Report of
Preliminary Investigation for
Determination of an Area in Need of Rehabilitation
For
Blocks 223, 225, 226.01, 226.02, 227, 228, 229, 230, 232, 233, 235, 236, 237

Prepared For:
City of Hackensack
Bergen County, New Jersey
September 12th, 2018

Prepared By:
DMR Architects
Francis Reiner, LLA - PP
License #: LI00616700
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Acknowledgements:

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

Planning Board
Fernando Garip, Jr. - Chairman
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Planning Board Engineer
Gregory J. Polyniak, P.E., P.P., C.M.E., Neglia Engineering

City Manager
Mr. Ted Ehrenberg
INTRODUCTION
1. PURPOSE:
The purpose of this report is to determine whether the Investigation Area could qualify as an Area in Need of Rehabilitation as defined by the Local Redevelopment and Housing Law (N.J.S.A. 40:12A-1 et seq., herein referred to as LRHL). This analysis has been conducted pursuant to the LRHL, which specifies the conditions that must be met within the delineated area and in the process to be undertaken by the Planning Board during the investigation.

Resolution No. 232-18 June 12, 2018 authorized DMR Architects (DMR) to assist the Planning Board in the investigation of these properties. Pursuant to the resolution, the planning board appointed DMR to perform a preliminary investigation that is reported within this preliminary investigation report, which details the findings and recommendations relevant to whether the Area of Investigation should be designated as “an area in need of rehabilitation” without condemnation.

2. INTRODUCTION:
Designating an area in need of rehabilitation permits a municipality or redevelopment entity to use all of the powers of redevelopment with the exception of eminent domain. Thus, designating an area in need of rehabilitation may be an attractive and effective option when the acquisition, clearance, and assemblage of properties is not required, or where the rehabilitation of existing buildings and structures is the primary objective. This designation also permits municipalities to grant five-year tax abatements and exemptions that may encourage private property owners to rehabilitate and reinvest in their properties. It also may be used in concert with other redevelopment projects and initiatives as part of a comprehensive redevelopment strategy. Under the State Economics Stimulus Act adopted in 2009, a Revenue Allocation District can be created for an Area in Need of Rehabilitation allowing for the issue of tax increment financing bonds for redevelopment.

3. AREA OF INVESTIGATION OVERVIEW AND CONTEXT:
The City of Hackensack has a land area of 4.18 square miles and a population of 43,010 according to the 2010 United States Census. The median age is 37.5 years old and the median household income is $57,676 and has a post high school education rate of 27.1%. There are approximately 19,375 housing units at an average density of 4,635.4 per square mile.

The racial makeup of the city is 46.67% White, 24.44% African American, 0.56% Native American, 10.30% Asian, 0.02% Pacific Islander, 13.59% from other races, and 4.42% from two or more races. Hispanic or Latino of any race represents 35.31% of the population.

Hackensack is the county seat and is located approximately 12 miles northwest of midtown Manhattan and about 7 miles from the George Washington Bridge. The city is served by Interstate 80, Route 17, Route 4, and County Route 503 and has two train stations on New Jersey Transit’s Pascack Valley Line. The Anderson Street Station serves central Hackensack while the Essex Street Station serves southern portions of the city. The New Jersey Transit Bus Terminal is a regional transit hub serving the Port Authority, Midtown Manhattan, Bergen County and Northeast.
4. DESCRIPTION OF STUDY AREA:

The Area of Investigation consists of thirteen (13) blocks and 238 lots and is located in the southern part of the City of Hackensack. The Investigation Area consists of the following block and lots:

- Block: 223 Lots: 1, 2, 3, 4, 5, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24;
- Block: 225 Lots: 1, 20;
- Block: 226.01 Lots: 1.01, 1.02, 1.03, 1.04, 3;
- Block: 226.02 Lots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27;
- Block: 227 Lots: 1, 3, 4, 5, 6, 7, 8.01, 8.02, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27;
- Block: 228 Lots: 1, 2, 3, 6, 9, 10, 11, 15, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 40, 42, 43, 44, 45, 46, 47, 48, 49;
- Block: 229 Lots: 1, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46;
- Block: 230 Lots: 1, 3.01, 3.02, 3.03, 3.04, 4, 5, 6, 7.12, 14, 16, 17, 18, 19, 21, 22, 23, 24.01, 24.02, 24.03, 25, 26, 27, 28, 29, 30;
- Block: 232 Lots: 1.01, 1.02, 3, 4, 5, 9, 10, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23, 25, 26, 28, 29, 30, 31, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 55;
- Block: 233 Lots: 1, 2, 7.01, 7.02, 9, 10, 12, 25, 26, 27, 29, 30;
- Block: 235 Lot: 1;
- Block: 236 Lots: 1.01, 1.02, 6, 18, 36.01, 36.02, 36.03;
- Block: 237 Lots: 1.01, 1.02, 1.03, 1.04, 2, 2B, 4.01, 10;

The street boundaries for the Investigation Area are Essex Street to the south, Prospect Ave. to the west, Beech Street to the north and Railroad Ave. to the east. Essex Street, Prospect Ave., Beech Street, and Railroad Ave. are all two-way streets. In addition, the Investigation Area is north of Route 80 and to the west of Main Street and the downtown Hackensack Rehabilitation Area.

The city blocks contain five (5) separate land use classifications including: Health Care Services (HCS), Office (O), Manufacturing (M1), High Density Multi Family (R3) and Medium Density Multi Family and Office (R3B). The properties within the area contain various uses including the Hackensack University Medical Center, multi family residential, office and parking.
Map 1: Investigation Area Aerial Map
5. RELATIONSHIP TO THE 2001 MASTER PLAN:
   a. The City of Hackensack 2001 Master Plan Report and 2009 Master Plan Reexamination Report provides the following information that is relevant to the Area of Investigation:
   i. City of Hackensack 2001 Master Plan Goals and Objectives are set forth on page 114 of the 2001 Master Plan and include the following:
      - Maintain and Enhance the Quality of Established Neighborhoods in Hackensack;
      - 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 private efforts;
      - Preserve the Environment including the preservation of wetland areas, stream and wetland corridors; the quality and purity of rivers and streams, protection of major ridgelines and the significant treed areas and areas designated as natural areas.
      - Promote and Expand Economic Opportunities in Hackensack in Order to Maintain Job Opportunities and the Economic Well-Being of Hackensack’s Citizens.
      - Promote Upgrading Surface Water Quality of all rivers and streams entering Hackensack and preserve water quality within the City.
   ii. The 2001 Master Plan also incorporate the general purposes of the Municipal Land Use Law as part of Hackensack’ Master Plan on page 115 of the 2001 Master Plan, including the following:
      - To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner, which will promote public health, safety morals, and general welfare;
      - To secure safety from fire, flood, panic and other natural and man-made disasters;
      - To provide adequate light, air and open space;
      - To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
      - To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
      - To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
      - To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
      - To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
      - To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
   iii. Regarding the Rehabilitation Approach the document states: “The area in Need of Rehabilitation approach has been effectively used in a 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.”
6. RELATIONSHIP TO THE STATE & COUNTY PLAN STUDIES

a. 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:

1. 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.

2. Revitalize the State’s cities and towns. Protect, preserve and develop valuable human and economic assets in cities, towns, and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing, provide comprehensive public services at lower costs and higher quality, and improve natural and built environment.

b. In reviewing the Final Draft Bergen County Master Plan the following information pertains to goals and policies for a program of rehabilitation;

1. Future growth will primarily occur through redevelopment and infill;

2. 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.

6. RELATIONSHIP TO THE 2009 REEXAMINATION REPORT

In reviewing the 2009 Reexamination Report the following information pertains to goals and policies for a program of rehabilitation;

a. Areas in Need of Rehabilitation: “Despite the above circumstances, much of the City still clearly needs to be revitalized. 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. The simpler approach to wide scale rehabilitation and redevelopment does not involve eminent domain but it provides a means for making substantial progress at minimal cost......”

b. The available options for an area designated as an Area in Need of Rehabilitation include the following:

1. Planning for redevelopment is a collaborative process with property owners, rather than an adversarial one, resulting in a shorter path to actual re-investment in the designated areas.

2. Property owners can be afforded a 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.

3. 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.

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

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

Map 2: City of Hackensack - Zoning Map
8. ZONING IN THE INVESTIGATION AREA:
The existing zoning for investigation area is HCS, O, M-1, R3 and R3B:

SCHEDULE OF DISTRICT REGULATIONS
HCS DISTRICT

Permitted Principal Uses
No building or premises shall be erected, altered or used except for uses designated for each district as follows:
• Hospitals and medical centers providing primary health care services for the diagnosis, care and treatment of human patients.
• Offices of physicians, dentists, surgeons, chiropractors, ophthalmologists and other licensed practitioners of the healing arts, but not including veterinarian services.
• Medical and dental laboratories and research facilities.
• Facilities for the education and training of hospital personnel, including but not limited to interns, hospital residents, nurses, technicians and orderlies.
• Convalescent or nursing homes and life care facilities
• Any principal use permitted in the R-3B medium density multifamily residential and office zone.
• Municipal, county, state or federal governmental buildings, library, park or recreational facility, firehouse.
• Public and private day schools.

Accessory Uses
Any of the following accessory uses may be permitted when used in conjunction with a permitted principal use.
• Uses customarily and/or associated with the operation and administration of the principal use.
• Accessory uses customarily and/or associated with the operation and administration of principal uses identified in the R-3B zone.
• Gift or flower shops, cafeteria, restaurant or snack bars; pharmacy, provided said use or uses are associated with a hospital or medical center and maintains no exterior entrances or exits to the outside building.
• Off-Street parking lots, garages, and/or structures associated with the principal permitted or conditional use on the site and in accordance with Article X (Off-Street Parking) of this Ordinance. Off-street parking lots, garages and/or structures associated with a hospital or medical center may be constructed within the HCS zone provided that said facility is located no further than 1,500 feet from the principal campus.
• Signs
• Fences

Conditional Uses
The following conditional uses are permitted within the health care services district (HCS) subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.
• Community Residence for the developmentally disabled and community shelters for victims of domestic violence.
• Houses of worship, rectory, parish house.
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<th>Medical Offices</th>
<th>R-3B Uses</th>
</tr>
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<tbody>
<tr>
<td>Min. Lot Size (sq. ft.)</td>
<td>650,000</td>
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<td>Min. Lot Width (ft.)</td>
<td>500</td>
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<td>Min. Front Yard (ft.)</td>
<td>½ building height</td>
<td>25</td>
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<td>Min. Side Yard (ft.)</td>
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<tr>
<td>Interior</td>
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<tr>
<td>Secondary Streets</td>
<td>25</td>
<td>25</td>
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<tr>
<td>Min. Rear Yard (ft.)</td>
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<td>25</td>
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<td>Max. Height (stories/ft.)</td>
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<td>Max. Lot Coverage (%)</td>
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<td>Min. Lot Area per Dwelling Unit (sq. ft.)</td>
<td>0</td>
<td>0</td>
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SCHEDULE OF DISTRICT REGULATIONS
M-1 District

Permitted Principal Uses
No building or premises shall be erected, altered or used except for uses designated for each
district or use as follows:
• Bank or trust company or savings and loan institution, except drive-in facilities
• Business or vocational school
• Club, lodge, meeting hall or social recreation building
• Contracting business, including building and yards for air conditioning, heating, sheet and
  metal, aluminum, windows and glass and similar items
• General manufacturing plant or establishment for processing, fabricating or assembly, provided
  that there is no resulting noxious or offensive odor, dust, smoke, gas, noise, vibration, heat, vapor
  or glare beyond the boundary line of the lot on which use is located, and provided further that
  such use is not expressly prohibited by this chapter.
• Municipal, county, state or federal building, park or recreation facility
• Office building or office use
• Printing and publishing, engraving
• Public utility building or structure other than gas manufacturing plant
• Repair and service of appliances, furniture and other home and office articles except
  public garages.
• Research lab, provided that the proposed use or product is not expressly prohibited by this
  chapter.
• Retail sales of products manufactured or stored on the premises, provided that not more than
  20% of the floor area of the building is used for retail sales and provided that off-street parking
  requirements of this chapter are complied with.
• Shop of a plumber, electrician, carpenter or similar tradesman
• Warehouse except as expressly prohibited by this chapter.
• Wholesale business.

Accessory Use
Any of the following accessory uses may be permitted when used in conjunction with a
permitted principal use.
• Any accessory use permitted in the B-3 District under the same terms and conditions.
• The parking, storing or garaging of commercial motor vehicles except those specifically
  prohibited by this chapter, provided that such vehicles are not located in any front yard and such
  outdoor storage is screened from the view of adjacent streets and residential districts.

Conditional Uses
The following conditional uses are permitted in the manufacturing (M-1) district subject to
the area, yard and bulk regulations and other controls identified in the conditional use regulations
of this ordinance.
• All uses permitted as conditional uses in the B-3 District, except amusement machine complex,
  pool hall or billiard hall, psychic reading studio, live entertainment.
• House of worship, rectory, parish house
• Rental agency for automobiles, trucks and construction equipment.
• Telecommunication Towers
Area, Yard and Bulk Regulations (M-1)

Min. Lot Size (sq. ft.) ---
Min. Lot Width (ft.) --- 15**
Min. Front Yard (ft.) ---
Min. Side Yard, interior (ft.) ---
Min. Side Yard, Secondary Streets (ft.) (Note 10)
Min. Rear Yard (ft.) (Note 10)
Max. Height (stories/ft.) ---/150
Max. Lot Coverage (%) ---
Min. Lot Area per Dwelling Unit (sq. ft.) ---
Min. Height Ratio, front ---
Min. Height Ratio, side ---
Min. Height Ratio, side ---

** Off street loading and unloading shall be arranged that vehicular maneuvering (backing into a loading or unloading area or dock) will not take place on Hackensack Avenue, River Street, South River Street, Hudson Street, or Johnson Avenue.

SCHEDULE OF DISTRICT REGULATIONS
O DISTRICT

Permitted Principal Uses
No building or premises shall be erected, altered or used except for uses designated for each district or use as follows:

- Office building or office use, including business, professional and governmental office uses.
- Bank or trust company or savings and loan institution, except drive-in facilities
- Restaurants
- Municipal, county, state or federal building, park or recreation facility

Accessory Use
Any of the following accessory uses may be permitted when used in conjunction with a permitted principal use.

- Any accessory use permitted in the UN District under the same terms and conditions.

Conditional Uses
The following conditional uses are permitted in within the office (O) district subject to the area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.

- House of worship, rectory, parish house

Area, Yard and Bulk Regulations (O)

Min. Lot Size (sq. ft.) 20,000
Min. Lot Width (ft.) 100
Min. Front Yard (ft.) 25
Min. Side Yard, interior (ft.) 15
Min. Side Yard, Secondary Streets (ft.) 15
Min. Rear Yard (ft.) 40
Max. Height (stories/ft.) 5/60
Max. Lot Coverage (%) 30
Min. Lot Area per Dwelling Unit (sq. ft.) ---
Min. Height Ratio, front ---
Min. Height Ratio, side ---
Min. Height Ratio, side ---
SCHEDULE OF DISTRICT REGULATIONS
R-3 DISTRICT

Permitted Principal Uses
No building or premises shall be erected, altered or used except for uses designated for each
district as follows:
• All uses permitted in the R-30 district.
• Multifamily Dwellings
• Professional offices in multifamily dwellings meeting the requirements of Section 175-6.6G.

Accessory Uses
Any of the following accessory uses may be permitted in conjunction with a permitted principal
use
• Any accessory use permitted in the R-3B zone under the same terms and conditions.

Conditional Uses
The following conditional uses are permitted within the R-3 district subject to area, yard and
bulk regulations and other controls identified in the conditional use regulations of this ordinance.
• Any conditional use permitted in the R-3B zone under the same terms and conditions.

Area, Yard and Bulk Regulations

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<th>One-family</th>
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<td>Min. Side Yard, interior (ft.)</td>
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<td>Min. Side Yard, secondary streets (ft.)</td>
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<tr>
<td>Min. Rear Yard (ft.)</td>
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<td>20</td>
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<td>Max. Height (stories/ft.)</td>
<td>2 1/2 / 35</td>
<td>30/max. 280</td>
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<td>Max. Lot Coverage (%)</td>
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<td>Min. Height Ratio, front</td>
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<td>4:1</td>
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<tr>
<td>Min. Height Ratio, rear</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Min. Height Ratio, side</td>
<td>0</td>
<td>4:1</td>
<td>4:1</td>
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SCHEDULE OF DISTRICT REGULATIONS
R-3B DISTRICT

Permitted Principal Uses
No building or premises shall be erected, altered or used except for uses designated for each district as follows:
• All uses permitted in the R-3A district.
• Professional and business office buildings

Accessory Uses
Any of the following accessory uses may be permitted in conjunction with a permitted principal use
• Any accessory use permitted in the R-3A zone under the same terms and conditions.

Conditional Uses
The following conditional uses are permitted within the R-3B district subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.
• Any conditional use permitted in the R-3A zone under the same terms and conditions.
• Nursing, rest and convalescent homes

Area, Yard and Bulk Regulations

<table>
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<th>One and Two Family (2 stories or less)</th>
<th>Multifamily 2 stories and Nonresidential</th>
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<tbody>
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<td>15,000</td>
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<td>Min. Lot Width (ft.)</td>
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<tr>
<td>Min. Front Yard (ft.)</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Min. Side Yard, interior (ft.)</td>
<td>7.5</td>
<td>15</td>
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<tr>
<td>Min. Side Yard, secondary streets (ft.)</td>
<td>15</td>
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<tr>
<td>Min. Rear Yard (ft.)</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>Max. Height (stories/ft.)</td>
<td>2.5/35</td>
<td>3/38</td>
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<tr>
<td>Max. Lot Coverage (%)</td>
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<td>30</td>
</tr>
<tr>
<td>Min. Height Ratio, front</td>
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<tr>
<td>Min. Lot Area per Dwelling Unit (sq. ft.)</td>
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<td>1,500</td>
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<tr>
<td>Min. Height Ratio, rear</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Min. Height Ratio, side</td>
<td>-</td>
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"TOWNHOUSES(a)" and associated area, yard and bulk regulations so that the area, yard and bulk regulations shall be as follows:

"TOWNHOUSES(a)"
9. STATUTORY CRITERIA FOR DESIGNATING AN “AREA IN NEED OF REHABILITATION” DESIGNATION:

Pursuant to N.J.S.A. 40A:12A-14, a delineated study area may be designated in need of rehabilitation by the City Council if it is determined that a program of rehabilitation, as defined by statute above on this report, may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions. The Rehabilitation Study Area can be investigated as a whole, and every individual parcel does not need to meet the specific criteria. The criteria are:

1. A significant portion of structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or under-utilization of properties in the area, with a persistent arrearage of property tax payments thereon; or

2. More than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance, and

3. A program of rehabilitation, as defined in section 3 of (C:40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

10. LOCATIONS OF STORMWATER AND SEWER INSPECTIONS:

As a part of our due diligence to determine if the Block and Lots meet the statutory criteria for an area in need of rehabilitation, DMR conducted on-site inspections in the identified areas on Map 3.

The on-site inspections included the observance of the existing sewers throughout the Investigation Area. Based on the inspections and the available map, the majority of the sewers within this area appear to date back over 50 years of age. Based on our visual inspections as documented in this report along with the map which identifies the approximate age of the various lines, the Area of Investigation meets the statutory criteria as an Area in Need of Rehabilitation. This conclusion is based on visual inspections of the condition, construction materials and the location of the lines in association with the history of the City.

In addition, the property includes multiple sewer lines within the Area of Investigation that have been identified on the Arcadis map (Map 4). Information is depicting the Investigation Area and the approximate installation years of the utility lines. Based on information provided via “Location of Linear Assets Estimated Installation Years”, the City of Hackensack installed these lines between 1900-1911 (Map 4) which confirms that the Investigation Area would meet the requirements of the rehabilitation designation.
Map 3: City of Hackensack - Location of Sewer Photographs
Location 1- Images: Located on the corner of 1st Street and Atlantic Street.

Location 2- Images: Located approximately on the corner of 1st Street and Russell Place.
Location 3- Images: Located on the corner of Essex Street and First Street

Location 4- Images: Located on the corner of Essex Street and 2nd Street
Location 5- Images: Located on the Essex Street and the entrance into the Hackensack University Medical Center

Location 6- Images: Located on the corner of Prospect Ave. and Atlantic Street.
Location 7 - Images: Located on the corner of Beech Street and Overlook Ave.

Location 8 - Images: Located on Railroad Avenue.

Map 4: City of Hackensack - Age of Sewer Installation
11. EVALUATION FOR CONFORMITY WITH CRITERIA:

Property Description:
The Investigation Area consists of thirteen (13) blocks and 238 lots located in five (5) separate land use classifications. The land use classifications include Health Care Services (HCS), Office (O), Manufacturing (M1), High Density Multi Family (3) and Medium Density Multi Family and Office. The area is bound by Railroad Avenue to the south, Essex Street to the west, Prospect Avenue to the north, and Beech Street to the east. Additionally, the Investigation Area consists of sewers that were installed approximately between 1900-1911 evidenced by the “Location of Linear Assets Estimated Installation Years” map provided by Arcadis.

Criteria for Designation:
Pursuant to N.J.S.A. 40A:12A-14, a delineated study area may be designated in need of rehabilitation by the City Council if it is determined that a program of rehabilitation, may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions. The Rehabilitation Study Area can be investigated as a whole, and every individual parcel does not need to meet the specific criteria. The criteria are:
1. A significant portion of structures therein are in a deteriorated or substandard condition and there is a continuing pattern of vacancy, abandonment or under-utilization of properties in the area, with a persistent arrearage of property tax payments thereon; or
2. More than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance, and
3. A program of rehabilitation, as defined in section 3 of (C:40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

Water and Sewer Infrastructure Description:
As a part of our due diligence to determine if the delineated area meets the statutory criteria for an area in need of rehabilitation, DMR conducted on-site inspections of the storm water and sewer lines. The interior of the sewers appear to be constructed of masonry block and given the materials used is likely over 50 years of age. Based on the inspections, these sewer lines appear to date back to the original installation year (between 1900-1911), which would meet the statutory criteria for rehabilitation based on the age and condition of those lines. This is based on visual inspections of the condition, construction materials and the location of the lines based on the information provided by Arcadis.

Investigation Area Description:
Block 223:
Block 223 is bound by Railroad Ave., Essex Street, Newman Street and Sussex Street. The block is made up of 20 lots and located entirely within the HCS zone. A majority of the block consists of surface parking, surface parking is not permitted within the zone as a use by itself. In addition, the block consists of a laundromat, another use not permitted within the HCS zone. The buildings fronting on Newman Street consist of two (2) two-story single family homes and professional offices, all are permitted uses within the zone district.

Block 225:
Block 225 is bound by Railroad Ave. Sussex Street, Newman Street and Atlantic Street and is located entirely within the HCS Zone. This block contains eight (8) three story multi-family buildings named “Oratam Court”, multi-family is a permitted use within the zone. On the corner of Railroad Ave. and Atlantic Street is the seven (7) story parking garage used primarily for the Hackensack University Medical Center. A parking garage as a primary use is not permitted within the HCS zone.

Block 226.01:
Block 226.02 is located within the Investigation Area and is bound by Essex Street to the south, 1st Street to the west, Sussex Street to the north and Lehigh Street to the east. The block is made up of 5 lots in total and is located within the HCS district. Half of the block is composed of a three (3) story multi-family residential building with surface parking to support the residential use. The other half of the block fronting on 1st Street contains a bank and a professional office, Multi-family residential and professional office are permitted uses within the district however, a bank is not a permitted use.
Block 226.02:
Block 226.02 is located between Essex Street, Lehigh Street, Sussex Street and Newman Street. The block is composed of 24 lots all of which are located in the HCS District. There are ten (10) three story multi-family residential buildings and five (5) retail shops located on the corner of Lehigh Street and Essex Street. Multi-family residential is a permitted use however, retail is not a permitted use within this district.

Block 227:
Block 227 contains 27 separate lots and is bound by Sussex Street to the south, 1st Street to the west, Russell Place to the north and Newman Street to the east. The block is located entirely within the HCS zone. There are a variety of uses located within the block including professional offices, single family residential, garages and surface parking to support the hospital vehicles and a plumbing supply store. All uses are permitted except the plumbing supply store and garage and surface parking for HUMC.

Block 228:
Block 228 is surrounded by Russel Place to the south, 1st street to the west, Lee Place to the north and Newman Street to the east. The block is primarily composed of single family residential professional office, and light manufacturing. There is one restaurant located on the corner of Newman Street and Russell Place, this is not a permitted use. In addition, the light manufacturing uses on this block are not permitted either.

Block 229:
Block 229 is composed of 38 individuals lots all located within the M-1 zone district. The block is surrounded by Lee Place to the south, 1st Street to the west, Atlantic Street to the north and Newman Street to the east. The block is composed of a mix of uses including professional offices, surface parking, light industrial/manufacturing and single family residential. Surface parking and light industrial/manufacturing are not permitted uses within the HCS zone, all other uses are permitted by right.

Block 230:
The 27 lots that compose Block 230 are surrounded by Atlantic Street to the south, 1st Street to the west, Beech Street to the north and Railroad Avenue to the east. The block is split between the M-1 zone district and R3B district along the Beech Street frontage. There are a variety of uses within this block including light manufacturing, restaurant, professional offices, single family residential and surface parking. The use of a restaurant and surface parking are not permitted uses within the R3B zone where they are located and therefore are an existing nonconforming.
Block 232:
The 38 lots that compose Block 232 are completely within the HCS zone and the Professional Office Overlay District. The block is surround by Essex Street to the south, 2nd Street to the west, Atlantic Street to the north and 1st Street to the east. The block is composed of a restaurant, parking garage, multi-family residential, buildings associated with Hackensack University Medical Center and Hackensack Roofing Co. All uses are permitted within this zone except the commercial Hackensack Roofing Co. and therefore is an existing non-conforming.

Block 233:
Block 233 is composed of 12 lots and is located between Atlantic Street to the south, 2nd Street to the west, Beech Street to the north and 1st street to the east. Half of the block along Atlantic Street is located within the O zone, the other half of the block along Beech Street is located in the R3B district. The entire block is within the professional officer overlay district. The uses on this block are professional office buildings and multi-family residential, all uses are permitted.

Block 235:
Block 235 consists entirely of the Hackensack University Medical Center, it is bound by Essex Street to the south, 2nd Street to the east and Atlantic Street to the north. The block is located entirely in the HCS district with the Professional Office Overlay and is a permitted use within both.

Block 236:
Block 236 consists entirely of the Hackensack University Medical Center, it is bound by Essex Street to the south, Prospect Street to the west and Atlantic Street to the north. The block is located entirely in the HCS district with the Professional Office Overlay and is a permitted use within both.

Block 237:
Block 237 is located to the north of the Hackensack University Medical Center and contains a parking garage to support the hospitals parking needs. In addition, the block is located north of Atlantic Street, east of Prospect Avenue, south of Beech Street and west of 2nd Street. The parking garage is located within the O zone district while the remainder of the lot is located in the R3B district. The remainder of the lot is composed of single family and multi-family residential, permitted uses within this zone.
Conclusion:
The conditions of the property observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate that the majority of the storm water and sewer lines located within this area of the City of Hackensack are over 50 years in age and are in need of repair and substantial maintenance. Based on this information the Block and Lots identified in this report meet the second criteria required for designation of an area in need of rehabilitation. In addition, a program of rehabilitation would be expected to prevent further deterioration and promote the overall development of the community is required in order to meet the third criteria required for designation.

Based on this information these conditions meet the statutory criteria for rehabilitation and therefore it is the recommendation of this report that the identified properties can be designated as an area in need of rehabilitation.
12. SUMMARY OF FINDINGS AND RECOMMENDATIONS:

The conditions of the properties observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the majority of water and sewer infrastructure in the delineated area is at least 50 years old and in need of repair and substantial maintenance, evidenced by the following:

1. The City of Hackensack installed the line between 1900-1911, "Location of Linear Assets Estimated Installation Years" from Arcaids (Map 4, page 18)

2. Hackensack Hospital was originally constructed in 1888 and expanded into a multi-sectional hospital and modernized and improved the existing facilities.

3. The age, condition, and construction materials of the sewer lines along with the location of the lines as they relate to the map provided by Arcadis indicate the sewer lines have not been repaired or replaced and would be consistent with the construction of the portion of the buildings that are over 50 years in age.

Pursuant to N.J.S.A. 40A:12A-14, it is the recommendation of this report the properties be designated as an area in need of rehabilitation based on substantially meeting the requirements of Criteria 2, in that the majority of water and sewer infrastructure in the delineated area is at least 50 years old and in need of repair and substantial maintenance. Designating the study area in need of rehabilitation would continue the pattern of revitalization in the City of Hackensack that has been started by the 2012 Plan, which was originally identified as a strategy in the 2009 Re-examination Study.