77 River Street
Redevelopment Plan

Block 203 Lots: 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, & 16

CITY OF HACKENSACK, BERGEN COUNTY, NEW JERSEY
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Prepared by:
DMR Architects
777 Terrace Avenue
Hasbrouck Heights, NJ 07604

Francis Reiner, LLA - PP
License #: LI00616700

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ACKNOWLEDGEMENTS

Mayor and Council
Mayor John Labrosse
Deputy Mayor Kathleen Canestrino
Councilman Leonardo Battaglia
Councilman David Sims
Councilwoman Stephanie Von Rudenborg

Planning Board
Fernando Garip, Jr. - Chairman
John Chiusolo - Vice Chairman
John Labrosse - Mayor
Kathy Canestrino - Deputy Mayor
Albert Dib - Member
Roman Kaminsky - Member
Gary Terzano - Member
Joe Martucci - Member
Ralph Contini - Member

Planning Board Attorney
Joseph L. Mecca, Jr., Esq.

Planning Board Engineer
Gregory J. Polyniak, P.E., P.P., C.M.E., Neglia Engineering

City Manager
Mr. Ted Ehrenberg
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BACKGROUND INFORMATION

The City of Hackensack is in the midst of a renaissance. Over the past few years the City has taken tremendous steps in implementing and adopting new zoning through the creation of a Rehabilitation Plan which provides a clear vision to transform the downtown into a mixed use, pedestrian friendly environment.

The Plan which was adopted in 2012 promotes:

1. Smart growth principles by creating zoning which increases development flexibility, reduces parking ratios and promotes mixed-use, pedestrian friendly development in the downtown;

2. Connectivity to existing public infrastructure, including the two NJ Transit Rail Stations, the NJ Transit Regional Bus Station and Routes 4, 17, 46, Interstate 80 and the Garden State Parkway;

3. A mixture of uses with a variety of residential housing options to encourage walkability and active streetscapes;

4. Redevelopment and rehabilitation through architectural, neighborhood design standards that ensure high quality development;

5. The implementation of a two way street system; and

6. Strategies which include municipal tools and mechanisms to promote revitalization.

In only a short period of time since the adoption of the plan, the City has already begun to see the benefits of these strategies. For the first time in over thirty years, a significant residential development with 220 units has been completed and multiple other mixed use projects with approximately 900 units are now under construction. In addition, the City has seen a wave of developer interest throughout the rehabilitation area with several other mixed use projects that are either in the design or entitlement process.

Hackensack represents a premier location in Bergen County that supports higher density mixed use residential development. The City has two New Jersey Transit Stations which run directly to Hoboken as well as the regional New Jersey Bus Station that provides direct access throughout the county and to New York City. The downtown has access to Routes 4, 17, 46, Interstate 80 and the Garden State Parkway and is located eight miles from the George Washington Bridge, and 13 miles from the Lincoln Tunnel.

With over 43,000 residents and a day time population estimated at over 100,000 the City is home to the two largest employers in Bergen County including the Hackensack University Medical Center and the County Administration Offices. In
addition Hackensack has three college campuses located in and adjacent to the downtown including, Fairleigh Dickinson University, Bergen Community College and Eastwick University.

As a part of the revitalization efforts to promote mixed use development within and adjacent to the downtown, the City of Hackensack designated these properties as an area in need of redevelopment. As a continuation of that process the City has put together this redevelopment plan for a mixed use development that would support the goals and objectives of the downtown rehabilitation plan.
1.0 INTRODUCTION

A. BASIS FOR THE PLAN:

This redevelopment plan has been prepared for Block 203 Lots 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, & 16. Block 203 Lots 7, 8 and 17 were included in the area in need of redevelopment investigation study, however they are not included in this redevelopment plan.

On February 13th, 2018, the City of Hackensack Mayor and Council determined by resolution 51-18 these properties (which included Lots 8, 9 & 17) qualified as an “area in need of redevelopment” with condemnation in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J. S.A. 40A:12A-6. The LRHL allows a municipality to prepare a redevelopment plan which provides the development regulations and other standards to guide future development for this area.

B. SURROUNDING AREA CONTEXT:

The fourteen parcels (Block 203 Lots 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, & 16) are located between Old River and River Streets within the Downtown Rehabilitation Area Zoning District which was adopted in June 2012. The current land use for the properties include surface parking lots, a commercial establishment one story building and a two story residence.

C. PROPERTY INFORMATION:

Block 203 Lot 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15 & 16 (77 River Street): This lot is part of a group of lots (4, 5, 6, 7, 10, 11, 12, 13, 14, 15 and 16) that make up the address of 77 River Street. In total, these parcels comprise approximately 37,223 square feet and are located between Bridge, River, Old River and Atlantic Streets. These lots include a one story vacant commercial building with approximately 48 surface parking spaces and a three lane drive thru.

Figure 1.2: Redevelopment Area Aerial
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Figure 1.5: City of Hackensack Rehabilitation Area
77 River Street

DMR Architects
D. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

2. Proposed land uses and building requirements in the project area.

3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.

4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

5. Any significant relationship of the redevelopment plan to:
   - The master plans of contiguous municipalities;
   - The master plan of the county in which the municipality is located;

6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

8. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.

9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).

10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.

11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
E. DEFINITIONS:

It is the intention of this Redevelopment Plan for the Main Street Rehabilitation Area to supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, et seq. However, this plan adopts the definitions of the City’s Land Use Ordinance Section 175-2.2 by reference.

The definitions of the City’s Land Use Ordinance shall apply to this plan, unless this plan provides a superseding definition. The definitions defined in Section 175-2.2 apply to the redevelopment area with the exception of the following terms:

**FACADE:** Any exterior building face or wall.

**STREET FURNITURE:** The elements of streetscape, including but not limited to benches, bollards, news-racks, trash receptacles, tree grates, hardscape, seat-walls, street lights, and street trees.

**BUILDING PROPORTION:** The width to height relationship of one building to another.

**PEDESTRIAN SCALE:** The relationship of a particular building, in terms of mass and scale to a pedestrian.

**VISUAL COMPATIBILITY:** The design of buildings which is consistent in scale and character with adjacent buildings in the area from a pedestrian perspective in which the design is consistent with the architectural and neighborhood design standards set forth in this document.

**BUILDING BASE:** The building base refers to the first three levels of a particular building:

**BUILDING HEIGHT:** The vertical distance of a building measured from the average of the top of curb of the two corners of the proposed building to the highest roof beams of a flat roof or the mean level of the highest gable or slope of a hip roof. For projects located at a corner lot, the height will be measured from the top of curb of the two corners located along the primary building facade.

**BUILDING SETBACK LINE:** The distance measured from the back of existing or proposed curb (whichever is greater) to the primary building facade.

**POP-OUT / PROTRUSION:** A portion of the primary building facade that projects into the building setback.

**REDEVELOPER:** Any person, firm, corporation or public entity that shall voluntarily seek and be designated as a Redeveloper by the City Council or Redevelopment Entity and shall enter into a Redevelopment Agreement as set forth in Section 5 of this Rehabilitation Plan, all in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**RESTAURANT:** A building or structure designed, used or intended for use in which food and beverages are sold and consumed.

**TANDEM PARKING:** Two parking spaces with one car in front of the other to be allocated to a single apartment.
F. EXISTING ZONING:

The properties are located entirely within the designated Downtown Rehabilitation Area which includes zoning based on the Redevelopment Plan for the Area in Need of Rehabilitation. The Redevelopment Plan for the Downtown Rehabilitation Area includes the following permitted uses:

1. Residential, multi-family, apartments, residential over retail/commercial, residential lining or over parking structures;
2. Commercial, general office, medical, physical therapy, basic research, professional uses, banks with all uses being permitted as freestanding, liner or over parking structures;
3. Retail including, restaurants, eating and drinking establishments, open air markets and sidewalk cafes, supermarkets, general stores, outdoor seating and eating areas, banks, book and stationery stores, florists, with all uses being permitted as freestanding or as a liner to parking structures;
4. Civic, cultural, institutional and religious facilities, recreation centers, athletic and sports facilities, YMCA’s, health clubs (public or private), libraries, museums, theaters, art galleries, police and fire stations, public/private elementary, junior and senior high schools and daycare and adult care facilities;
5. Colleges, universities, trade schools, adult training facilities, dormitories, fraternity or sorority houses;
6. Health institutions (hospitals, outpatient care facilities and health clubs);
7. Hotels, conference centers and spas;
8. Outdoor open markets for selling fresh food and plants based on state laws and regulations;
9. Parks, plazas, open space, greenways and arboretums;
10. Structured parking as permitted or accessory use;
11. Live work / studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, antique dealers and designers of ornamental and precious jewelry;
12. Transit stations and associated parking facilities, including “Park and Ride” and “Kiss and Ride” facilities;
13. Utility and related facilities such as distribution lines, railroad rights-of-way, telephone repeater stations, and water storage tanks. (These uses are not permitted to front Main Street);
G. REDEVELOPMENT PLAN GOALS:

This property is identified as a potential redevelopment area in both the 2001 Master Plan and the 2009 Re-examination Report and as a part of the Downtown Rehabilitation Planning process the city and its residents developed goals and objectives for the revitalization of the downtown into a vibrant mixed use pedestrian friendly environment. The following is a list of the goals which relate to the redevelopment area:

1. To promote and strengthen existing businesses with the creation of a livable, real and clearly defined downtown district, made up of a series of interconnected, newly formed, mixed-use neighborhoods which are connected to their immediate context;

2. To promote the development of a place-based environment where people live and work connected by great streets and activated by appropriate street retail, food and entertainment uses;

3. To promote a balance between pedestrian and vehicular importance through the design of a hierarchy of streets, roads, gateways and boundaries which promotes activity and vitality;

4. To promote a series of memorable public places and spaces connected by great sidewalks and streetscape elements, enhanced by public art, safe lighting and on-street parallel parking, that promote outdoor dining, walking, people watching and gathering, activated by a clearly organized program of street retail and restaurants;

5. To promote improved pedestrian and vehicular connectivity into and through the downtown and to adjacent existing residential and commercial neighborhoods as well as to transportation and transit options;

6. To promote an overall approach to parking based on a shared vertical strategy reflective of a mixed use environment which emphasizes quality, accessibility, location, size, scale, configuration, management and aesthetic character over quantity;

7. To promote and take advantage of the physical relationship of the downtown to the County Complex, Bergen Community College, Fairleigh Dickinson University and Hackensack University Medical Center;

8. To promote the development of a compact urban environment with improved connectivity to the existing rail and bus transit in order to encourage walking and minimize vehicular dependency;

9. To promote and improve the efficiency and capacity of the existing street network to better accommodate vehicles, pedestrians and bicycles in the context of a complete street;

10. To promote a high density, mixed use development with a diverse residential population of varied ages, races and socio-economic backgrounds;

11. To promote the principles of sustainable design for individual buildings and for the district as a whole.
H. REDEVELOPMENT PLAN OBJECTIVES:

The City is looking to promote a mixed use development that would support the continuing revitalization efforts in the downtown as a part of the 2001 Master Plan, 2009 Re-examination Report and the 2012 Downtown Rehabilitation Plan.

The objectives for this Redevelopment Plan are to:

1. Promote increased quality of life for all residents in the City of Hackensack;
2. Promote the development of a mid to high density mixed use project;
3. Support existing businesses and property owners while creating new construction and permanent jobs in the City;
4. Generate new tax ratables and revenue from the sale of the property to support additional revitalization activities;
5. Implementation architectural, neighborhood and sustainable design standards that promote high quality development.
6. Provide public parking to support existing and future residential, commercial, office and retail uses in the redevelopment area.
7. Provide a flexible plan for multiple developers that can be completed in phases over time based on market conditions.

The redevelopment plan is intended to capitalize on its prime location and proximity to the Downtown Rehabilitation Plan, the New Jersey Regional Bus Station, the two New Jersey Transit Stations (Essex and Anderson Street), as well as to the major transportation including Route 4, 46, 17, Interstate 80 and the Garden State Parkway.
2.0 USE AND BULK REQUIREMENTS

A. PERMITTED LAND USES:

The following uses are permitted in the Redevelopment Plan:

COMMERCIAL / RETAIL: Restaurants, eating and drinking establishments, outdoor eating areas, cafes, brewery, as individual uses or as incorporated into a mixed use project;

ENTERTAINMENT: Rock climbing, health club, indoor sports facility or fitness related uses.

PARKING: Surface parking;

B. REGULATIONS FOR PERMITTED USES

1. The Redevelopment Area shall be developed in a single phase.

2. Any use not specifically stated as a Permitted Use is not permitted.

3. Loading, refuse, recycling and service areas shall be screened from all public streets with either the building or materials consistent with the building;

4. All parking shall be screened with a minimum 3’-0” landscape hedge located between the sidewalk and the parking area.
   - A minimum 3’-0” masonry wall with materials consistent with the building facade is required along River Street between the sidewalk and the parking area.

5. Streetscape improvements are required along the frontage of all public streets where development is being proposed based on development phases and shall meet the streetscape requirements as stated in this plan.

6. Existing nonconforming uses or structures are permitted to continue as per N.J.S.A. 40:55D-68. However, the renovation or restoration of a nonconforming use or structure shall be accomplished as per the Rehabilitation Standards of this Plan.

7. A shadow study shall be provided to the Planning Board if any proposed building is located within 100’-0” of an existing structure.

C. ACCESSORY LAND USES:

1. Lobby, reception, lounge, retail sales as an ancillary use, offices, locker and restroom rooms, party rooms, training and work out rooms as well as storage and utilities are permitted.

2. Loading spaces and docks, recycling and refuse storage areas (Screening is required)

3. Accessory structures shall comply in all respects with the requirements of the
principal structure;
   a. No accessory structure shall be located closer to the street right-of-way line than the required front yard setback of the principal use;
   b. No portion of an accessory structure shall include living quarters;
   c. Accessory structures below grade shall have a minimum rear or side yard, when not abutting a street, of five feet;

5. When an accessory structure is attached to the principal structure, it shall comply in all respects with the requirements applicable to the principal structure;

6. No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use;

7. In no event shall the height of an accessory structure exceed the height of the principal building.

8. Rooftop amenities are permitted.

D. DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS:

The following requirements apply to the Redevelopment Area:

1. **Minimum Lot Size:** None

2. **Maximum Number of Phases:** One (1)

3. **Minimum Building Setback:**
   a. The minimum building setback along River Street shall be 16’-0” as measured from the existing or proposed face of curb (whichever is greater);
   b. The minimum building setback along Bridge and Old River Street is 12’-0” from the existing or proposed face of curb;
   c. The minimum building setback to any interior property line is 15’-0”;
   d. The minimum building setback to any off-site primary building shall be 40’-0”;
      - Accessory buildings including but not limited to storage sheds are not included in this requirement.

6. **Minimum Retail/Commercial SF:** None

7. **Maximum Building SF:** 25,000 sf

8. **Maximum Building Coverage:** 60%

9. **Maximum Lot Coverage:** 85%;
   a. Pervious surface and / or storm-water management systems will be required for any proposed development to reduce the impacts to the City’s sewer system. Infrastructure improvements would include but not be limited to
green roofs, planter boxes and trays, permeable pavers, and above or below grade storm-water management systems.

b. The improvements shall be provided in order to ensure that the post-construction peak runoff rates for the 2 year, 10 year, and 100 year storm events are a maximum of 90 percent of the pre-construction peak runoff rates.

10. **Maximum Building Height:** 72’-0”

11. **Other Requirements:**
   
a. See Section Development / Place-Making Design Standards for all building design requirements;

b. The main entrance should be designed in such a way as to be visible from River Street and Atlantic Street;

c. The building should be designed in such a way as to enhance the corner element of Atlantic Street and River Street.

d. The building shall have a flat roof. (A parapet that covers any minor pitch to the roof from any public street meets this criteria)

e. Asphalt areas between the sidewalk and street should be removed and replaced with landscape elements.

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**E. PARKING STANDARDS:**

1. **Parking Requirements:**

   The minimum parking requirements for the Redevelopment Area are as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial / Retail</td>
<td>4.0 sp/1,000 GFA</td>
</tr>
<tr>
<td>Entertainment</td>
<td>2.5 sp/1,000 sf</td>
</tr>
</tbody>
</table>

**Notes:**

1. When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required;

2. Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure;

3. Up to 10% of the required parking stalls may be designated for compact cars;

4. Outdoor seating areas do not count toward the required parking ratios;

5. Parking requirements are based on the primary use only.

6. All surface parking shall be screened based on the Design Standards indicated in the Streetscape section of this Redevelopment Plan;

2. **On-Street Parking Spaces:** Parking spaces located along the portion of a public street(s) abutting the use may be counted toward the minimum number of parking spaces as required by this ordinance. Those on-street parking spaces must be located
on the same side(s) of the street as the use and have a dimension of at least 20’ feet in length.

3. **Bicycle Parking:** A minimum of five (5) bicycle parking spaces are required. Spaces can not be located between the building or the parking area and River Street.

4. **Setback Maneuvering:** No surface parking or maneuvering space is permitted within any required setback, or between the permitted use and the required setback, except driveways providing access to the parking area may be installed across these areas.

5. **Handicapped Accessible Parking Requirements:** Refer to Section 175-10.01C Handicapped Parking Schedule in the City of Hackensack Zoning Ordinance.

6. **Additional Off-Street Parking Regulations:** For all parking standards not covered in this section refer to Section 175-10.2 Additional Off-Street Parking Regulations A through K and Section 175-10.5 Design Criteria A through H of the City of Hackensack Zoning Ordinance with the exception of the following:
   a. Off-street parking dimensions can be 9’-0” x 18’-0” and allow two lane drive aisle dimensions can be 24’-0”;

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**Figure 2.0:** Conceptual First Floor Plan
Courtesy of KCG Architects
Figure 2.1: Conceptual Second and Third Floor Plan
Courtesy of KCG Architects

Figure 2.2: Conceptual Building Elevations
Courtesy of KCG Architects
Figure 2.3: Conceptual Perspective from River Street
Courtesy of KCG Architects

Figure 2.4: Conceptual Perspective from Atlantic Street
Courtesy of KCG Architects
Figure 2.5: Conceptual Axonometric from Atlantic Street
Courtesy of KCG Architects

Figure 2.6: Conceptual Shadow Study (December 21st - 8:00 am)
Courtesy of KCG Architects
Figure 2.7: Conceptual Shadow Study (December 21st - 12:00 pm)
Courtesy of KCG Architects

Figure 2.8: Conceptual Shadow Study (December 21st - 4:00 pm)
Courtesy of KCG Architects
3.0 DEVELOPMENT / PLACE-MAKING DESIGN STANDARDS

The design standards in this section provide the criteria for the redevelopment area. Any future development is subject to these provisions and shall be built in accordance with the minimum design standards specified in this section.

Building Architectural Materials & Character:
1. All buildings shall be constructed with high quality materials that reinforce pedestrian scale;
2. All new structures shall take into consideration the relationship to other existing or proposed buildings, in terms of light air, usable open space, height and massing;
   The design of this building should be unique with materials that both compliment the traditional architectural style established in the Rehabilitation Plan and set this building as a gateway into the downtown.
   - Vinyl siding of any type or grade is strictly prohibited on any portion of building façade in the redevelopment area;
   - Stucco is permitted on facades that do not face a public street;
3. Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base should be considered to add special interest;
4. Special attention must be given to the design of windows at the entrance of the building. Ribbon windows are discouraged. Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are encouraged;

Building Orientation:
1. The building shall be oriented toward River and Atlantic Street;
2. The first floors of the building shall be designed to encourage and complement pedestrian-scale and activity;
3. Ground floor facing River Street shall have a 16’-0” minimum floor to floor height;

Building Entrances:
1. The building entrance should be easily identifiable with unique and interesting signage for the proposed use;

Parking:
1. All parking shall be screened from River Street with a minimum 3’-0” masonry or similar materials used on the building.
2. Parking structures are prohibited.

Canopies and Balconies:
1. Canopies, awnings, and similar architectural accents are encouraged along River Street at the entrances. Such features should be constructed of rigid or flexible material designed to complement the tenant’s identity at the street level.
2. Any canopy may extend from the building up to one half of the width of the setback area in front of the building, or eight (8) feet, whichever is less;

3. The minimum overhead clearance shall be ten (10'-0") feet. If a canopy, awning, cornice, or other appurtenance extends into the public right-of-way, an encroachment agreement shall be required;

4. Balconies and outdoor patio(s) are permitted on the upper levels;

**Mechanical Equipment Screening:**

1. Screening of rooftop mechanical equipment is required and shall be within the maximum building height permitted in this Redevelopment Plan.

2. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact;

3. Screening materials shall be consistent with the architectural detail, color and materials of the building;
   - Wire mesh screening is not permitted;

4. All roof and HVAC systems must meet the building code requirements and at minimum be set back from the building edge a minimum of 15’ from any street or public open space and screened as to not be visible from any adjacent public street or public property;

**Building Service Locations:**

1. All service and delivery locations for the redevelopment area shall be screened by either the building or enclosures from River Street.

2. All service and delivery maneuvering into the loading area shall occur entirely within the property other than for ingress and egress to the lot.
STREETSCAPE DESIGN STANDARDS:
A successful neighborhood is not complete until its parks, open space, sidewalks and streetscape have been designed and “furnished”. The items that are referred to as streetscape elements include street lights, sidewalks, benches, trash receptacles and other street furniture which reinforce the character of the street and the neighborhoods. The following section addresses an overall approach for the design of streetscape elements that are to be considered as part of the redevelopment plan. These standards are meant to establish the minimum criteria that will be required for the design and implementation of streetscape, parks and open space improvements.

Street Trees:
- Street trees shall be planted in either grates or open landscape areas equivalent to 30’ on center along all public street frontage;
- Street trees shall be planted with a minimum four inch (4”) caliper, shall have the lowest limbs trimmed up to 8’-0” and shall be in accordance with the “American Standard for Nursery Stock” published by the American Association of Nurseriesmen;
- The tree species shall be determined by the City of Hackensack.
- All trees should include irrigation.
- Trees shall be watered and maintained for a minimum of 2 years. Any tree that is dead or dying after the 2 years shall be replaced by the developer.

Street Lighting:
- Street lights shall be the City of Hackensack city standard pedestrian scale light pole and fixture;
- Street lights shall be shielded and shall be a maximum of 16’ in height, located on center between street trees, at a maximum of 90’-0” on center;
- Street light specifications and locations shall be submitted for review and approval prior to installation;
- Street lights should be located as part of the streetscape and function as a unifying element of other streetscape items including trees, benches and paving;
- Building light fixtures should exhibit an aesthetic as well as functional purpose to create interest and a sense of scale for the pedestrian;
- LED Lighting is encouraged;
- Luminaires should be translucent or glare-free using opaque glass or acrylic lenses;
- Diffusers and refractors should be installed to reduce unacceptable glare; particularly adjacent to residential uses;
Sidewalks:

a. Sidewalks shall meet the typical streetscape design palette in this Redevelopment Plan. Materials may consist of brick, concrete or a combination of the two and should be consistent for the all public streets in the redevelopment area;

b. Asphalt of any type or grade is not permitted as a sidewalk material;

Seating, Benches:

a. Seating should be grouped together as much as possible and placed in public open spaces, plazas or gathering places;

b. Seating should be designed and placed appropriately to provide an amenity to the public;

c. Seating should not obstruct views for vehicles, sidewalks for pedestrians, or signs and displays for businesses;

d. The type of bench will be determined during the design phase and can vary along Main Street so long as the same bench is used for a minimum of two block lengths and for both sides of the street;

Planting Pots & Planters:

a. Pots and planters can be used particularly in areas with retail as a complement to the surrounding streetscape and are permitted in the setback with review and approval of the Building Department;

b. Pots and planters can be placed as a separation between pedestrians and vehicles;

c. Pots and planters are ideally located near seating areas, but plant materials should not interfere with circulation or comfort;
Tree Grates / Landscape Planting Areas:

- Tree grates and landscape planting areas are permitted and can be used wherever a tree is placed within a high traffic area;
- Tree grates must allow for tree growth and be made of ductile iron and should be factory painted;
- Electrical outlets shall be provided within the grate area to allow for lighting opportunities and should be designed to support up-lighting;

Trash Receptacles:

- Trash receptacles should be located conveniently for pedestrian use and service parks, plazas and other public gathering places.
- Trash receptacles should be permanently attached to deter vandalism and have sealed bottoms with sufficient tops to keep contents dry and out of pedestrian view;

Bicycle Racks:

- Bicycle racks should be permanently mounted and placed in convenient public locations to encourage bicycle use;
- Bicycle racks should be placed so as not to obstruct views or cause hazards to pedestrians or drivers;

Bollards:

- Bollards should integrate with and aesthetically complement the overall streetscape concept;
- Bollard design should respond to the area it supports (Plaza vs Services);
- Bollards may be chained or cabled together to ensure pedestrian safety or define areas for public functions;

Parking Meters:

- On-street parking meters are required along Bridge and Old River Street;
- Parking meter specifications and locations shall be determined by the City of Hackensack;

Utility Accessories:

- Utility boxes, meters, manhole covers and fire hydrants should be coordinated with other streetscape accessories;
- Utilities should be readily accessible and placed so as not to obstruct visibility and movement;
- Utility locations should minimize visual and physical impact as much as possible and should blend in with the surroundings or enhance the area;
SIGNAGE STANDARDS:

a. Projects are encouraged to explore a variety of signage types, sizes and styles with the objective of integrating the design of the signage into the overall project.
   i. The goal is to maintain creative consistency that identifies the project and potential tenant’s identity;
   ii. Emphasis should be on durable, natural materials and quality manufacturing and can include cast, polished or painted metal; painted, stained or natural wood; glazed and ceramic tile; etched, cut, edge-lit or stained glass; cast stone and carved natural stone;

b. Monument signs are strongly discouraged.

c. For all signage standards refer to City of Hackensack Rehabilitation Plan and Section 175-7.14 SIGNS: A through M of the City of Hackensack Zoning Ordinance.

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**Figure 3.5:** Flag Banner Signs

**Figure 3.6:** Signage Locations Typ.
4.0 RELATIONSHIP OF THE REDEVELOPMENT PLAN TO STATE / COUNTY / LOCAL MASTER PLAN STUDIES:

A. State Development and Redevelopment Plan (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. Volume II – State Plan Goals and Policies include the following:
   
   a. **Revitalize the State’s Cities and Town Centers:** Revitalize New Jersey’s cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan’s vision and goals.
   
   b. **Conserve the State’s Natural Resources and Systems:** Conserve the State’s natural resources and systems by planning the location and intensity of growth to maintain natural resource and systems capacities and make the necessary infrastructure investments to protect natural resources and systems in ways that guide growth and development in ways that are consistent with the State Plan’s vision and goals.
   
   c. **Promote Beneficial Economic Growth:** Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State’s strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan’s vision and goals.
   
   d. **Protect the Environment, Prevent and Clean up Pollution:** Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards.
   
   e. **Provide Adequate Public Facilities and Services at Reasonable Cost:** Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan’s vision and goals.
   
   f. **Provide Adequate Housing at Reasonable Cost:** Provide adequate housing at reasonable cost through public/private partnerships that create and maintain a full range of attractive, affordable, and environmentally sensitively-designed and developed housing, particularly for those New Jersey State Development and Redevelopment Plan most in need, at densities and locations that provide greater efficiencies and serve to support public transportation alternatives and reduce commuter time and expense and easily accessible to employment, retail, cultural, civic and recreational opportunities to reduce housing and commuting costs in ways that are consistent with the State Plan’s vision and goals.
g. Preserve and Enhance Areas with Historic, Cultural, Scenic Open Space, and Recreational Value: Preserve, enhance, and use historic, cultural, scenic and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life, civic beauty and redevelopment in ways that are consistent with the State Plan’s vision and goals.

h. Ensure Sound, Coordinated and Integrated Statewide Planning: Ensure sound, coordinated and integrated statewide planning by using the State Plan as a guide to planning and growth related decisions at all levels of government in ways that are consistent with the State Plan’s vision and goals.

i. Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions: Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan’s vision and goals.

2. The State Planning Act (N.J.S.A. 52:18A-196 et. seq.) states:

a. “Among the goals of the act is the following: …conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal.”

b. “It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state.” (N.J.S.A. 52:18A-196 (d))

3. The State Plan Policy Map (SPPM)

a. Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and
Redevelopment Plan adopted by the State Planning Commission, places the City of Hackensack in Planning Area 1 - the Metropolitan Planning Area and states:

b. The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/Jersey City metropolitan region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.

c. These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime.

d. In the Metropolitan Planning Area, the State Plan’s intent is to do the following:

- Provide for much of the State’s future development and redevelopment;
- Revitalize Cities and Towns;
- Take advantage of increased densities and compact building design;
- Encourage distinctive, attractive neighborhoods with a strong sense of place;
- Provide for mixed-use concentrations of residential and commercial activity;
- Create a wide range of residential housing opportunities and choices with income mix;
- Provide for a variety of multi-modal transportation alternatives;
- Prioritize clean-up and redevelopment of brownfields and greyfields sites;
- Create cultural centers of state-wide significance;
- Re-design any existing areas of low-density sprawl;
B. Bergen County Master Plan:

In reviewing the Final Draft Bergen County Master Plan the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. Bergen County Master Plan Overview:
   a. The Bergen County Department of Planning and Economic Development is undertaking a county-wide planning effort that will result in the first County Master Plan in some time.

   b. The Master Plan will create a unifying vision for the County’s 70 municipalities and help them plan for sustainable growth while protecting environmental resources. Development of the Master Plan will be a collaborative process involving the County, municipalities, regional agencies, public and private sector stakeholders and Bergen County citizens.

2. Draft Report:
   a. The Draft Report provided on the Bergen County Master Plan website includes the following descriptions:
      - Future growth will primarily occur through redevelopment and infill;
      - Redevelopment provides opportunities to create new public spaces and green areas in places that have none;
      - Redevelopment on a large scale using green guidelines has the potential over time to significantly ameliorate many of the county’s storm water run-off and water quality issues;
      - Redevelopment can occur spontaneously and be privately driven, or it can take place as a result of a public initiative, usually under the jurisdiction of a local redevelopment agency.
C. City of Hackensack 2001 Master Plan Study and 2009 Reexamination Report:

The City’s Master Plan report provided strategies for redevelopment in the Study Area which included developing the downtown based on spheres of influence. The Master Plan report noted that:

1. Goals and Objectives stated in the Master Plan Reports excerpts include:

   a. Maintain and enhance the quality of established neighborhoods in Hackensack and promote compatibility of new development with existing or specifically defined character;

   b. Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading including utilization of State and Federal Assistance programs, where applicable, as well as public / private partnerships;

   c. Provide housing opportunities and a variety of housing for various income levels or the population, including low and moderate income housing, middle income housing and senior citizen housing; encourage multi-family and mixed-use development and redevelopment with in the central business district ....

   d. Improve the quantity, quality and availability of parks and open space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas. Encourage open space within major new developments and redevelopment. Promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River;

   e. Encourage adaptive re-use of historic and character defining structures, where appropriate; encourage context sensitive design of replacement structures;

   f. Promote adequate community services for all portions of Hackensack with an emphasis on improving the quality and adequacy of education, stormwater drainage, sewer, transportation, parking and recreation facilities;

   g. Promote and upgrade the downtown area of Hackensack including the four spheres of influence with an emphasis on assuring a vibrant, mixed use and appealing downtown;
2. Strategies for Redevelopment:

In the City’s Master Plan the report provides strategies for redevelopment in the Study Area which include developing the downtown based on spheres of influence. These include:

a. Main Street is too long to be developed continuously, and thus must be developed in “spheres of influence”; the government sector, the banking/educational/cultural sphere containing the urban node, the retail sector which would focus on conventional and household shopping and the Packard area.

b. The downtown study should focus on the following:
   - The potential for redevelopment of the Main Street Area;
   - A reduction in the scale of the retail/shopping sector. Main Street is too long to be developed continuously. The downtown area is not pedestrian friendly;
   - The provision of additional parking and the dichotomy between long term (monthly) parking and short term shopper parking needs to be resolved;
   - The ERA report believes that (mid-rise) apartment uses which can overlook the Hackensack River in the downtown are potentially marketable and can provide an alternative market for goods and services in the downtown corridor.

3. The City’s 2009 Master Plan Re-examination Report contains a significant amount of narrative related to areas in need of rehabilitation which included the following:

a. Regarding Areas in Need of Rehabilitation the document states: “A viable alternative to the use of eminent domain is available to the City for stimulating private redevelopment in the form of Areas in Need of Rehabilitation. This simpler approach to side-scale rehabilitation and redevelopment does not involve eminent domain, but it provides a means for making substantial progress at minimal cost.

b. Regarding the program of Rehabilitation the document states: “In addition, the Mayor and Council must determine that a program of rehabilitation, as defined in the LRHL, may be expected to prevent further deterioration and promote the overall development of the community.

c. Regarding Infrastructure Age the document states: “While the City’s housing stock as of the 2000 US Census indicated that 45% was built before 1960, it is probable that more discreet, yet fairly extensive areas of the City would qualify under the age of housing criteria. The age of water and sewer infrastructure may also qualify designation of the entire city as an area in need of rehabilitation.

d. Regarding Rehabilitation Area Options the document states: “The City’s options for redevelopment in an area in need of rehabilitation are basically the same as for an area in need of redevelopment, except that eminent domain cannot be used unless a formal designation of one or more properties as an area in need of redevelopment is made by the Mayor and Council. Thus, proceeding with the rehabilitation route does not preclude pursuing special properties for designation as an area in need of redevelopment if needed later on. In addition, the rehabilitation designation requires a simple resolution (no public hearing or special notice required) by the Mayor and Council, thus avoiding the time and expense of a redevelopment designation study.

e. The document also states: “The available options for an area designated as an area in need of rehabilitation include the following:
- Planning for redevelopment in a collaborative process with property owners, rather than an adversarial one, resulting in a shorter path to actual re-investment in the designated area.

- Property owners can be afforded tax abatement over five years to allow their capital to be directed to property upgrades and expansions, which ultimately enhance the tax base due to the positive effects on the subject property and those around it.

- The City may prepare a redevelopment plan for any area designated for rehabilitation, select a redeveloper, provide special redevelopment zoning standards and design criteria and phase the development over a predetermined schedule.

- Off-site improvements can be accomplished without the need for meeting the “rational nexus” criteria.

- Each project can be guided by a redeveloper’s agreement or simply the requirements of the redevelopment plan.

4. Regarding the Rehabilitation Approach the document states: “The area in Need of Rehabilitation approach has been effectively used in number of New Jersey Municipalities and holds great promise for the City of Hackensack. Therefore this report strongly recommends the pursuit of this approach in all areas of the City that meet the criteria.

5. The City’s 2001 and 2009 Master Plan Reports provide strategies for redevelopment which includes the properties under investigation. The 2001 and 2009 Master Plan report states:
   a. Master Plan Goals and Objectives
      - Maintain and enhance the quality of established neighborhoods in Hackensack and promote compatibility of new development with existing or specifically defined character;
      - Encourage public and private redevelopment to assist in the rehabilitation of areas in need of improvement and upgrading including utilization of State and Federal Assistance programs, where applicable, as well as public / private partnerships;
      - Provide housing opportunities and a variety of housing for various income levels or the population, including low and moderate income housing, middle income housing and senior citizen housing; encourage multi-family and mixed-use development and redevelopment with in the central business district ..... 
      - Improve the quantity, quality and availability of parks and open space including active and passive recreational facilities, neighborhood parks and environmentally sensitive areas. Encourage open space within major new developments and redevelopment. Promote the establishment of a publicly accessible linear greenway (riverside) park along the Hackensack River;
      - Encourage adaptive re-use of historic and character defining structures, where appropriate; encourage context sensitive design of replacement structures;
      - Promote and upgrade the downtown area of Hackensack including the four spheres of influence with an emphasis on assuring a vibrant, mixed use and appealing downtown;
6. City of Hackensack: 2009 Master Plan Re-examination Report:
   a. Regarding Infrastructure Age the document states: “While the City’s housing stock as of the 2000 US Census indicated that 45% was built before 1960, it is probable that more discreet, yet fairly extensive areas of the City would qualify under the age of housing criteria. The age of water and sewer infrastructure may also qualify designation of the entire city as an area in need of rehabilitation.”
   b. Regarding Rehabilitation Area Options the document states: The City’s options for redevelopment in an area in need of rehabilitation are basically the same as for an area in need of redevelopment, except that eminent domain cannot be used unless a formal designation of one or more properties as an area in need of redevelopment is made by the Mayor and Council. Thus, proceeding with the rehabilitation route does not preclude pursuing special properties for designation as an area in need of redevelopment if needed later on. In addition, the rehabilitation designation requires a simple resolution (no public hearing or special notice required) by the Mayor and Council, thus avoiding the time and expense of a redevelopment designation study.
   c. Planning for redevelopment in a collaborative process with property owners, rather than an adversarial one, resulting in a shorter path to actual re-investment in the designated area.
   d. Property owners can be afforded tax abatement over five years to allow their capital to be directed to property upgrades and expansions, which ultimately enhance the tax base due to the positive effects on the subject property and those around it.
   e. The City may prepare a redevelopment plan for any area designated for rehabilitation, select a redeveloper, provide special redevelopment zoning standards and design criteria and phase the development over a predetermined schedule.
   f. Off-site improvements can be accomplished without the need for meeting the “rational nexus” criteria.
   g. Each project can be guided by a redeveloper’s agreement or simply the requirements of the redevelopment plan.
D. **Neighboring Community Master Plans:**

Information for the Master Plans of the adjacent municipalities have been included as stated in the 2009 Master Plan Reexamination Report which includes the following information:

1. **Borough of Bogota:** The 2003 Master Plan for Bogota recommends a rezoning of properties located in the Planned Development zone. This zone directly abuts the City’s southeast boundary. The planned development zone has existed since the last master plan was adopted and no planned development has occurred on these parcels for the past ten years. Currently, these properties contain a driving range and have been there for a long time. The Borough’s master plan therefore recommends that this area be zoned for 1-2 zones, which permits light-industry use, warehouses, and offices, indoor and outdoor recreational use.

2. **Borough of Hasbrouck Heights:** The 2003 Master Plan Reexamination Report recommends that the Borough should consider redeveloping portions of lands along Route 17, which connects Hasbrouck Heights to Hackensack City. However, these projects, if and when they are built, will not significantly impact Hackensack.

3. **Borough of Little Ferry:** The Borough’s 2004 Master Plan Reexamination Report recommends significant redevelopment along the waterfront. The plan recommends developing the area around Bergen Turnpike and Valley Road intersection that currently contains an under utilized shopping center to be redeveloped to include hotel, high-end large retail anchors, restaurants and a mix of offices. The plan recommends redevelopment along the waterfront that would include low-rise (1-3 story) mixed-use development with an array of recreational amenities and pedestrian walkways along the riverfront. The recommended projects are consistent with the development currently occurring along River Street in Hackensack.

4. **Borough of Maywood:** The Borough of Maywood 2003 Master Plan recommends that redevelopment study should be undertaken for areas along the southwesterly side of the Borough that have access from Route 17. This, however, will not impact Hackensack.

5. **Borough of Paramus:** The 2005 Master Plan Reexamination Report recommends that the Borough should evaluate for any areas in need of redevelopment within the Borough. The Plan also suggests rezoning certain residential properties that directly abut the Maywood Borough boundary. However, this will not impact Hackensack.

6. **Borough of River Edge:** The Borough does not have any significant plans that would affect Hackensack.

7. **Borough of South Hackensack:** The Borough prepared a land use element of the Master Plan in 2001; however, no changes are proposed at this time.

8. **Borough of Teterboro:** The 2006 Master Plan Reexamination Report recommends that the Borough should evaluate potential properties within the existing industrial area that are in need of redevelopment.

9. **Borough of Teaneck:** The 2006 Master Plan Reexamination Report recommends that the Borough should evaluate potential properties within the existing industrial area that are in need of redevelopment.

10. **Borough of Lodi:** The Borough does not have any significant plans that would affect Hackensack.

11. **Village of Ridgefield Park:** Portions of the industrial area that abut the Hackensack boundary to the east are being redeveloped. As part of the riverside park system plan, a new bike path is proposed along the river. These improvements are consistent with the waterfront redevelopment projects that Hackensack and Bergen County are proposing.”
Temporary and Permanent Relocation:
The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As there are no residential buildings in the redevelopment area, there is no need to make provision for temporary or permanent relocation of any resident.

Identification of Property to be Acquired:
The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. There are no properties anticipated to be acquired as a part of this redevelopment plan.

Affordable Housing:
As of the date of adoption of the resolution finding the area to be in need of redevelopment, no affordable housing units are to be removed from the City’s inventory as a result of the implementation of this redevelopment plan. The developer shall contribute to the rehabilitation fund to assist the City in meeting a portion of its rehabilitation obligation and the fee would be determined on a pro-rata basis.

Traffic Impact Analysis:
A traffic impact analysis should be provided as a part of the phase one site plan submission to the Planning Board. The analysis should forecast additional traffic associated with the entire development, determine vehicular and pedestrian improvements necessary to accommodate the proposed development to help ensure safe and reasonable traffic conditions and reduce the negative impacts created by the development.

Long Term Financing Considerations:
Due to the size, scale, vital location and anticipated catalyst nature of the potential projects contemplated under this plan, the City anticipates that it would be eligible for a long term tax exemption for a period of up to 10 years if the project commences within five (5) years of plan adoption. After that time, the specific economic conditions would have to be reevaluated to determine the duration of an exemption that would be deemed financially feasible and appropriate. The actual entry of any financial agreements for a long term tax exemption are subject to governing body approval under the processes required by law.
Project Signage:
The redeveloper shall erect signage at locations to be determined by the Redeveloper and City within 30 days of receiving approval from the Planning Board that contains a rendering or renderings of the finished Project and other details concerning the Project that shall be agreed to by the Redeveloper and City Manager.

Deviation Requests:
The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. Any deviation that would require “d” variance in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-70d et seq., shall require an amendment to the Redevelopment Plan by the City Council. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.