



STEWART/BURGIS

Professional Planners
Landscape Architects
Associated with the STEWART GROUP Landscape Architects, Inc.

please reply to:

25 Westwood Avenue
Westwood, New Jersey 07675
201-666-1811 FAX 201-666-2599

P.O. Box 1408, 19 Raritan Avenue
Highland Park, New Jersey 08904
908-937-5588 FAX 908-937-9592

**MASTER PLAN AMENDMENT
BOROUGH OF EDGEWATER
BERGEN COUNTY, NEW JERSEY**

**PREPARED FOR: BOROUGH OF EDGEWATER PLANNING BOARD
S/B# 93-277-11**

The original document was appropriately signed and sealed on April 14, 1994 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

**Joseph H. Burgis AICP, P.P.
Professional Planner #2450**

**Lisa Phillips AICP, P.P.
Professional Planner #5167**

INTRODUCTION

The Borough of Edgewater recently requested Stewart/Burgis, its planning consultant, to prepare a planning analysis to determine the propriety of the Borough's master plan designations for two parcels of land along the Hudson waterfront, and to offer alternative land use designations if the current classifications are determined to be inappropriate. This study was undertaken following requests by property owners to reassess the merits of the municipality's higher density residential and related high intensity office use classifications encompassing segments of the Borough's waterfront.

The two areas examined as part of this analysis include:

1. A 19.1 acre parcel on the east side of River Road opposite the Municipal Building, extending from and inclusive of the Mailbag Facility northward to and inclusive of the former Old Ferry North site. This tract is identified as Block 38 Lots 1 & 2, Block 38.01 Lots 4, 6.01, & 7, Block 46 Lots 1-3, Block 52 Lot 1, Block 53 Lots 1 & 2.02, and Block 58 Lots 1 & 2.
2. The 109± acre Hartz Mountain parcel located on the east side of River Road, approximately 970 feet north of Gorge Road. It includes Block 85 Lots 1.01 and 2.01.

The planning analysis of the waterfront properties revealed there is merit to modifying the Borough's land use designations and prospective intensity-of-use affecting these parcels. The basis for these conclusions, and proposed master plan amendments, are set forth in the body of this report.

THE HARTZ MOUNTAIN TRACT

Property Description

The Hartz Mountain property is situated on the east side of River Road, approximately 970 feet north of the Gorge Road intersection. The tract occupies an area of 109± total acres, including 86 upland acres. The property is characterized by a level and flat topography.

The HUD flood maps reveal that the site is within the 100 year flood plain.

The tract was previously developed with a one million square foot Ford Motor Company assembly plant. In 1988, the southern 27.5 acre parcel received approval for the construction of 520 condominium units. A total of 295 units have been built to date. A portion of the northern parcel, Lot 1.01, is developed with a golf driving range. The remainder of the 58.35 acre northern tract is vacant.

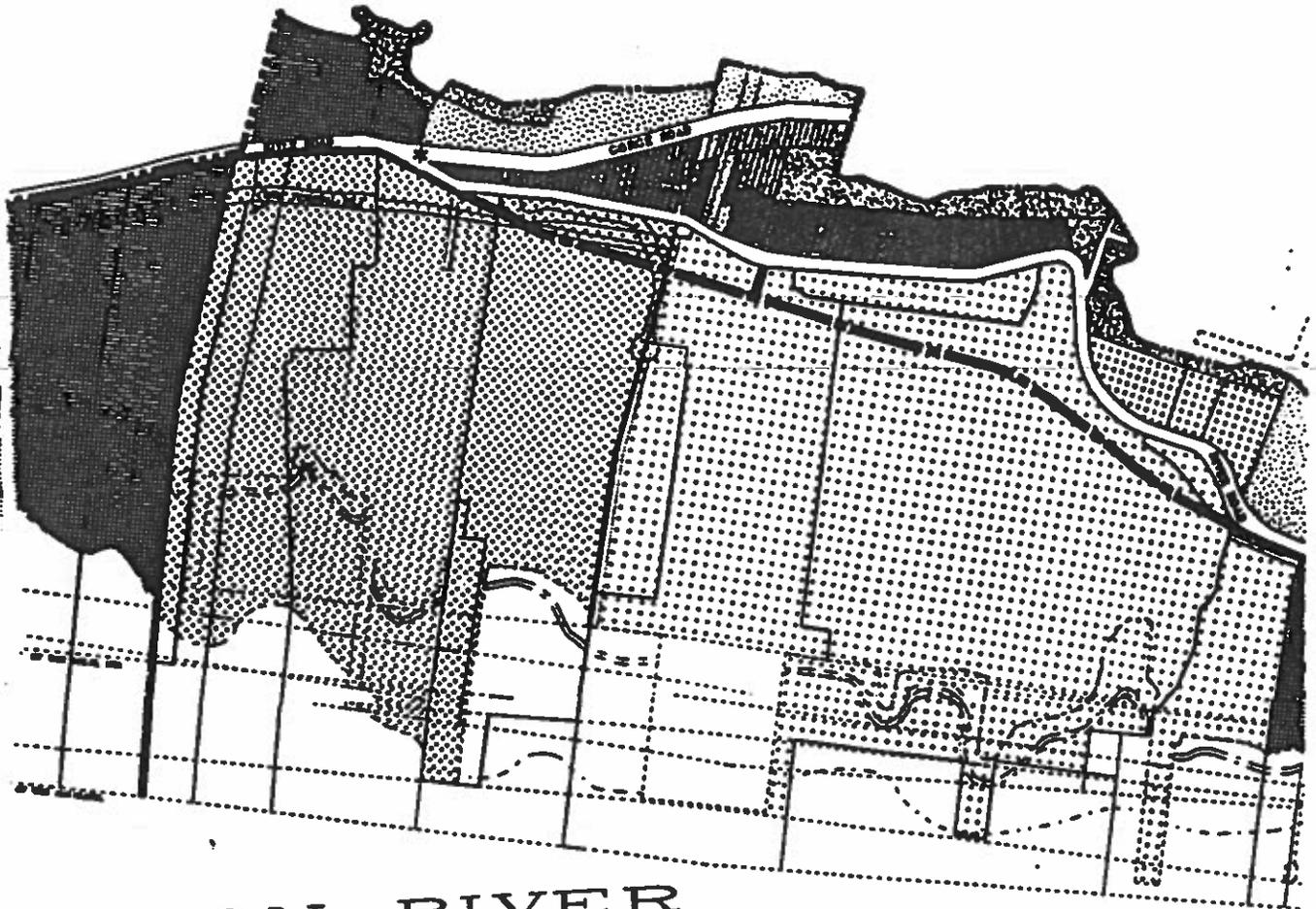
Current Master Plan Designation

The Hartz Mountain tract was designated for planned development in the Borough's 1990 Master Plan. The Borough Master Plan currently establishes two adjoining planned development districts in the southerly portion of Edgewater. These are identified in the master plan as follows:

- a. A 109± acre site commonly referred to as the Hartz tract is designated as one planned development. The Plan identifies an intent to enable this tract to develop with approximately 1,300 dwelling units and 1.3± million square feet of non-residential space. The master plan calls for minimally fifty percent of the planned development to be devoted to residential use, a maximum of forty percent of this site may be utilized to accommodate non-residential office and commercial use, and at least ten percent of the site should be utilized as useable active and/or passive grade-level open space. Within the areas delineated for residential and non-residential use, and incorporating the above noted usable active and/or passive grade level open space, minimally 25 percent of the site should be maintained as open area which would include landscaping areas serving buildings. Non-residential floor space should be limited to a floor area ratio of approximately 0.6 to 0.7 FAR based on the total acreage allocated to non-residential development, inclusive of a 0.1 FAR for retail space. Slightly higher intensities of use are permitted where the applicant provides additional amenities, such as orienting open space amenity toward the required waterfront walkway, substantive additional landscaping supplementing the required landscaping along River Road corridor, etc.
- b. The master plan recommends that the approximately 60 acre tract commonly referred to as the Celotex planned development tract develop in a manner generally consistent with the aforementioned provisions noted above, with two notable exceptions. Due to the amount of retail space contemplated in the community in this Plan, it recommended that retail space not be incorporated in the Celotex planned development. Secondly, a minimum ten percent setaside for lower income housing development must be provided. In addition to these requirements, due to the development pattern emerging on the Hartz site and the land use pattern to the south, it suggested that any design for this tract should properly locate its residential component to the north end of the site and non-residential use to the south.

HARTZ MOUNTAIN TRACT AND VICINITY

CURRENT MASTER PLAN DESIGNATIONS



Judson River



Symbol	Description
[White box]	LOW DENSITY RESIDENTIAL
[Horizontal lines]	MOD. DENSITY RESIDENTIAL
[Dotted pattern]	MED. DENSITY RESIDENTIAL
[Vertical lines]	HIGH DENSITY RESIDENTIAL
[Diagonal lines]	PUBLIC OPEN SPACE
[Box with 'SR']	SENIOR CITIZEN HOUSING
[Dotted pattern]	PLANNED DEVELOPMENT I
[Dotted pattern]	PLANNED DEVELOPMENT II
[Dotted pattern]	PUBLIC USE
[Diagonal lines]	WATERFRONT COMMERCIAL
[Diagonal lines]	RETAIL AND BUSINESS
[Diagonal lines]	OFFICE AND RESEARCH

Zoning Ordinance

The Borough Zoning Ordinance is consistent with the Borough master plan. The Hartz and Celotex tracts are zoned PDI and PDII, respectively. The permitted distribution of uses within PD zones are as follows:

- a. A minimum of fifty percent of the gross acreage comprising the Planned Mixed Development shall be allocated to residential use. A maximum density of 13 dwelling units per acre is permitted;
- b. A minimum of ten percent of the gross acreage comprising a Planned Mixed Development shall be allocated to active/passive grade-level recreation and/or open space use;
- c. A maximum of thirty-five percent of the gross acreage comprising a Planned Mixed Development may be allocated to office and hotel use and related activities;
- d. A minimum of five percent, but not to exceed 10 percent, of the gross acreage comprising a Planned Mixed Development in the PDI Zone shall be allocated for a neighborhood retail shopping center. A maximum of 3,000 square feet of retail floor space designed to serve the needs of the planned development residents will be permitted in the PDII Zone.

Comment On The Tract's Land Use Designation

The subject site's current land use designation provides for a substantive amount of residential and office development. The distribution of uses and the intensities-of-use set forth in the master plan are required to be reexamined periodically to ensure they continue to reflect an appropriate and reasonable level and type of development. A master plan should represent a long-range view of the community's future development strategy. However, it must also incorporate practical concerns regarding the provision of a compatible and complementary combination of land uses, and the impact of such uses on the community's facilities and infrastructure. Additionally, it must recognize the economic and demographic milieu in which the community is situated, and encourage uses which complements these aspects of community life. Within this framework, the following is offered for consideration:

1. Glut of Office Space. The Edgewater Master Plan enables the construction of a substantial amount of office development on the subject site. A review of the applicable provisions in the Plan reveals that the Plan contemplates a total of 1.3 million square feet of business and professional office development. This figure should be juxtaposed against the excessive amount of office space in the region. For example:
 - a. There is presently a total of 7.2 million square feet of vacant office space in Bergen County. This represents a vacancy rate of 22.9 percent;
 - b. The adjoining Hudson County waterfront area has a current vacancy rate of 24.4 percent. A total of 2.7 million square feet of vacant office floor area is situated along their waterfront area;
 - c. The Bergen County waterfront area contains one million square feet of vacant office space.

**TABLE I
OFFICE SPACE IN BERGEN COUNTY
AND THE REGION**

COUNTY & LOCATION	OFFICE SPACE (TYPE)	OFFICE INVENT. (SQ. FT.)	VACANCY RATE (%)	VACANT OFFICE SPACE (SQ. FT.)	NUMBER OF BUILDINGS
BERGEN*	CLASS "A"	17,160,000	24.81	4,300,000	112
BERGEN*	CLASS "B"	14,380,000	20.97	3,000,000	293
SUBTOTAL		31,540,000	22.89	7,300,000	405
HUDSON WATER-FRONT	CLASS "A"	8,014,000	22.41	1,800,000	16
HUDSON WATER-FRONT	CLASS "B"	3,099,000	26.43	820,000	42
SUBTOTAL		11,113,000	24.42	2,620,000	58
TOTAL		42,653,000	23.66	9,920,000	463

* Includes Secaucus for statistical purposes.

Source: Star Report, April 1, 1993

These figures suggest that the municipality should not anticipate any office development until well into the next century.

2. Residential Component. The residential component of the 1990 master plan provided for a total of 1,300 dwelling units. This number of units, if constructed, could result in a substantial increase in the local population. In particular, it could have significant implications for the community's public school system. It would be anticipated that a waterfront project of the type and magnitude contemplated in the 1990 Plan could generate approximately 120 public school attendees. This is critical in light of the local school district's current enrollment trends. For example, the local system has a current school population of 292 students. Projected fall of 1994 enrollments anticipate 350 students.

3. Retail Business Trade

The 1987 U.S. Census of Business provides the most recent available statistics on the volume of retail business which occurred in municipalities throughout New Jersey. An analysis of these statistics enables one to evaluate the local business community's ability to meet the needs of residents. A select number of business groups have been examined in order to evaluate Edgewater's business community. Statistics are shown on the accompanying table for the Borough, County and State in order to provide a comparative analysis.

**TABLE 2
RETAIL SALES AND PER CAPITA RETAIL SALES
EDGEWATER AND GOVERNMENTAL UNITS**

RETAIL TRADE	RETAIL SALES (\$1,000's)			PER CAPITA RETAIL SALES		
	EDGE-WATER	BERGEN COUNTY	NEW JERSEY	EDGE-WATER	BERG. CTY.	N.J.
All Estbs.	16,964	7,686,862	54,778,646	\$3,392	\$9,313	\$7,086
Bldg Mats., Etc.	N/A	307,853	2,585,815	N/A	373	334
Gen. Merch.	N/A	813,487	5,714,754	N/A	986	739
Food Stores	N/A	1,460,971	11,118,582	N/A	1,770	1,438
Auto Dealers	N/A	1,793,899	12,732,109	N/A	2,173	1,647
Gas. Serv. Stations	N/A	417,452	3,140,306	N/A	506	406
Apparel & Access.	N/A	611,474	3,691,509	N/A	741	477
Furn. Home Furns.	N/A	463,061	3,220,032	N/A	561	416
Eat/Drink Estbl.	4,529	620,606	4,665,541	906	752	603
Drug & Propr.	N/A	230,407	1,660,477	N/A	279	215
Misc. Retail	829	967,652	6,249,523	166	1,172	808

Table: based on 1990 U.S. Census data as follows:
a. Edgewater - 5,001 residents;
b. Bergen County - 825,380 residents;
c. New Jersey - 7,730,188 residents.

Retail data source: 1987 U.S. Census of Retail Trade, published in 1989.
n/a: indicates data not available due to restrictions on disclosure.

As noted in Table 1, 1990 per capita retail sales in Edgewater is \$3,329. This is substantially less than the County figure of \$9,313. Similarly, the Borough's per capita sales for eating & drinking establishments and miscellaneous retail sales is lower than the County and State figures. Figures for other specific retail trades are not published due to the Census Bureau's restrictions on disclosures in those instances where there are a limited number of establishments. However, the available data suggests that the Borough is under served with respect to retail sales establishments. The development of some retail establishments in the community since 1987 should not substantially effect this conclusion.

The available census data also reveals that a significant increase in the median household income occurred through the 1980's. This occurred throughout the region and reflects the economic boom of the mid-1980's. Edgewater's 1980 median household income was reported to be \$20,737. In 1990 this figure increased to \$44,087. Bergen County reported a County-wide median household income of \$24,056 in 1980 and \$49,249 in 1990.

Edgewater's per capita income, on the other hand, is higher than the County average. Edgewater's 1990 per capita income was reported to be \$28,294 while the County figure was identified as \$24,080. This suggests that the Borough's population can support additional retail development, and particularly those uses normally found in community shopping centers.

4. Housing Setaside Issue.

It is noted that the Borough's Council On Affordable Housing (COAH)-certified Housing Plan includes a setaside for 40 units of lower income housing from a portion of this site. An agreement, detailed in the Housing Plan, provides for a promissory note of \$2.5 million dollars to be conveyed to the Borough if, after 5 years of the beginning of Phase II, the affordable housing units are not constructed on-site. The 5 year timetable began on April 10, 1992, after the 261st certificate of occupancy for Independence Harbor was issued.

Recommendation

The planning analysis suggests that the subject site's present land use designation and its intensity and distribution of particular uses does not adequately serve the community's long term planning interests. The following master plan and zoning amendments are designed to encourage a reasonable range of residential and non-residential uses which will complement the area, while recognizing the prospective feasibility and impacts of certain land use activities. The following is offered for consideration:

1. Master Plan Amendment. The subject site's planned development designation is to be retained as part of this amending master plan element. In concept this designation is designed to permit the development of this large tract of land as a single entity according to a plan which prescribes different types of uses in accordance with specific planning standards and design criteria.

The following is recommended:

- a. A minimum of twenty-five percent of the planned development tract area should be devoted to residential use. Residential densities should range from twenty to twenty-five dwelling units per acre based on the total acreage allocated to residential use;
- b. A minimum of twenty-five percent of the planned development tract area should be devoted to open space and landscape amenity. The open space and landscape features should be incorporated as part of the overall design and configuration of the project. The design should include substantive open space and landscape elements around building foundations, in parking lots, near the waterfront, and along the River Road corridor.
- c. Commercial development, inclusive of office, retail, restaurant and similar types of activity may be developed within the remaining fifty percent of the tract. Community-based and broader-based commercial needs may be served by this facility. Non-residential floor space should be limited to a floor area ratio of approximately .2 to .25 FAR based on the total acreage allocated to non-residential development.

- d. Buffer provisions separating residential and substantive non-residential components of the planned development should be a mandatory element. A minimum buffer of one hundred feet should be provided to physically separate these land use arrangements. This buffer area should be suitably landscaped to ensure the provision of an adequate attractive visual amenity on-site.

The Borough should permit development to occur at the aforementioned upper ranges of density and intensity-of-use only upon a showing by an applicant of the following: that the vehicular and pedestrian traffic can be accommodated by the existing transportation system or proposed improvement to, and realignment of, River Road; a portion of the proposed open space amenity is oriented toward the waterfront and the required waterfront walkway and represents a unifying and organizing element throughout the project; a substantive landscape amenity be instituted along the River Road corridor and front (west) portion of the site, and the submittal is consistent with the applicable provisions of the Borough Housing Plan which mandates a minimum number of low and moderate income dwelling units. Additionally, it is recognized that a number of active outdoor recreation uses would represent a reasonable interim use of a portion of this planned development tract, which would complement the existing uses on-site and provide a suitable and appropriate use of land between the on-set of the various on-going phases of development.

It is noted that the above provisions represent a conceptual approach which will be refined in the implementing development ordinances.

An integral part of a planned development shall be the submission of a general development plan identifying the various aspects of the project. As prescribed by the Municipal Land Use Law the general development plan should set forth the proposed number of dwelling units, the amount of non-residential floor space, the residential floor area ratio for the planned development, in its entirety, according to a schedule which sets forth the timing of the various sections of the development.

The general development should minimally include the following:

- A general land use plan indicating the tract area and general locations of the land uses to be included in the planned development. The total number of dwelling units and amount of non-residential floor space, and the distribution and location of these uses is to be identified. The density and intensity-of-use of the entire development should be indicated;
- A circulation plan showing the general location and types of transportation facilities and any proposed improvements to the existing transportation system, accompanied by a traffic report identifying the impacts of the project on the area and the need for improvements;
- An open space plan showing the proposed land area and general location of parks and any other land areas to be set aside for conservation and recreational purposes and a general description of improvements proposed to be made therein;
- A utility plan indicating the need for and showing the proposed location of sewage and water lines, and drainage facilities necessitated by the physical characteristics of the site;

- A housing plan outlining the number of housing units to be provided and their bedroom count and size of units, and particularly identifying this data for the required designated low and moderate income dwellings;
- A report describing the anticipated demand on municipal services to be generated and impacts to be faced by the municipality and local school district as a result of the project's proposed timing schedule.

2. **Zoning Ordinance.** It is recommended that the Borough amend the zoning ordinance to reflect this master plan modification.

It is also recommended that consideration be given to the imposition of a formula for determining a commercial developer's lower income housing obligation, in the form of a monetary contribution to a housing trust fund, rehabilitation program, etc. to ensure and retain the integrity of the Borough's Housing Plan. COAH has adopted a formula to be used in such a case. It states that "non-residential development fees shall be a maximum of one percent of the equalized assessed value for non-residential development." It is noted that the Borough's Housing Plan imposes a ten percent lower-income housing setaside in place of the conventional twenty (20) percent setaside due to the broad area which is covered by the Plan's setaside provisions. Therefore it is recommended that the Borough may require a development fee of one-half of one percent of the equalized assessed value, thereby being consistent with the certified Plan's approach to accommodating the community's lower-income housing needs.

3. **Housing Plan.** The Borough Housing Plan should be amended to reflect the aforementioned modification pertaining to commercial developers development fees.

OLD FERRY NORTH/MAILBAG FACILITY TRACT

Property Description

This site is situated in the central portion of the Borough of Edgewater on the east side of River Road, from a point 100 feet north of Route 5 extending southward to a point approximately 360 feet south of Hilliard Avenue. The Hudson River is coexistent with the site's eastern property line. The parcel occupies an area of 833,030 square feet (19.1 acres) and is essentially rectangular in shape. Its dimensions include approximately 1,950 feet of frontage on River Road and a minimum lot depth of 562 feet. The site is characterized by a level and flat topography. The HUD flood maps reveal that the subject site is within the 100 year flood plain.

The subject site is developed with several buildings, including a trailer marina office, a 3,590 square foot two-story masonry building, a one-story masonry gas station, a 4,975 square foot marine repair building located directly behind the gas station, a Borough public works garage and pump station opposite Borough Hall and Hilliard Avenue, and a 114,000 square foot United States Post Office Mailbag Facility located directly south of the public works garage.

This tract of land is situated in an area characterized by a variety of uses. Commercial and public uses, and some moderate density townhouse units, represent the predominant form of development in the area.

Current Master Plan Designation

The Borough's two recent Master Plan efforts indicate the community's historic view of this segment of the municipality. The 1983 Master Plan designated the various parcels encompassed by this study for several land use classifications. The majority of this tract was designated for waterfront commercial and community shopping uses. Higher density residential and public categories are also proposed for portions of the area. The Plan sought to encourage the development of a commercial center in this area. The following Master Plan quote relates directly to this issue: "This area is recommended to function as the primary business district in the Borough and is designed to serve as the community's focal point. This central area should provide for a variety of retail and service uses and provide 'community' open space as an integral part of the overall design of the area."

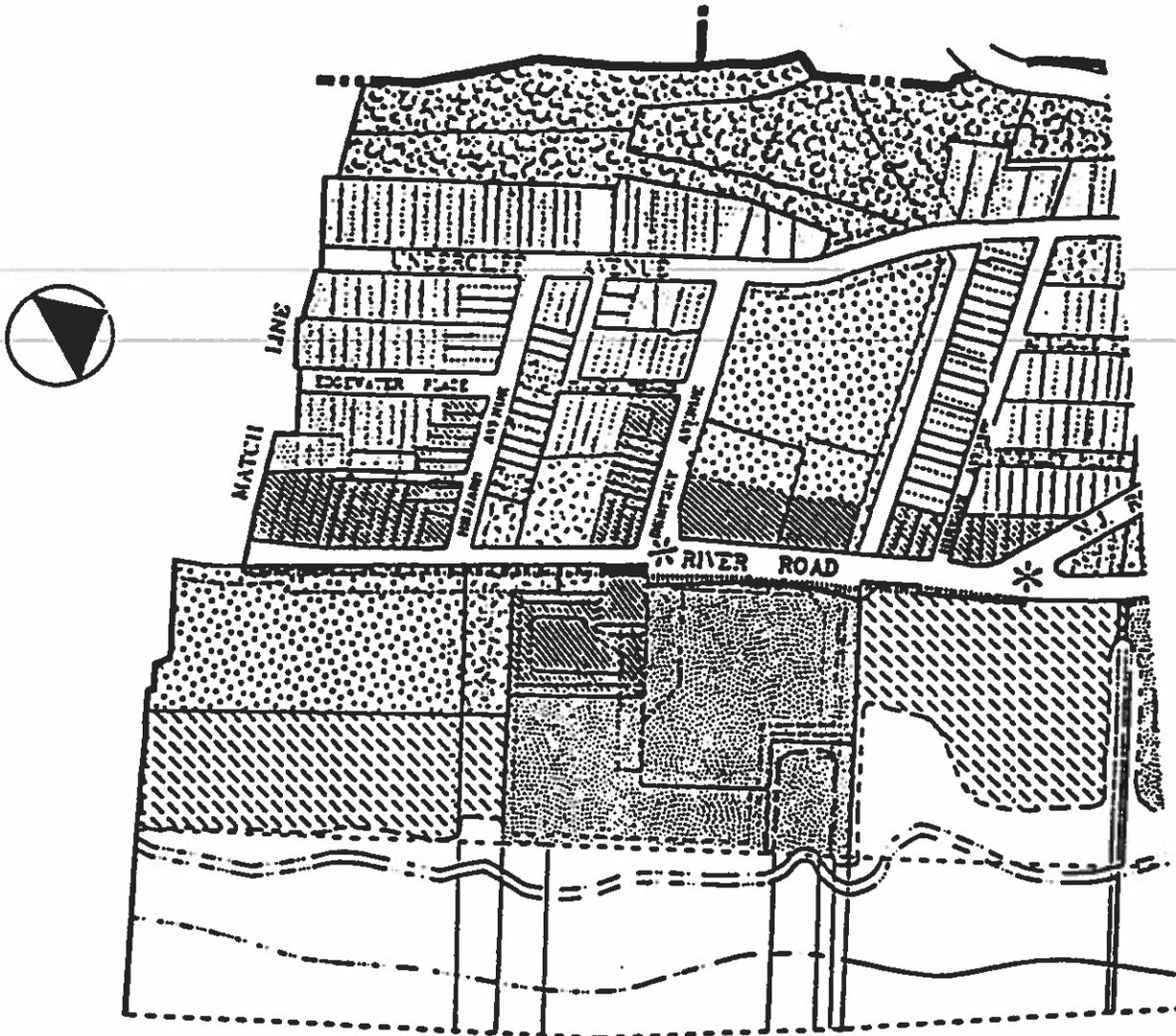
The 1990 Plan modified the 1983 Plan recommendation. However, it continued to encourage this area to develop as the community's primary commercial district. Waterfront commercial, retail business, residential, and public land use designations encompass the area. This is depicted on an accompanying map. The plan provides that "these tracts are recommended to function as the Borough's primary commercial district. It should provide for a variety of retail and service commercial uses, as well as permit water-related activities such as marina facilities. Designs for development should be encouraged to take advantage of the area's physical location and accommodate physical and visual access to the riverfront. Commercial development plans which enhance public use and enjoyment of the shoreline should be encouraged in this area. This may be done through a variety of features, such as the provision of incentive zoning which would enable a greater amount of floor space on a site if a development plan incorporates substantial public open space along the required riverfront walkway." The text also encourages the following development techniques to stimulate redevelopment of the area: the assemblage of small properties to foster an efficient and attractive area; consolidation and expansion of off-street parking to provide greater convenience for shoppers and to reduce conflicting traffic functions, particularly along River Road; and encourage rehabilitation of buildings and sites.

The 1990 Plan also sets forth a number of objectives which are pertinent to this issue, including the following:

1. To preserve and enhance the Borough's commercial areas by defining their functional role in the Borough and enhancing the quality of life within the commercial center through an appropriate mixture of activities, in order to create a community focal point;

OLD FERRY NORTH/MAILBAG FACILITY TRACT

CURRENT MASTER PLAN DESIGNATIONS



KEY	
[Stippled pattern]	LOW DENSITY RESIDENTIAL
[Horizontal lines]	MOO. DENSITY RESIDENTIAL
[Dotted pattern]	MED. DENSITY RESIDENTIAL
[Vertical lines]	HIGH DENSITY RESIDENTIAL
[Diagonal lines /]	PUBLIC OPEN SPACE
[Diagonal lines \]	SENIOR CITIZEN HOUSING
[Dotted pattern]	PLANNED DEVELOPMENT I
[Dotted pattern]	PLANNED DEVELOPMENT II
[Dotted pattern]	PUBLIC USE
[Diagonal lines /]	WATERFRONT COMMERCIAL
[Diagonal lines \]	RETAIL AND BUSINESS
[Horizontal lines]	OFFICE AND RESEARCH

2. To preserve and enhance the amenities of the waterfront area by maintaining and encouraging additional active and passive recreation features which promote access to the waterfront, and by establishing a design policy which will ensure visual linkages to the Hudson River and New York skyline;
3. To encourage the best possible design for new developments in the Borough and established sections of the community;
4. To encourage a desirable visual environment.

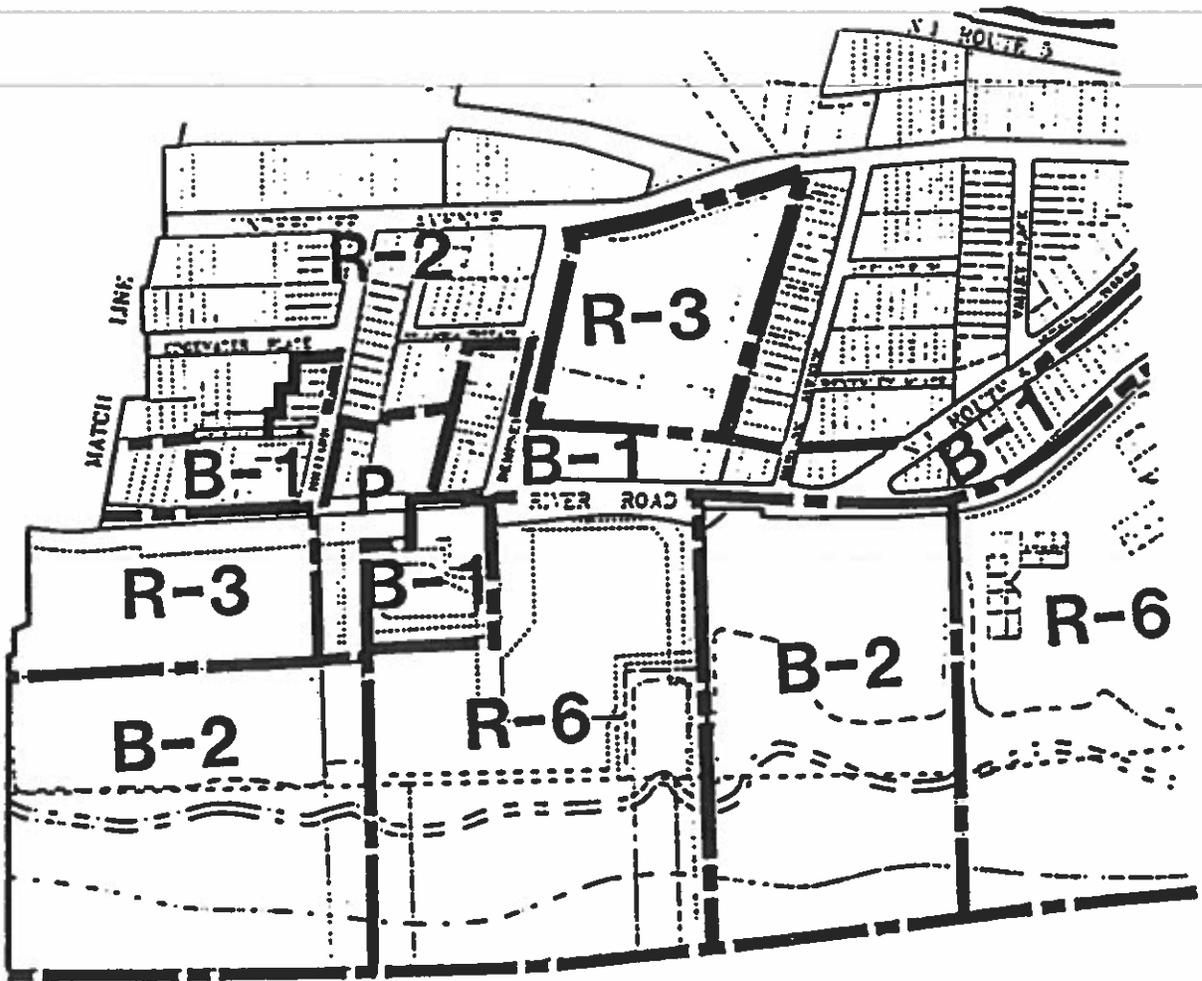
Zoning Ordinance

The Borough Zoning Ordinance is consistent with the Borough Master Plan. Several zones encompass the subject site, including the R-3, R-6, B-1, B-2, and P zones. The distribution of these districts are depicted on the accompanying map. Permitted uses in those zones are as follows:

Zone	Permitted Use
R-3	Single-family detached dwellings Single-family detached cluster Municipal buildings & facilities Places of worship Community residences Public schools Two-family dwellings Townhouse dwellings Garden apartments Multifamily dwellings
R-6	Any R-3 permitted use Mid-rise multi-family dwellings Marina facilities
B-1	Retail trade and service establishments Restaurants Business and professional offices Governmental offices and facilities Child-care centers Veterans and civic clubs
B-2	Any B-1 permitted use Marina facilities Tennis, racquetball and health clubs Movie theaters
P	Municipal parks, playgrounds Public buildings Public libraries Fire stations Public nursery, elementary and middle schools

OLD FERRY NORTH/MAILBAG FACILITY TRACT

CURRENT ZONING DISTRICTS



Comment On The Tract's Land Use Designations

The current Borough Master Plan designates portions of the subject site as the focal point and primary central business district of the community. Due to the fact that other commercially zoned sections of the community have developed within the framework of conventional strip commercial centers, it is necessary to reaffirm the need for a centralized business district in Edgewater which can serve as its primary commercial core serving the local community. It is appropriate that this core be located in the center of the Borough, with an orientation and relationship to the Borough's municipal building. Consequently, the proposed amendments set forth herein seek to affirm and broaden the commercial designation encompassing this area by eliminating the various residential and public land use classifications which encompass the subject site and consolidate the area into one uniform central commercial district.

It is noted that the Borough's current COAH-certified Housing Plan includes a ten percent setaside for housing on a portion of this site. It may be appropriate to consider mandating a monetary contribution for a regional contribution agreement, rehabilitation fund, housing trust fund, etc. based on the amount of floor space developed on-site (and relate this to the number of lower income units which this site could have accommodated as per the Housing Plan), to ensure that the Borough's housing certification from COAH is not jeopardized. The current ordinance's zoning provisions permit a maximum density of 20 dwelling units per acre for multi-family developments and a maximum density of 40 units per acre for hi-rise development. Therefore, with a ten percent setaside, this results in a lower income housing obligation for the current residentially zoned portion of this site of up to 19 units for low-rise multi-family developments and 38 units for hi-rise development.

Recommendation

The following master plan amendments are designed to enable the subject site to be developed for commercial use. The accompanying recommendations eliminate the present residential and public classifications and combine the retail/commercial designations into one unified central commercial district which provides for a more coherent and suitable land use classification. Additionally, it furthers the goals and objectives of the master plan as outlined in a previous section of the report. The following is offered for consideration:

1. Master Plan Amendment

- a. A new Central Commercial District classification should be inserted in the Master Plan text under the Commercial Land Use section. This category is similar to the waterfront commercial district in its recommendations concerning the physical and visual relationship to the waterfront. The following description is offered:

This land use category encompasses a 19.1 acre tract located on the east side of River Road that extends from a point 100 feet north of Route 5 southward to approximately 560 feet south of Hilliard Avenue. This tract is located directly opposite the Edgewater Municipal Building and is recommended to serve as the focal point and primary commercial district of the Borough. It should provide for a variety of retail and service commercial uses designed to accommodate the shopping needs of the area's residents. The following design criteria shall be incorporated in any proposed development within the central commercial district:

- 1) Designs for development should be encouraged to take advantage of the area's physical and visual access to the riverfront including the provision of significant view corridors to the waterfront;

- 2) The removal of the Terminal Liquors building, the removal of the Edgewater DPW building, as well as the widening and realignment of River Road in this area are essential to the development of this district. The cost of these road improvements and building demolition should be borne by the developer and must be completed prior to occupancy of any proposed development;
- 3) Any development or redevelopment of the area must make provisions for parking to accommodate the needs of the municipal building, in recognition of the fact that the municipal building is presently served by parking on the east side of River Road within the area recommended for Central Commercial District use. Based on a parking ratio of one parking space per 200 square feet of floor area, a minimum of 70 parking spaces are required to be dedicated for use by municipal building employees and visitors to the municipal building. These spaces should be clearly defined and delineated on-site;
- 4) Designs for development must incorporate substantive landscape and pedestrian elements which link on-site activity with commercial uses and the municipal building on River Road in the immediate area.
- 5) A prospective intensity-of-use of approximately .25 FAR (floor area ratio) should be permitted on this tract. A minimum of twenty to twenty-five percent of the site should be devoted to landscape amenity, consisting of substantive planted areas along the street line in the manner shown in the Master Plan, planting islands within parking areas, and supplemental foundation planting elements;
- 6) A waterfront pedestrian walkway should be incorporated as a unifying element on-site which complements the overall project design.

- b. The last sentence of Paragraph 2 on page 68, labeled d. High Density Residential Use, is to be replaced with the following: Additionally, it acknowledges those parcels which have previously been approved for high density development including the Commodore, Old Ferry South, and the Alcoa Conversion.

This amendment serves to delete reference to prior high density residential development approvals on the subject site, and reinforces the fact that this amendment serves to discontinue the prior land use policy which encouraged high density development here.

- c. The last sentence of Paragraph 3 on page 67, labeled c. Medium Density Residential Use is to be replaced with the following: It also incorporates some undeveloped acreage along Gorge Road, and additional property on River Road.

This amendment serves to delete reference to any prospective medium density residential use of the Mailbag site.

2. **Zoning Ordinance.** It is recommended that the Borough amend the zoning ordinance to reflect this master plan modification. These amendments must include an imposition of specific provisions for municipal parking, as well as precise design standards which ensure the visual amenity of the waterfront and New York skyline vistas associated with the area.

APPLICABLE STATUTORY PROVISIONS

The Municipal Land Use Law (MLUL) permits a Planning Board to amend a master plan or its component parts to "guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare." Section 40:55D-28 of the MLUL states that any amendment to the master plan shall contain text that addresses, amongst other elements, the following:

1. A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
2. A land use plan element (a) taking into account and stating its relationship to the statement provided for in paragraph (1) hereof,..... and (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance.



PLANNING DEPARTMENT
 100 N. 10TH ST.
 SUITE 200
 NEW YORK, NY 10017
 TEL: (212) 312-3000
 FAX: (212) 312-3001

PLANNING DEPARTMENT
 100 N. 10TH ST.
 SUITE 200
 NEW YORK, NY 10017
 TEL: (212) 312-3000
 FAX: (212) 312-3001



THE CITY OF NEW YORK
 PLANNING DEPARTMENT
 100 N. 10TH ST.
 SUITE 200
 NEW YORK, NY 10017
 TEL: (212) 312-3000
 FAX: (212) 312-3001



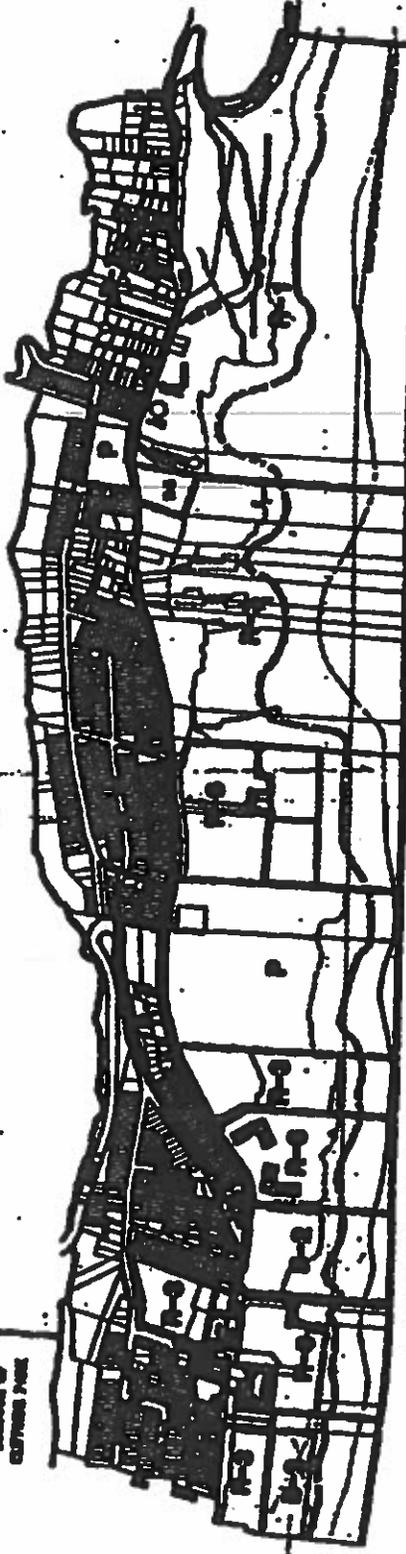
ZONING MAP



PLANNING DEPARTMENT
 100 N. 10TH ST.
 SUITE 200
 NEW YORK, NY 10017
 TEL: (212) 312-3000
 FAX: (212) 312-3001



BOROUGH OF FORT LEE

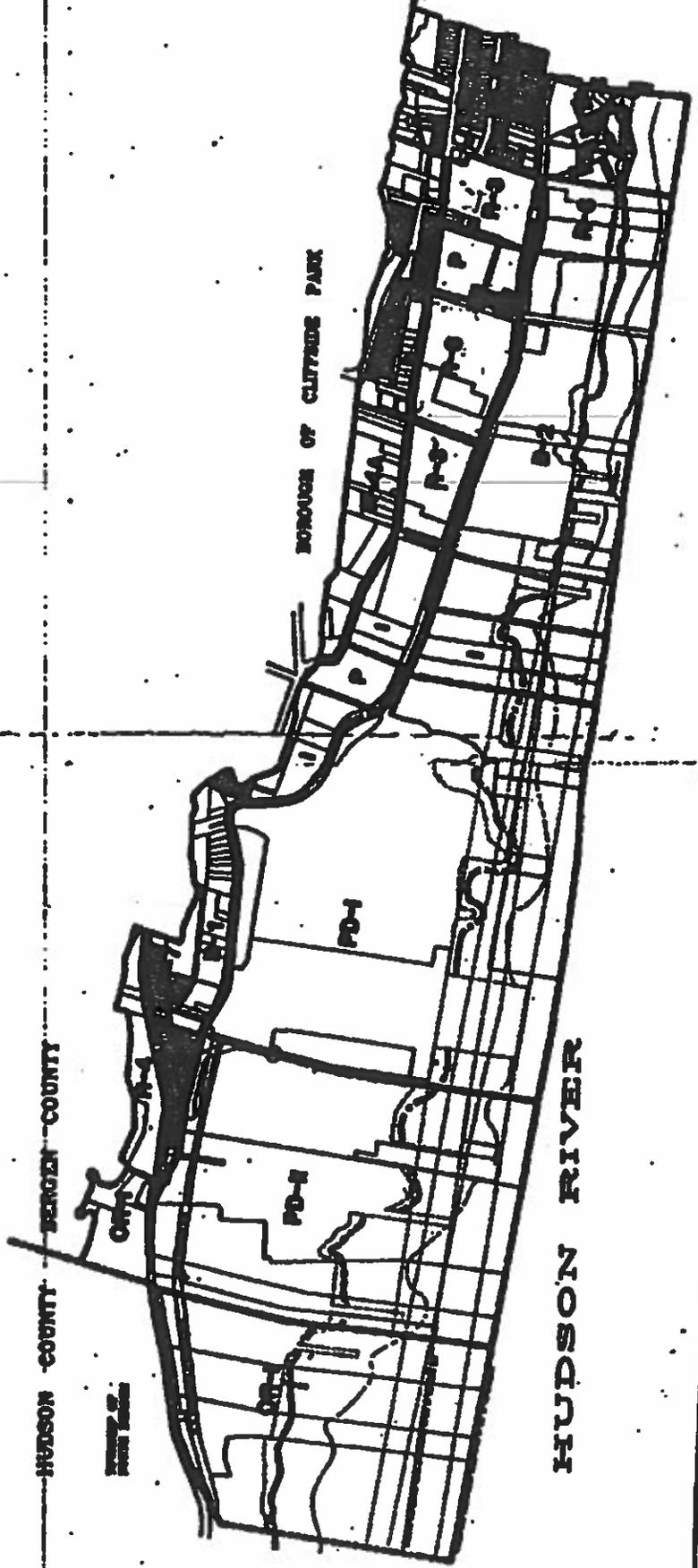


HUDSON RIVER

HUDSON COUNTY BERGEN COUNTY

NEW YORK

BOROUGH OF CLIFFSIDE PARK



HUDSON RIVER