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DEPARTMENT OF TRANSPORTATION

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RICHARD T. HAMMER
Acting Commissioner
CITY OF HACKENSACK

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

December 30, 2015

The Honorable John P. Labrosse, Jr.
Mayor, City of Hackensack
City Hall
65 Central Avenue
Hackensack, New Jersey 07601

Dear Mayor Labrosse:

On behalf of the New Jersey Department of Transportation, NJ Transit and the eight other state agencies that make up the Transit Village Initiative inter-agency task force, I am pleased to advise you that the City of Hackensack has been designated New Jersey's 31st Transit Village.

The Transit Village Initiative designates municipalities with a bus, train, light rail station or a ferry terminal that have embraced a Transit Oriented Development vision. That vision includes growth and economic revitalization; a commitment to compact, mixed-use development; a strong residential component; jobs, restaurants, arts and entertainment and preservation of a rich architectural character, all within walking distance of a passenger transportation facility.

A municipality can only be designated a Transit Village after performing the important visioning and planning work that sets the stage for redevelopment to occur. We applaud Hackensack's careful planning efforts and the proactive approach that has been taken with respect to redevelopment.

By designating the City of Hackensack a Transit Village, the State of New Jersey pledges to partner with you in achieving the City's redevelopment goals. You can expect priority consideration for your community in funding and technical assistance from many of the participating state agencies.

LeRoy H. Gould, the Transit Village coordinator, will contact the City shortly to arrange a meeting to discuss the next steps. In the meantime, if you have any comments or questions, please do not hesitate to call Mr. Gould at (609) 530-3864. We look forward to working with you soon.

Sincerely,

Richard T. Hammer
Acting Commissioner

c: LeRoy H. Gould, NJDOT Transit Village Coordinator

Transit Village Summary for City of Hackensack December 18, 2015

The City of Hackensack has rail service on NJ Transit's Northeast Corridor by way of the Pascack Valley Line with the Anderson Street and the Essex Street rail stations. Hackensack has chosen to focus their Transit Village (TV) application on the renovated Hackensack Bus Terminal. Bus service is offered on 24 lines to locations in Bergen, Passaic, Essex, and Hudson counties as well as the Port Authority Bus Terminal and George Washington Bridge Bus Station in New York City. In addition, the City is moving forward with plans to convert Main Street, State Street, and several perpendicular streets in the downtown area adjacent to the Bus Terminal from a one-way to a two-way system. By integrating the rail and bus options, the City is building a safer pedestrian environment while also supporting mixed use development in the Central Business District (CBD).

The City of Hackensack adopted new zoning for 163 acres through Areas in Need of Rehabilitation designations, which encourage increased density with reduced parking ratios for both rehabilitation and redevelopment projects. Projects include: 222 residential units in a six story building, 380 residential units in a 14 story building, 300+ residential units adjacent to office buildings, a renovated building for a two story Culture Arts Center, a Public Park completed in July 2015, a 100,000 square foot Bergen County Administration building under construction adjacent to the Bergen County Courthouse, adaptive reuse of an 8-story former Bank of America building for 270 residential units and an adjacent 4-story office building, plus 150 residential units over a parking structure that will support all three buildings, as well as 550 more residential units spread over five other sites. Because of extensive public involvement and a new outreach process, local officials have presented a plan of action that includes a Pre-application Conceptual Review Committee, allowing developers and property owners an opportunity to meet with City Staff and consultants to review proposals prior to submitting them to the Planning Board. Developers have found Hackensack is ready for redevelopment.

Hackensack is the county seat and home to the two largest employers in Bergen County, Hackensack University Medical Center (6,700 employees) and Bergen County government offices (2,700 employees). Located in and adjacent to the CBD are Fairleigh Dickinson University, Bergen County College and Eastwick Business College. With the future addition of Georgetown University teaming with Hackensack University Medical Center, 400 new medical students will be joining Hackensack's college-based student population.

The Central Retail Business District allows buildings with no setbacks, and drive-through businesses are prohibited in the TV district. The goals of the zoning and development regulations will create an urban form that is pedestrian friendly and supports transit oriented development (TOD) throughout the CBD. Hackensack is in the process of implementing numerous recommendations outlined in the recent Downtown Parking System Review Study. In addition to the Downtown Parking System Study, the Downtown Rehabilitation Plan implements appropriate TOD parking ratios, as well as shared and off-site parking provisions for both new development and adaptive reuse of existing buildings.

The entire downtown area is a part of the proposed TV district and the rationale for the TV district is based on the City's vision to create a pedestrian friendly downtown environment that supports opportunities for high density, mixed use, residential, retail, and commercial development. With the implementation of the Downtown Rehabilitation Plan and the continued progress of other Redevelopment Plans, Hackensack will become a mecca of civic, cultural, and educational opportunities for all. Hackensack has many well established community celebrations and events to add to their revitalized downtown experience.