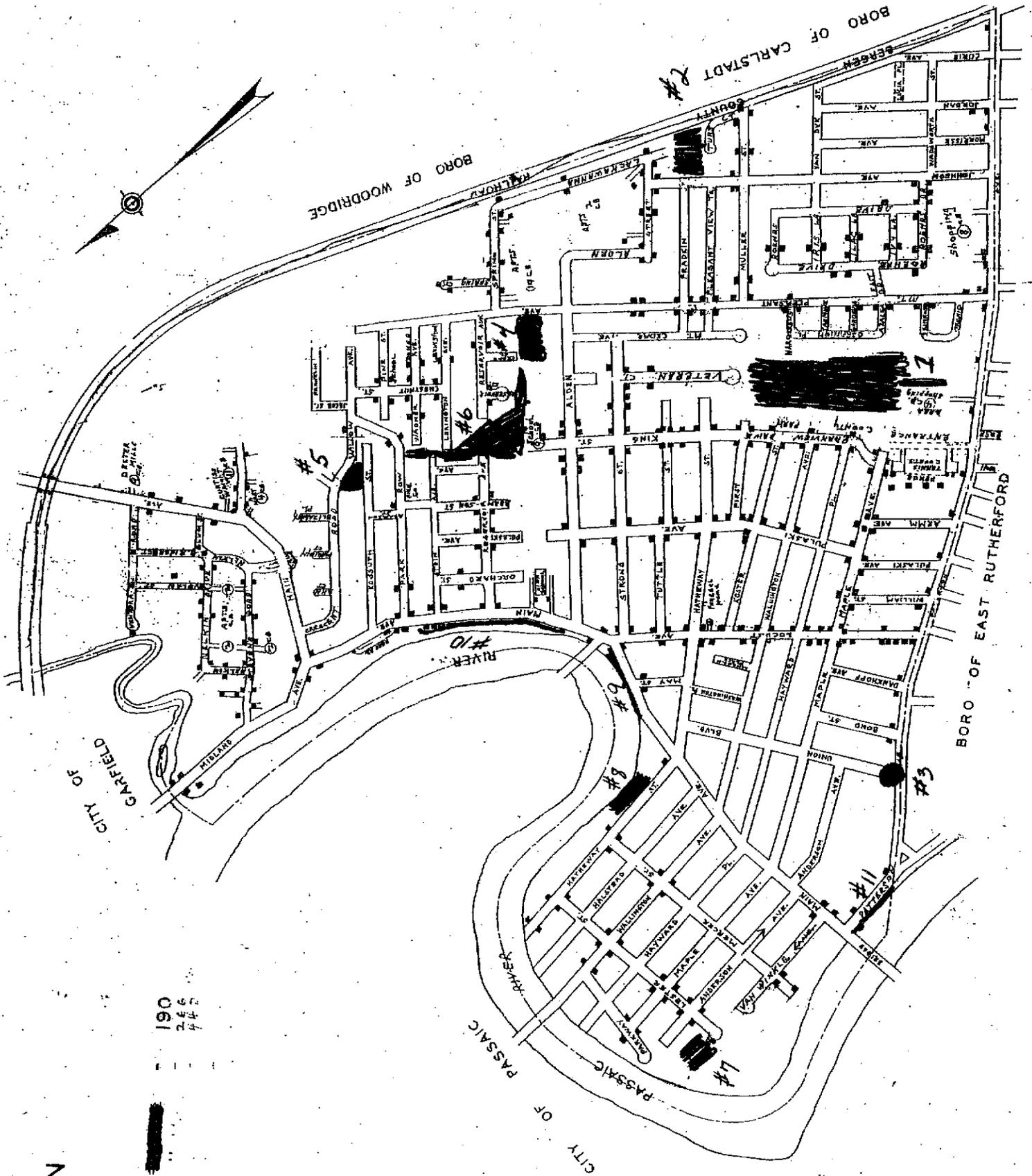
1968

1978

190

246

442



CITY OF GARFIELD

CITY OF PASSAIC

BORO OF CARLSTADT

BORO OF WOODRIDGE

BORO OF EAST RUTHERFORD

Changes Relative to State Plan Policy

Policy Changes, relative to State Plan Statewide Goals, Strategies, and Policies, as well as the description, delineation criteria, intent, policy objectives, and/or implementation strategy of any planning area, were submitted by the Municipal Cross-Acceptance Representatives in Section 2 of the Municipal Questionnaire (Questions #2 and #3). Oradell and Rutherford submitted changes under Question #2, while Cresskill, Haworth, Oradell, Ridgewood, and River Vale submitted changes and comments under Question #3. These submissions follow:

Question 2:

Please list any inconsistencies or disagreements with the State Plan Statewide Goals, Strategies, and Policies. Please note for each comment, the page number and section that it addresses in the State Development and Redevelopment Plan for reference. A blank response to this question assumes that your municipality concurs with these elements of the State Plan. (Preliminary Plan dated April 27, 2004, **Section 2** pp. 13-21; **Section 3** pp. 22-23; and **Section 4** pp. 24-29).

- *Oradell*

A paramount goal of the State Plan is Equity: "Suburban residents feel that they have lost equity via overcrowded highways, loss of nearby open space, rising taxes, and other negative growth impacts." Fast Track permits for PA1 areas such as Oradell may exacerbate these problems.

ANJEC says, "The Fast Track Permitting Law (S1368/A3008) poses serious threats to environmental quality and local control of land use planning in the areas that it defines for "Smart Growth" areas. The law also effectively shifts major decision-making from municipalities to state agencies and virtually eliminates opportunities for public comment on development applications." The Fast Track law enables expedited permits for State Planning Areas 1 and 2 and on designated Centers. This law casts doubt on the underlying State Plan.

The Save New Jersey Coalition has made a plea to Redefine and Clarify Appropriate Smart Growth Areas; "The Administration must amend the State Plan Policy Map using up-to-date environmental data. Growth areas under this law are based, in part, on 1970's data including outdated sewer service areas. There is no comprehensive analysis in the State Plan Map for impact on water supply whether surface or ground water, or impact on threatened and endangered species habitat. Not only is the State Plan Map not based on recent data on natural resources, there is simply no capacity-based analysis within the State Plan Map. There are areas that are mapped for growth that do not have adequate water supply, like Woolwich in Gloucester County or

there a proposed development that are adjacent to important water supplies, like Windy Acres in Hunterdon County.

We strongly believe that in order to properly manage growth in New Jersey and to protect natural resources, the State Plan Policy Map must be amended. There are vast areas of the State that are presently mapped as smart growth areas that meet the criteria for Planning Area 5 (PA5). These areas include potable water supply watersheds, Category 1 (C1) watersheds and their tributaries, contiguous wetland systems, prime forests, wellhead protection areas, high value aquifer recharge areas, and threatened and endangered species habitat using Landscape Data 3, 4, and 5 and these areas must be incorporated into the State Plan Policy Map as PA5. Sierra Club and the New Jersey Audubon Society are preparing a petition to make these changes to the State Plan Map. The Administration should immediately adopt State Plans map changes based on the Sierra Club and Audubon Society's petition. This action must be taken by emergency rule before the fast track law is implemented.”

“The Fast Track Bill... fails to create a meaningful linkage with the State Plan, and circumvents local planning authority in growth areas. The bill fast-tracks permits in broad Planning Areas under the State Plan without requiring the kinds of planning activities envisioned by the State Plan which should occur as part of Plan Endorsement, including a meaningful capacity analysis and the identification of measures needed to protect natural resources. There is no involvement by the State Planning Commission in the expedited system established by the bill - effectively eliminating the Commission's role, and public participation, in the implementation of the Plan in growth areas. The Legislature never intended the State Plan to be a regulatory document, but instead a planning tool. This bill overrides that intent.

The bill takes power away from local governments. At the local approval level, the bill shifts the burden of proof from the applicant to the municipality because it facilitates state permitting in advance of local consideration of a project. In addition, because of the very short time frames for the expedited state permitting decisions, local government will have very little time to submit comments on applications. “

According to the Save New Jersey Coalition, “Fast Track is the wrong track for New Jersey. New Jerseyans everywhere want and deserve more protection from sprawl, pollution and overdevelopment, not less. A policy that expedites growth in a state like New Jersey, already the most developed in the nation, throwing gasoline on a fire. It can only make a bad situation, even worse.

Despite New Jerseyans' disgust with overdevelopment, this new law gives the developers even more advantage to pave over our rapidly shrinking open space and degrade our natural resources in the direct path of development”

In addition the following quote from Audubon is most alarming. “NJ Audubon Society is working with a broad coalition in continued opposition to the “Fast Track” legislation, which will provide incentives for developing in inappropriate locations. Our analysis of these so-called Smart Growth regions, indicates that it includes 100's of thousands of acres critical to drinking water and wildlife. Please...

help protect your neighborhood natural areas from destruction! It silences the public, destroys open space, and pollutes NJ's water supplies. . . sprawl is guaranteed to bulldoze your town and environmental protections for decades to come."

It is hard to be enthusiastic about Cross Acceptance under the circumstances.

- ***Rutherford***

The transportation policies (pp. 140 to 143 of the State Plan) should include a policy (or policies) specific to the Transit Village Initiative of the NJDOT and NJ Transit. Policy language in this regard should offer priority public funding to a designated transit village municipality. Similar to Housing Policies #27 and #28 (p. 139), it is recommended that the transit village policies be framed as or subtitled as "Coordination with NJDOT and the Transit Village Initiative".

Summary of Public Investment Priorities (p. 117) item #2 should be revised to add "municipalities with transit village designation by NJDOT". Alternately, item #5 may be revised to add another bulleted item of the same language.

Question 3:

Please list any proposed changes to the description, delineation criteria, intent, policy objectives, and/or implementation strategy of any planning area. Please note for each change, the section and page number that the change addresses in the State Development and Redevelopment Plan for reference.

- ***Cresskill/Haworth/River Vale***

Delineation Criteria. Communities with population densities between 1,000 and 2,000 people per square mile should be in a separate Planning Area from communities with densities exceeding 2,000 people per square mile. Then, intent and policy objectives could be less intense for suburban areas.

- ***Oradell***

The State Plan Map has designated Oradell and virtually all of Bergen County as PA1. The State has targeted PA1 areas for growth and higher population density. Oradell which is virtually at full build out is targeted for growth. Surrounding towns are targeted for growth; their growth will add to traffic and environmental impacts that will impact Oradell.

The Cross Acceptance manual states "Ultimately, land-use decisions made at the local level will provide less inter-municipal and inter-county land use conflicts due to coordinated efforts." The PA1 designation mandates growth and will only lead to more inter-municipal conflicts. The Cross Acceptance and Plan Endorsement processes do not seem to address the universal complaints that arise when one town decides to put intensive development on its borders. Off site traffic impacts affect the bordering town, the tax ratables benefit the bad neighbor. Impacts of development on neighboring municipalities should be considered and addressed by the State Plan.

The State Plan recognizes the Oradell is virtually at full build out in the map entitled "Dwelling Units Authorized by Building Permits 1992 - 2000" on page 94. Oradell had less than 5 New Building Units Per Thousand Persons. The growth mandates of PA1

On page 298 of the State Plan Oradell is listed as an Identified Town Center, as opposed to a Endorsed Town Center. It is unclear what this designation means as regards to growth. Two thirds of Bergen County municipalities have been identified as "Centers". Oradell is a "T" Town Center surrounded by other Centers. Oradell does not want to be forced to accept growth in the forms of increased impervious surfaces or increased population density. Paramus, River Edge, Emerson and New Milford are also Centers, although Haworth is not. An unresolved question is why Oradell, but not Haworth? Oradell has much in common with Haworth. Will its Center designation cause it evolve to be more like Paramus and less like Haworth in the future? Perhaps Oradell should have this identified designation rescinded?

We take serious exception to page 9 in the State Plan that may force Oradell to accept higher population density of 5,000 persons per square mile. In the 1934 map on page 100, areas with 500 persons per acre were defined as urban; the Center designation embraces a tenfold increase in density from that baseline. "The State Plan promotes the benefits of higher density in development in Centers, recommending a minimum average density of 5,000 people per square mile for Regional Centers, Towns and Villages. This could translate into a neighborhood of single-family homes on 1/4-acre lots. Good planning and design create higher-density neighborhoods that are convenient, healthy and livable, offering an excellent quality of life. Children can walk or bicycle to school and parents can walk to town. Well-designed housing provides private yards, reasonable setbacks, detached or attached garages and private gardens." This statement generally describes the Borough of Oradell as it is today. Higher density of 5,000 persons per acre would make Oradell less convenient, less healthy and less livable, and detract from the quality of life. Critical Environmental Sites should be exempted from such density goals.

Under the Delineation Criteria found on page 223 of the State Plan, Oradell is PA1. PA1 is the only Planning Area available for a town with a population density of over 1,000 persons per acre. This is akin to Henry Ford's position that one could have any color automobile that they wanted as long as it was black. The State DEP pulled back the "Big Map" partly because it mandated more density in areas that are already

over crowded. The State Plan must not force growth on our already overburdened schools and infrastructure.

One of the worst problems inherent in the PA1 planning area designation is that CES Critical Environmental Sites are not afforded the same natural resource protections as environmental features in PA5 areas. It is important to maintain the green infrastructure throughout the state and give proper scrutiny to requests for permits. Each CES in a PA1 is precious and deserving of the fullest protections of the law.

- *Ridgewood*

Please incorporate the FEMA/FIRM Flood Hazard Areas into all mapping. Ridgewood has over 700 residences in the Flood Hazard Areas (FHA). Development in FHAs should strongly be discouraged.