





August 1, 2016

Ms. Caroline Armstrong  
Compliance Officer, Bureau of Legal Services and Stewardship  
New Jersey Department of Environmental Protection  
Green Acres Program  
Mail Code 501-01 / P.O. Box 420  
Trenton, New Jersey 08625-0420

Re: North Bergen Board of Education Diversion  
Preschool Diversion Alternative  
Our File No. NBMUA-125

Dear Ms. Armstrong:

I wish to provide more information regarding the “septic holding tank” that serves North Bergen’s Pre-K facilities located at Braddock Park. This office believes it should properly be called a pump station or pump station wet well. It is not a septic tank that allows water from sanitary flow to discharge into the soil. Calling it a septic tank implies that is what happens which is totally incorrect. This letter serves as official documentation that the pump station is not only used by the Pre-K, but for park purposes as well. In short, should the Pre-K be relocated elsewhere the pump station would have to remain in place to service the park amenities.

The system is a wet well or holding tank into which all sanitary flow is directed. When the level in the tank gets to a pre set depth, a pump sends all flow out a force main which extends from the field, across a parking lot, the park road, and a green area to discharge in to the main municipal sanitary sewer line on Bergenline Avenue near what used to be the soccer offices. At no point in time is there any discharge into the soil or groundwater. The shared use could change in the future but exists now and it serves the park, stadium, and the Pre-K facilities.

Through the adopted wastewater management plan and resolution passed by the North Bergen Municipal Utilities Authority on June 11, 2008, it can be clearly demonstrated that the pump station system and any future sewer connection located outside of the diverted area will benefit not only the school facility but also park facilities.

Very truly yours,

BOSWELL McCLAVE ENGINEERING

Derek McGrath, P.E., P.P.

DM/md

Enclosure

cc: Chris Pianese, Administrator  
Frank Pestana, NBMUA  
Giselle Diaz, P.E.



~~WHEREAS~~, the North Bergen Municipal Utilities desires to provide for the orderly management of wastewater within Hudson County as detailed in the Hudson County WMP; and

**WHEREAS**, the New Jersey Department of Environmental Protection (NJDEP) requires that wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan; and

**WHEREAS**, the NJDEP has established the WQM plan amendment procedure as the method of incorporating existing facilities into a WQM plan; and

**WHEREAS**, a proposed WQM plan amendment noticed in the New Jersey Register on the 5<sup>th</sup> of May, 2008, for the adoption of the Hudson County WMP has been prepared for Hudson County and submitted by CMX, 200 State Highway 9, Manalapan, New Jersey, 07726; and

**NOW, THEREFORE, BE IT RESOLVED**, on this 11<sup>th</sup> day June 2008, by the North Bergen Municipal Utilities Authority that:

1. The North Bergen Municipal Utilities Authority hereby consent to the amendment entitled the Hudson County WMP, and publicly noticed on the 5<sup>th</sup> of May, 2008, submitted by CMX on behalf of Hudson County, for the purpose of its incorporation into the Northeast WQM Plan.
2. This consent shall be submitted to the NJDEP in

shall be sent to:

1. NJDEP
2. Frank Pestana, Executive Director
3. Patricia Bartoli, Chief Financial Officer
4. John A. Napolitano, Esq.
5. Derek McGrath, P.E.

Municipal Utilities Authority

	Yes	No	Not Voting
Censullo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henriquez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DeSantis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairman O'Dell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Piazza	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DATED: June 11, 2008

ATTEST:

*Luise O'Neill*  
Luise O'Neill, Clerk





**HUDSON COUNTY**  
**WASTEWATER MANAGEMENT PLAN**  
**FOR**  
**INCLUSION IN THE NORTHEAST WATER QUALITY MANAGEMENT PLAN**  
**WATERSHED MANAGEMENT AREA 5**  
**(HACKENSACK, HUDSON, and PASCACK)**

**Wastewater Management Planning Agency:**

**THE COUNTY OF HUDSON**  
**549 DUNCAN AVENUE**  
**JERSEY CITY, NJ 07306**

**Prepared By:**

**CMX**  
**(formerly Schoor DePalma)**  
Justin Corporate Center  
200 State Highway Nine  
P.O. Box 900  
Manalapan, New Jersey 07726-0900

**March 14, 2008**

**WORKING TOGETHER FOR A BETTER TOMORROW**

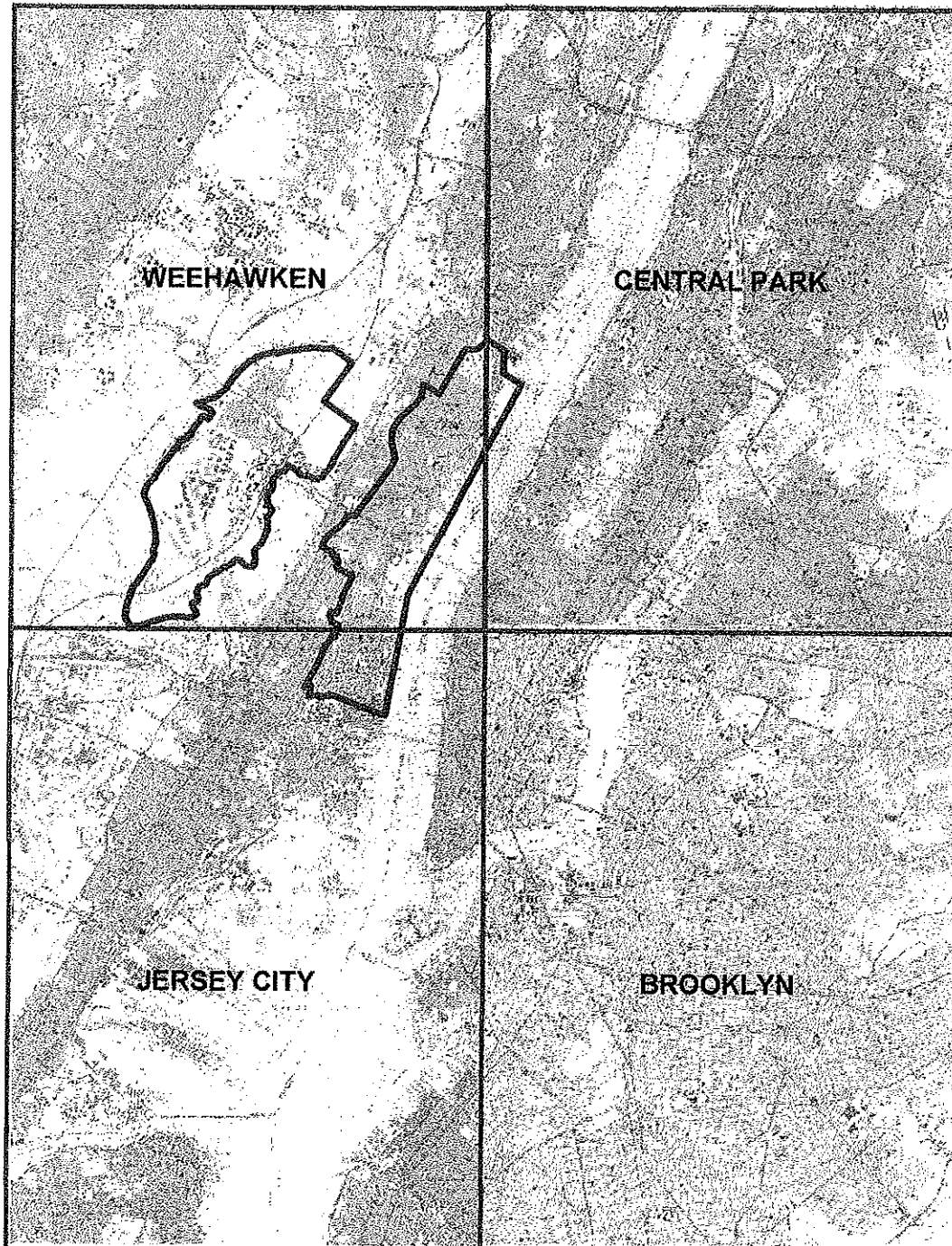
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JUSTIN CORPORATE CENTER, 200 STATE HIGHWAY NINE | PO BOX 900 | MANALAPAN, NJ 07726-0900  
TEL 732.577.9000 | FAX 732.577.9888 | [WWW.CMXENGINEERING.COM](http://WWW.CMXENGINEERING.COM)

ARIZONA FLORIDA MARYLAND NEVADA NEW JERSEY NEW YORK PENNSYLVANIA MEXICO

# USGS KEY MAP

## HUDSON COUNTY WASTEWATER MANAGEMENT PLAN



### Legend

- USGS QUAD BOUNDARY
- WMP Planning Area Boundary

Scale:  
1" = 12,000'

DATE:  
March 30, 2007





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## **Hudson County Wastewater Management Plan Watershed Management Area (WMA) 5**

### **I. Summary**

This document is a Wastewater Management Plan (WMP) for the County of Hudson, New Jersey. The WMP provides a framework and description on how Hudson County treats and disposes of the wastewater generated by its residents and businesses. The WMP also serves as a basis for future changes to existing service areas, treatment facilities and infrastructure.

The Hudson County WMP Planning Area (Planning Area) includes the Town of Guttenberg, City of Hoboken, portions of the City of Jersey City (outside the jurisdiction of the Passaic Valley Sewerage Commissioners (PVSC) service area), portions of Township of North Bergen (outside the jurisdiction of the PVSC service area), Town of Secaucus, portions of the City of Union City (outside the jurisdiction of the PVSC service area), Township of Weehawken, and Town of West New York.

It is important to note that several municipalities are under the jurisdiction of the PVSC WMP and are not discussed within the Hudson County WMP. These municipalities include Bayonne City, City of East Newark, Town of Harrison, portions of Jersey City, Town of Kearny, portions of North Bergen, and portions of Union City.

There are four (4) wastewater treatment facilities operating under Individual New Jersey Pollution Discharge Elimination System (NJPDES) permits in the Planning Area. These facilities are categorized by the New Jersey Department of Environmental Protection (NJDEP, the Department) as Major Domestic Surface Water Discharges:

- North Bergen Municipal Utilities Authority (NBMUA) - Woodcliff Sewage Treatment Plant (STP) (North Bergen)
- North Hudson Sewerage Authority (NHSA) - River Road Wastewater Treatment (WTP) (West New York)
- NHSA - Adams Street WTP (Hoboken)
- Secaucus Municipal Utilities Authority (SMUA) Koelle Boulevard WTP (Secaucus)

In addition, six (6) entities have been issued Individual or General NJPDES permits for various flows and applications. These facilities are categorized by the NJDEP as Minor Surface Water Discharges:

- Penske Truck Leasing Facility (Secaucus)
- Meadowview Hospital (Secaucus)
- BP Site 3484 (Secaucus)
- Lincoln Tunnel (Weehawken)
- North Bergen Township (North Bergen)

- Town of Guttenburg (Guttenburg)

One (1) facility has been issued NJPDES permits as Significant Industrial Users. This facility is categorized by the NJDEP as Minor Discharges to a Publicly Owned Treatment Works:

- Hill Cross Company, Inc. (West New York)

Also, thirty-two (32) Individual and General NJPDES Stormwater permits have been issued to permittees operating within the Planning Area. These facilities have been categorized by the NJDEP as Minor Stormwater Discharges:

- Union Dry Dock & Repair Co (Hoboken)
- New Jersey Transit – Hoboken (Hoboken)
- Hoboken City (Hoboken)
- Noble Works Inc (Hoboken)
- Woodcliff STP (North Bergen)
- North Bergen Twp (North Bergen)
- Secaucus Terminal (Secaucus)
- Allegro Sanitation Corp (Secaucus)
- C Pyskaty & Sons Inc (Secaucus)
- Apex Xpress Inc (Secaucus)
- Cohen Express Corporation (Secaucus)
- United Parcel Service Inc NJME (Secaucus)
- United Parcel Service Inc NJMW (Secaucus)
- Bodyrite Repair Company (Secaucus)
- Eastern Concrete Materials - Secaucus (Secaucus)
- NHE Leasing (Secaucus)
- Fed Ex Freight Inc (Secaucus)
- Wilenta Feed Inc (Secaucus)
- Interstate Intermodal Inc (Secaucus)
- Secaucus Town (Secaucus)
- Hudson County (Secaucus)
- Secaucus MUA (Secaucus)
- Secaucus (Secaucus)
- Hudson County (Secaucus)
- Bowne Business Communications Inc (Secaucus)
- Meadowlands Distribution Center #1 (Secaucus)
- Fedex Ground Home Delivery (Secaucus)
- Union City (Union City)
- Fine Arts Engraving - A Merrill Corp (Union City)
- Port Imperial Ferry Corp - NY Waterway (Weehawken)
- Port Imperial Corp - Port Imperial Marina (Weehawken)
- West New York Town (West New York)

Tables 1A and 1B present a summary of the NJPDES permitted facilities within the Planning Area.

There are no proposed changes to the existing Planning Area or service areas upon the adoption of this WMP.

There are no proposed future service areas proposed as part of the WMP. Redevelopment within existing service areas will be the primary form of future growth. No new treatment facilities are contemplated, however, upgrades in treatment facilities as well as local collection and conveyance systems may be required depending upon the scope and level of future development.

An amendment has been adopted on October 20, 2004 to allow NBMUA Central WTP flow to be transferred to the PVSC sewer service area.

Table 1A. Summary of NJPDES Permitted Surface Water and Significant Industrial User Discharges within the Planning Area

Wastewater Facility	NJ/PDES Permit No.	Permit Type	Location	Receiving Water	Wastewater Flow		Owner/Operator	Wastewater Description	Facility Status
					Permitted	Actual ***			
NJDEP Major Surface Water Discharges									
NBMUA - Woodcliff STP	NJ0029084	DSW	North Bergen	Hudson River	2.91 MGD	2.63 MGD	North Bergen MUA	Municipal Wastewater	Existing/Active
NHSA - River Road WTP	NJ0025321	DSW	West New York	Hudson River	10 MGD	8.76 MGD	North Hudson SA	Municipal Wastewater	Existing/Active
NHSA - Adams Street WTP	NJ0026085	DSW	Hoboken	Hudson River	20.8 MGD	13.77 MGD	North Hudson SA	Municipal Wastewater	Existing/Active
SMUA - Koelle Blvd. WTP	NJ0025038	DSW	Secaucus	Mill Creek	5.12 MGD	3.15 MGD	Secaucus MUA	Municipal Wastewater	Existing/Active
NJDEP Minor Surface Water and SIU Discharges									
Penske Truck Leasing	NJ0128805	DSW	Secaucus	Penhorn Creek via storm sewer	0.0072 MGD	0 MGD	Penske Truck Leasing	Contaminated Groundwater	Existing/Active
Meadowview Hospital	NJ0023566	DSW	Secaucus	Unnamed tributary to Hackensack River	0.75 MGD	0.0873 MGD	Hudson County Board of Freeholders	Domestic Wastewater	Existing/Active
BP Site 3484	NJG0156981	DSW	Secaucus	Penhorn Creek via storm sewer	General Permit	0 MGD	BP Products - North America Inc.	Contaminated Groundwater	Existing/Active
Lincoln Tunnel	NJ0103314	DSW	Weehawken	Hudson River	0.06 MGD	0.0162 MGD	Port Authority of NY & NJ	Stormwater/Wastewater	Existing/Active
North Bergen Township	NJG0108868	DSW	North Bergen	Multiple Outfalls	General Permit	N/A***	North Bergen MUA	Combined Sewer Overflow	Existing/Active
Town of Guttenberg	NJG0108715	DSW	Guttenberg	Hudson River	General Permit	N/A***	Town of Guttenberg	Combined Sewer Overflow	Existing/Active
Hill Cross Company, Inc.	NJ0145998	SIU	West New York	Hudson River via River Road WTP	0.01 MGD	0.00345 MGD	Hill Cross Company, Inc.	Industrial Wastewater	Existing/Active

\*\*\* Actual flow data was calculated using average monthly flows from July '04 to June '05. Data for each facility is as reported to the NJDEP. See Table 3 in Section III for flow data and calculations.

AAA The CSO General Permit does not require the permittee to monitor discharge flow data.



Table 1B. Summary of NJPDES Permitted Stormwater Discharges within the Planning Area

NJPDES PERMIT #	NAME OF FACILITY	LOCATION	DISCHARGE CATEGORY
NJ0104728	Union Dry Dock & Repair Co	Hoboken	RF
NJG0135887	New Jersey Transit – Hoboken	Hoboken	5G2
NJG0151122	Hoboken City	Hoboken	R10
NJG0159867	Noble Works Inc	Hoboken	5G2
NJG0155012	Woodcliff STP	North Bergen	5G2
NJG0149756	North Bergen Twp	North Bergen	R9
NJ0001368	Secaucus Terminal	Secaucus	RF
NJG0120375	Allegro Sanitation Corp	Secaucus	5G2
NJG0120391	C Pyskaty & Sons Inc	Secaucus	5G2
NJG0120618	Apex Xpress Inc	Secaucus	5G2
NJG0121029	Cohen Express Corporation	Secaucus	5G2
NJG0121118	United Parcel Service Inc NJME	Secaucus	5G2
NJG0121142	United Parcel Service Inc NJMW	Secaucus	5G2
NJG0121231	Bodyrite Repair Company	Secaucus	5G2
NJG0121835	Eastern Concrete Materials - Secaucus	Secaucus	CPM
NJG0122106	NHE Leasing	Secaucus	5G2
NJG0137057	Fed Ex Freight Inc	Secaucus	5G2
NJG0140325	Wilenta Feed Inc	Secaucus	5G2
NJG0143286	Interstate Intermodal Inc	Secaucus	5G2
NJG0150177	Secaucus Town	Secaucus	R9
NJG0154253	Hudson County	Secaucus	R12
NJG0155632	Secaucus MUA	Secaucus	5G2
NJG0156370	Secaucus	Secaucus	5G2
NJG0157945	Hudson County	Secaucus	R11
NJG0160351	Bowne Business Communications Inc	Secaucus	5G2
NJG0162078	Meadowlands Distribution Center #1	Secaucus	5G2
NJG0146889	Fedex Ground Home Delivery	Secaucus	5G2
NJG0152129	Union City	Union City	R9
NJG0158218	Fine Arts Engraving - A Merrill Corp	Union City	5G2
NJG0147702	Port Imperial Ferry Corp - NY Waterway	Weehawken	5G2
NJG0147711	Port Imperial Corp - Port Imperial Marina	Weehawken	5G2
NJG0152595	West New York Town	West New York	R9

The discharge category for each facility is in the right column of Table 1B. Below is a summary of the discharge category descriptions found in the table:

- RF – Individual Stormwater Permit
- CPM – Concrete Products Management General Permit
- SM – Scrap Metal Processing/Auto Recycling General Permit
- 5G2 – Stormwater Basic General Permit
- R9 – Tier A Municipal Stormwater General Permit
- R10 – Tier B Municipal Stormwater General Permit
- R11 – Public Complex Stormwater General Permit
- R12 – Highway Agency Stormwater General Permit

## **Hudson County Wastewater Management Plan Watershed Management Area (WMA) 5**

### **II. Introduction**

The purpose of this document is to provide a comprehensive Wastewater Management Plan (WMP) for the County of Hudson. The WMP has been submitted to the New Jersey Department of Environmental Protection (NJDEP) for approval so that it may be incorporated into the Northeast Water Quality Management Plan via the plan amendment procedure (N.J.A.C. 7:15).

The Hudson County WMP Planning Area (Planning Area) includes the following municipalities:

- Town of Guttenberg
- City of Hoboken
- City of Jersey City (portion)
- Township of North Bergen (portion)
- Town of Secaucus
- City of Union City (portion)
- Township of Weehawken
- Town of West New York

It should be noted that the Town of Secaucus is partially within the boundary of the New Jersey Meadowlands Commission (NJMC).

Municipalities that are within the Passaic Valley Sewerage Commissioners (PVSC) service area are subject to the rules governing the service district as governed by N.J.A.C. 7:15-5.5 which states the following:

“The Passaic Valley Sewerage Commissioners have wastewater management plan responsibility for a wastewater management plan area consisting of the entire Passaic Valley Sewerage District. No other governmental unit shall have such responsibility for any part of that District under N.J.A.C. 7:15-5.6 through 5.8.”

Accordingly, the following municipalities in Hudson County are not included in the Hudson County WMP:

- Bayonne City
- City of East Newark
- Town of Harrison
- City of Jersey City (portion)
- Town of Kearny
- Township of North Bergen (portion)

- City of Union City (portion)

On October 20, 2004, an amendment was adopted allowing the wastewater flow to the Central WTP to be transferred to PVSC. With the conversion of the Central WTP to a pump station, the entire Central WTP sewer service area became part of the PVSC service area.

As part of the transfer of NBMUA's Central Plant to PVSC, several conditions were agreed upon between the Department, PVSC, and NBMUA. NBMUA is required to prepare, and submit to the Department for review and approval, a Combined Sewer Overflow (CSO) Long Term Control Feasibility Study and Plan. NBMUA agrees to fully implement the CSO Long Term Control Feasibility Study and Plan approved by the Department. The net loss of capacity at the PVSC treatment plant for treatment of wet weather flows, resulting from the transfer of the NBMUA Central WTP flow to PVSC, shall be addressed by PVSC as part of its CSO Long Term Control Plan.

The Planning Area consists of four (4) sewer service areas administered by three (3) agencies:

- NBMUA Woodcliff Sewage Treatment Plant (STP) Service Area (North Bergen Municipal Utilities Authority)
- NHSA River Road Wastewater Treatment Plant (WTP) Service Area (North Hudson Sewerage Authority)
- NHSA Adams Street WTP Service Area (North Hudson Sewerage Authority)
- SMUA Koelle Boulevard WTP Service Area (Secaucus Municipal Utilities Authority)

Plate 1 presents a map of the Planning Area and Sewer Service Area Boundaries.

Hudson County consists of older communities that are nearly fully developed. Current and future growth is expected to be in the form of residential and commercial redevelopment over the next 20 years. According to population forecasts made by the North Jersey Transportation Planning Authority, the population in the Planning Area will increase by more than 26,000 people from over 199,000 to over 266,000 in the next 20 years. Table 2 summarizes the future projected populations for the municipalities in the Planning Area.

Table 2. Population Statistics – 2005 Figures and 2025 Projections

Municipality	2005	2025
Town of Guttenberg	11,720	13,100
City of Hoboken	42,730	46,650
City of Jersey City <sup>***</sup>	1,246	1,513
Town of North Bergen <sup>***</sup>	11,619	13,484
Town of Secaucus	16,310	19,810
City of Union City <sup>***</sup>	53,600	60,730
Township of Weehawken	13,580	15,750
Town of West New York	48,730	55,030
<b>Total Population</b>	<b>199,535</b>	<b>226,068</b>

- Population figures are as reported by the North Jersey Transportation Planning Authority, [www.NJTPA.org](http://www.NJTPA.org).

<sup>\*\*\*</sup> Approximately 0.5% of the Jersey City population, 19% of the North Bergen population, and 77% of the Union City population are within the Planning Area.

## **Hudson County Wastewater Management Plan Watershed Management Area (WMA) 5**

### **III. Existing and Future Domestic and Industrial Treatment Facilities**

#### **A. Discussion of Existing Treatment Facilities**

##### **Overview**

There are presently four (4) domestic wastewater treatment facilities classified as Major Dischargers in the Hudson County WMP Planning Area (Planning Area). These facilities include:

- North Bergen Municipal Utilities Authority (NBMUA)
  - NBMUA Woodcliff STP - NJPDES #NJ0029084
- North Hudson Sewerage Authority (NHSA)
  - NHSA River Road Wastewater Treatment Plant (WTP) - NJPDES #NJ0025321
  - NHSA Adams Street WTP - NJPDES #NJ0026085
- Secaucus Municipal Utilities Authority (SMUA)
  - SMUA Koelle Boulevard WTP - NJPDES #NJ0025038

Combined Sewer Overflow (CSO) points as well as combined collection systems and/or treatment elements are considered wastewater facilities, as they are identified and operated under NJPDES permits. The Town of Secaucus is the only municipality within the Planning Area that does not have any combined sewers. Table 3 summarizes flow data from July 2004 to June 2005 for the Major Discharges. The flow data is as reported by each facility to the NJDEP.

There are also seven (7) other facilities in the Planning Area operating under NJDPES Surface Water or Significant Industrial User (SIU) permits. These facilities are classified by the NJDEP as Minor Discharges.

- Penske Truck Leasing Facility (groundwater) – NJPDES #NJ0128805
- Meadowview Hospital (domestic wastewater) – NJPDES #NJ0023566
- BP Site 3484 (groundwater) – NJPDES #NJG0156981
- Lincoln Tunnel (stormwater/wash water) – NJPDES #NJ0103314
- North Bergen Township (CSO) – NJPDES #NJG0108898
- Town of Guttenburg (CSO) – NJPDES #NJG0108715
- Hill Cross Company, Inc. (SIU) – NJPDES #NJ0145998

Table 4A summarizes flow data from July 2004 to June 2005 for the facilities classified as Minor Discharges. The flow data is as reported by each facility to the NJDEP.

In 1997, the NJDEP reorganized and revised the regulations and guidelines within the State's Stormwater Permit Program. The goal of the Program is to improve the State's water quality by reducing or eliminating pollutants in stormwater that may ultimately discharge to surface waters. In this Program, the NJDEP and each permittee jointly establish a stormwater pollution prevention plan consisting of Best Management Practices (BMPs), rather than effluent limitations and "end-of-pipe" treatment. Currently, thirty-two (32) Individual and General NJPDES Stormwater permits have been issued to permittees operating within the Planning Area. These facilities have been categorized by the NJDEP as Minor Stormwater Discharges. See Table 4B for a summary of NJPDES Permitted Stormwater Discharges.

Permittees are not required to monitor flow data when operating a facility under a NJPDES Stormwater Permit. With no flow data available, facility descriptions and facility tables have been omitted from the WMP for all NJPDES Stormwater Discharge permits. The appropriate classification for each stormwater permit and the NJPDES permit number are found in Table 4B.

Note that exclusive of all the facilities previously listed, all existing, new or expanded industrial pretreatment facilities requiring Significant Industrial User (SIU) permits and/or Treatment Works Approvals and which are located within the specified service area are deemed to be consistent with this WMP.

Table 3. Annual Treatment Plant Flow Data for NJDEP Major Surface Water Discharges

NORTH BERGEN MUNICIPAL UTILITIES AUTHORITY		NORTH HUDSON SEWERAGE AUTHORITY				SECAUCUS MUNICIPAL UTILITIES AUTHORITY	
NBMUA - Woodcliff Sewage Treatment Plant		NHSA - River Road Wastewater Treatment Plant		NHSA - Adams Street Wastewater Treatment Plant		SMUA - Koelle Blvd. Wastewater Treatment Plant	
NJ0029084		NJ0025321		NJ0026085		NJ0025038	
Month/Year	Flow (MGD)	Month/Year	Flow (MGD)	Month/Year	Flow (MGD)	Month/Year	Flow (MGD)
Jul-04	2.72	Jul-04	8.90	Jul-04	14.40	Jul-04	3.46
Aug-04	2.51	Aug-04	8.19	Aug-04	12.90	Aug-04	3.12
Sep-04	2.68	Sep-04	8.61	Sep-04	15.76	Sep-04	3.62
Oct-04	2.44	Oct-04	8.05	Oct-04	13.21	Oct-04	3.04
Nov-04	2.58	Nov-04	8.75	Nov-04	13.64	Nov-04	2.85
Dec-04	2.53	Dec-04	9.22	Dec-04	16.14	Dec-04	3.11
Jan-05	2.54	Jan-05	9.49	Jan-05	15.86	Jan-05	3.01
Feb-05	2.82	Feb-05	9.48	Feb-05	13.50	Feb-05	3.18
Mar-05	2.98	Mar-05	9.65	Mar-05	13.35	Mar-05	3.27
Apr-05	2.94	Apr-05	8.94	Apr-05	13.63	Apr-05	3.48
May-05	2.45	May-05	7.93	May-05	11.36	May-05	2.79
Jun-05	2.40	Jun-05	8.06	Jun-05	11.53	Jun-05	2.86
AVERAGE FLOW	2.63	AVERAGE FLOW	8.76	AVERAGE FLOW	13.77	AVERAGE FLOW	3.15

Table 4A. Annual Treatment Plant Flow Data for NJDEP Minor Surface Water Discharges

Meadowview Hospital		Lincoln Tunnel		Hill Cross Company, Inc.	
NJ0023566		NJ0103314		NJ0145998	
Month/Year	Flow (MGD)	Month/Year	Flow (MGD)	Month/Year	Flow (MGD)
Jul-04	0.088	Jul-04	0.000	Jul-04	0.003342
Aug-04	0.125	Aug-04	0.000	Aug-04	0.004055
Sep-04	0.119	Sep-04	0.000	Sep-04	0.003594
Oct-04	0.097	Oct-04	0.000	Oct-04	0.003241
Nov-04	0.073	Nov-04	0.000	Nov-04	0.003222
Dec-04	0.085	Dec-04	0.000	Dec-04	0.003850
Jan-05	0.084	Jan-05	0.000	Jan-05	0.002849
Feb-05	0.073	Feb-05	0.000	Feb-05	0.002993
Mar-05	0.077	Mar-05	0.060	Mar-05	0.003235
Apr-05	0.087	Apr-05	0.058	Apr-05	0.003789
May-05	0.058	May-05	0.048	May-05	0.003523
Jun-05	0.081	Jun-05	0.028	Jun-05	0.003765
AVERAGE FLOW	0.0873	AVERAGE FLOW	0.0162	AVERAGE FLOW	0.00345

NOTE: There were no discharges from the Penske Truck Leasing Facility and the BP Site 3484 during this time period. The two general permits for CSO discharges for North Bergen and Guttenberg do not require the permittee to monitor flow.



Table 4B. Summary of NJDEP Minor Stormwater Discharges

NJPDES PERMIT #	NAME OF FACILITY	LOCATION	DISCHARGE CATEGORY
NJ0104728	Union Dry Dock & Repair Co	Hoboken	RF
NJG0135887	New Jersey Transit – Hoboken	Hoboken	5G2
NJG0151122	Hoboken City	Hoboken	R10
NJG0159867	Noble Works Inc	Hoboken	5G2
NJG0155012	Woodcliff STP	North Bergen	5G2
NJG0149756	North Bergen Twp	North Bergen	R9
NJ0001368	Secaucus Terminal	Secaucus	RF
NJG0120375	Allegro Sanitation Corp	Secaucus	5G2
NJG0120391	C Pyskaly & Sons Inc	Secaucus	5G2
NJG0120618	Apex Xpress Inc	Secaucus	5G2
NJG0121029	Cohen Express Corporation	Secaucus	5G2
NJG0121118	United Parcel Service Inc NJME	Secaucus	5G2
NJG0121142	United Parcel Service Inc NJMW	Secaucus	5G2
NJG0121231	Bodyrite Repair Company	Secaucus	5G2
NJG0121835	Eastern Concrete Materials - Secaucus	Secaucus	CPM
NJG0122106	NHE Leasing	Secaucus	5G2
NJG0137057	Fed Ex Freight Inc	Secaucus	5G2
NJG0140325	Wilenta Feed Inc	Secaucus	5G2
NJG0143286	Interstate Intermodal Inc	Secaucus	5G2
NJG0150177	Secaucus Town	Secaucus	R9
NJG0154253	Hudson County	Secaucus	R12
NJG0155632	Secaucus MUA	Secaucus	5G2
NJG0156370	Secaucus	Secaucus	5G2
NJG0157945	Hudson County	Secaucus	R11
NJG0160351	Bowne Business Communications Inc	Secaucus	5G2
NJG0162078	Meadowlands Distribution Center #1	Secaucus	5G2
NJG0146889	Fedex Ground Home Delivery	Secaucus	5G2
NJG0152129	Union City	Union City	R9
NJG0158216	Fine Arts Engraving - A Merrill Corp	Union City	5G2
NJG0147702	Port Imperial Ferry Corp - NY Waterway	Weehawken	5G2
NJG0147711	Port Imperial Corp - Port Imperial Marina	Weehawken	5G2
NJG0152595	West New York Town	West New York	R9

The discharge category for each facility is in the right column of Table 4B. Below is a summary of the discharge category descriptions found in the table:

- RF – Individual Stormwater Permit
- CPM – Concrete Products Management General Permit
- SM – Scrap Metal Processing/Auto Recycling General Permit
- 5G2 – Stormwater Basic General Permit
- R9 – Tier A Municipal Stormwater General Permit
- R10 – Tier B Municipal Stormwater General Permit
- R11 – Public Complex Stormwater General Permit
- R12 – Highway Agency Stormwater General Permit

## **Facility Descriptions – NJDEP Major Discharges**

### **North Bergen Municipal Utilities Authority:**

**1. Facility #1:           North Bergen MUA Woodcliff Sewage Treatment Plant  
                                  NJPDES NJ0029084**

The NBMUA Woodcliff STP is located in the Township of North Bergen within the Hudson River drainage basin. The facility is owned and operated by the North Bergen Municipal Utilities Authority and serves the northeastern section of the Township of North Bergen (approximate population of 11,600), the Town of Guttenberg (approximate population of 11,700), and the Walburg Storage Mart in West New York (approximate flow of 200 gallons per day). The collection system within North Bergen and Guttenberg is combined.

The facility has a NJPDES permitted flow of 2.91 MGD and the annual average flow from July 2004 to June 2005 was 2.63 MGD. The plant provides secondary level treatment through a process train consisting of primary clarification, trickling filters, secondary clarification, chlorination and dechlorination.

Refer to Tables 5 and 6 for the Woodcliff STP Facilities Table and the 20-year projected flow calculations.

In addition to the treatment works described above, the NBMUA owns and operates the combined collection system and CSO facilities in the section of the NBMUA – Woodcliff STP SSA within Township of North Bergen. There is currently one (1) CSO Point that has “in-line” and/or “end-of-the-pipe” netting facilities for solids/floatables control. See Section VI for a more detailed discussion of combined sewers within the Planning Area.

### **North Hudson Sewerage Authority:**

**2. Facility #2:           North Hudson SA River Road Wastewater Treatment Plant  
                                  NJPDES NJ0025321**

The NHSA River Road WTP is located in the Town of West New York within the Hudson River drainage basin. The facility is owned and operated by the North Hudson Sewerage Authority and serves the Town of West New York (approximate population of 48,700), northwestern Weehawken (approximate population of 3,500) and the northern portion Union City (approximate population of 20,200). The collection system in West New York, Weehawken and Union City is combined.

The facility has a NJPDES permitted flow of 10 MGD and the annual average flow from July 2004 to June 2005 was 8.76 MGD. The plant provides secondary level treatment

through a process train consisting of rotostrainers, trickling filters, secondary clarification, chlorination and dechlorination.

Refer to Tables 7 and 8 for the NHSA River Road WTP Facilities Table and the 20-year projected flow calculations.

**3. Facility #3: North Hudson SA Adams Street Wastewater Treatment Plant  
NJPDES NJ0026085**

The NHSA Adams Street WTP is located in the City of Hoboken within the Hudson River drainage basin. The facility is owned and operated by the North Hudson Sewerage Authority and serves the City of Hoboken (approximate population of 42,700), a large portion of Union City (approximate population of 33,400), the majority of Weehawken (approximate population of 10,000), and a portion of Jersey City (approximate population of 1,250). The collection system in Hoboken, the affected portions of Union City, and Weehawken is combined.

The facility has a NJPDES permitted flow of 20.8 MGD and the annual average flow from July 2004 to June 2005 was 13.77 MGD. The plant provides secondary level treatment through a process train consisting of screening and grit removal, primary clarification, trickling filters, secondary clarifiers/filtration and ultraviolet disinfection.

Refer to Tables 9 and 10 for the NHSA Adams Street WTP Facilities Table and the 20-year projected flow calculations.

In addition to the treatment works described above, the NHSA owns and operates the combined collection systems and CSO facilities within the Town of West New York and the City of Hoboken. West New York has one (1) CSO point and Hoboken has seven (7) CSO points. The NHSA also owns and operates the combined portion of the collection system within Weehawken Township and its four (4) CSO points. The Town of Guttenberg owns and operates a single CSO point that discharges to the Hudson River. There is an inline netting facility for solids/floatables control.

**Secaucus Municipal Utilities Authority:**

**4. Facility #4: Secaucus MUA Koelle Boulevard Wastewater Treatment Plant  
NJPDES NJ0025038**

The SMUA Koelle Boulevard WTP is located in the Town of Secaucus within the Hackensack River drainage basin. The facility is owned and operated by the Secaucus Municipal Utilities Authority and its service area is coincident with the Town of Secaucus municipal boundary (approximate population of 16,300). Secaucus has separate sanitary and stormwater collection systems.

The facility has a NJPDES permitted flow of 5.12 MGD and the annual average flow from July 2004 to June 2005 was 3.15 MGD. The plant provides Level 3 treatment

through a process train consisting of screening, grit removal, primary clarification, two-stage trickling filters, secondary clarification, post aeration, chlorination and dechlorination.

Refer to Tables 11 and 12 for the SMUA Koelle Boulevard WTP Facilities Table and the 20-year projected flow calculations.

It should be noted that 20-year future residential wastewater flows for all NJDEP Major Discharges were calculated using the projected population figures found in Table 2.

The factors representing the projected increase in residential, commercial and industrial flows were based on projections provided by the County of Hudson. The multipliers are consistent with the expected growth for each sector based upon current conditions, zoning and build out analysis.

#### **Facility Descriptions – NJDEP Minor Discharges**

**1. Facility #5:           Penske Truck Leasing Facility  
                              NJPDES NJ0128805**

The Penske Truck Leasing Facility is located in the Town of Secaucus within the Hackensack River drainage basin. The facility is owned and operated by the Penske Truck Leasing Company.

The facility is permitted to treat and discharge 0.0072 MGD of remediated groundwater directly to a storm sewer within the SMUA Koelle Boulevard WTP service area under the master general remediation clean-up (BGR) permit (NJ0155438). Although there was no discharge from this facility from July 2004 to June 2005, the case remains active according to NJDEP.

Refer to Table 13 for the Penske Truck Leasing Facility Facilities Table.

**2. Facility #6:           Meadowview Hospital  
                              NJPDES NJ0023566**

Meadowview Hospital is located in the Town of Secaucus within the Hackensack River drainage basin. The facility is owned by the Hudson County Board of Chosen Freeholders and operated by Meadowview Hospital.

The facility is permitted to treat and discharge 0.75 MGD of domestic wastewater to an unnamed tributary to the Hackensack River. The annual average flow from July 2004 to June 2005 was 0.0873 MGD.

Refer to Table 14 for the Meadowview Hospital Facilities Table.

**3. Facility #7: BP Site 3484  
NJPDES NJG0156981**

The BP Site 3484 is located in the Town of Secaucus within the Hackensack River drainage basin. The facility is owned and operated by the BP Products North America, Inc.

The facility is permitted to treat and discharge 0.005 MGD of remediated groundwater directly to a storm sewer within the SMUA Koelle Boulevard WTP service area under the master general petroleum product clean-up permit (NJ0102709). Although there was no discharge from this facility from July 2004 to June 2005, more recent Discharge Monitoring Reports indicate this facility has been in operation.

Refer to Table 15 for the BP Site 3484 Facilities Table.

**4. Facility #8: Lincoln Tunnel  
NJPDES NJ0103314**

The Lincoln Tunnel is located in the Township of Weehawken within the Hudson River drainage basin. The facility is owned and operated by the Port Authority of New York & New Jersey.

The facility is permitted to discharge commingled stormwater and wash water directly into the Hudson River at a maximum flow rate of 0.06 MGD. The soap solution used to wash the Tunnel walls is biodegradable; therefore, there is no treatment of the wash water prior to discharge. The annual average flow from July 2004 to June 2005 was 0.0162 MGD.

Refer to Table 16 for the Lincoln Tunnel Facilities Table.

**5. Facility #9: North Bergen Township  
NJPDES NJG0108898**

This NJPDES General Permit is for operating a Combined Sewer system. See Section VI for a discussion on the combined sewer systems for each municipality within the Planning Area.

**6. Facility #10:       Town of Guttenburg  
NJPDES NJG0108715**

This NJPDES General Permit is for operating a Combined Sewer system. See Section VI for a discussion on the combined sewer systems for each municipality within the Planning Area.

**7. Facility #11:       Hill Cross Company, Inc.  
NJPDES NJ0145998**

The Hill Cross Company, Inc. is located in the Town of West New York within the Hudson River drainage basin. The facility is owned and operated by the Hill Cross Co., Inc.

The factory electroplates bearings and electronic parts using nickel, copper, tin, gold and silver. The facility is permitted to treat and discharge an average of 0.01 MGD of industrial wastewater.

The industrial wastewater is pretreated by pH adjustment, coagulation, flocculation, sedimentation, and, if necessary, chlorination with sodium hypochlorite prior to discharge to the NHSA River Road Treatment Plant sewer system. The annual average flow from July 2004 to June 2005 was 0.00345 MGD. Residuals from the pretreatment process are managed at an offsite recycling and hazardous waste treatment facility. The Hill Cross Co., Inc. is also classified as a Significant Industrial User by the NJDEP in accordance with the U.S. EPA rating criteria.

Refer to Table 17 for the Hill Cross Company, Inc. Facilities Table.

Table 5. NBMUA Woodcliff Sewage Treatment Plant Facilities Table

North Bergen MUA Woodcliff Sewage Treatment Plant			
(Name of Facility)			
1.	Existing or proposed facility:	Existing	
2.	NJPDES Permit Number:	NJ0029084	
3.	Discharge to ground water (DGW) or surface water (DSW):	DSW	
4.	Name of receiving water or aquifer:	Hudson River	
5.	Classification of receiving water:	SE-2	
6.	Owner of facility:	North Bergen Municipal Utilities Authority	
7.	Operator of facility:	North Bergen Municipal Utilities Authority	
8.	Co-Permitee of facility (where applicable):	N/A	
9.	Location of facility:		
	a. Municipality & County -	North Bergen Township, Hudson County	
	b. Street Address -	7117 River Road	
	c. Block (s) and Lot (s) -	Block 316, Lot 8	
10.	Location of discharge (i.e. degrees, minutes, seconds):		
	a. Longitude -	73° 59' 26.1"	b. Latitude - 40° 48' 12.2"
11.	Present permitted flow:	2.91 MGD (Monthly Average)	
12.	Summary of population served/to be served including major seasonal fluctuations. Industrial facilities which treat only process wastewater may omit this item.		
	Present (indicate year)	2005	20-Year Future (indicate year) 2025
	Population Served:		Population Served:
		North Bergen	
	11,619		13,485
		Guttenberg	
	11,720		13,100
		West New York	
	3		3
	23,342	Totals	26,588
13.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.		
	Present (indicate year)	2005	20-Year Future (indicate year) 2025
	Wastewater Flow (MGD)		Wastewater Flow (MGD)
	(annual average):		(annual average):
		North Bergen	
	Residential flow -	1.040	1.180
	Commercial flow -	0.003	0.003
	Industrial flow -	0.070	0.070
	Infiltration/Inflow -	0.300	0.300
			(see *note below)
	Total for North Bergen	1.413	1.553
		Guttenberg	
	Residential flow -	0.740	0.770
	Commercial flow -	0.008	0.008
	Industrial flow -	0.028	0.028
	Infiltration/Inflow -	0.440	0.440
			(see *note below)
	Total for Guttenberg	1.216	1.246
		West New York	
	Residential flow -	0.000	0.000
	Commercial flow -	0.0002	0.0002
	Industrial flow -	0.000	0.000
	Infiltration/Inflow -	0.000	0.000
			(see *note below)
	Total for West New York	0.0002	0.0002
	Total	2.629	2.799

\*Infiltration/Inflow (I/I): Existing I/I should be identified. However, additional future I/I may not be projected. (The NJPDES Treatment Works Approval regulations make numerical allowances for I/I.) The existing I/I can be carried-over and accounted for in the total future wastewater flow.

Table 6. NBMUA Woodcliff Sewage Treatment Plant Flow Calculations

NORTH BERGEN CONTRIBUTION		GUTTENBERG CONTRIBUTION		WEST NEW YORK CONTRIBUTION	
July 2004 - June 2005 EXISTING FLOWS		July 2004 - June 2005 EXISTING FLOWS		July 2004 - June 2005 EXISTING FLOWS	
RESIDENTIAL FLOW:	1.04 MGD	RESIDENTIAL FLOW:	0.74 MGD	RESIDENTIAL FLOW:	0.00 MGD
COMMERCIAL FLOW:	0.00 MGD	COMMERCIAL FLOW:	0.01 MGD	COMMERCIAL FLOW:	0.00 MGD
INDUSTRIAL FLOW:	0.07 MGD	INDUSTRIAL FLOW:	0.03 MGD	INDUSTRIAL FLOW:	0.00 MGD
INFILTRATION AND INFLOW:	0.30 MGD	INFILTRATION AND INFLOW:	0.44 MGD	INFILTRATION AND INFLOW:	0.00 MGD
TOTAL FLOW	1.41 MGD	TOTAL FLOW	1.22 MGD	TOTAL FLOW	0.00 MGD
HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS		HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS		HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS	
The Township's future population growth will be generated by redevelopment along the Hudson River waterfront and still throughout the Township		Population growth in Guttenberg will be supported by redevelopment and inflit throughout the Township		The Weehauk Storage Man. Ltr. is the only property in West New York connected to the Woodcliff STP. The total projected twenty year flow from the facility is 200 GPD.	
2005 Population is 61,150. 2025 Projected Population is 70,970		2005 Population is 11,720. 2025 Projected Population is 13,100.		2005 Population is 48,730. 2025 Projected Population is 55,030	
Projected 20 Year Population Increase: 70,970 - 61,150 = 9,820		Projected 20 Year Population Increase: 13,100 - 11,720 = 1,380		Projected 20 Year Population Increase: 55,030 - 48,730 = 6,300	
19% of population is tributary to Woodcliff Plant		100% of population is tributary to Woodcliff Plant		90% of population is tributary to Woodcliff Plant	
Increase in residential wastewater growth (MGD)		Increase in residential wastewater growth (MGD)		Increase in residential wastewater growth (MGD)	
0.18 X \$620.00 = 185.60		0.29 X 1380.00 = 400.20		0.00 X 6300.00 = 0.00	
185.60 X 75.00 = 0.14		400.20 X 75.00 = 0.03		0.00 X 75.00 = 0.00	
Assume 10% growth in Commercial properties		Assume Commercial remains the same		Assume Commercial remains the same	
Assume Industrial remains the same		Assume Industrial remains the same		Assume Industrial remains the same	
Assume Infiltration and Inflow remains the same		Assume Infiltration and Inflow remains the same		Assume Infiltration and Inflow remains the same	
2025 FUTURE PROJECTED FLOWS		2025 FUTURE PROJECTED FLOWS		2025 FUTURE PROJECTED FLOWS	
RESIDENTIAL FLOW:	1.04 + 0.14 = 1.18 MGD	RESIDENTIAL FLOW:	0.74 + 0.03 = 0.77 MGD	RESIDENTIAL FLOW:	0.00 + 0.00 = 0.00 MGD
COMMERCIAL FLOW:	0.00 X 1.10 = 0.00 MGD	COMMERCIAL FLOW:	0.008 X 1.00 = 0.008 MGD	COMMERCIAL FLOW:	0.0002 X 1.00 = 0.0002 MGD
INDUSTRIAL FLOW:	0.07 X 1.00 = 0.07 MGD	INDUSTRIAL FLOW:	0.028 X 1.00 = 0.028 MGD	INDUSTRIAL FLOW:	0.00 X 1.00 = 0.00 MGD
INFILTRATION AND INFLOW:	0.30 X 1.00 = 0.30 MGD	INFILTRATION AND INFLOW:	0.44 X 1.00 = 0.44 MGD	INFILTRATION AND INFLOW:	0.00 X 1.00 = 0.00 MGD
TOTAL FLOW	1.55 MGD	TOTAL FLOW	1.246 MGD	TOTAL FLOW	0.0002 MGD



Table 7. NHA River Road Wastewater Treatment Plant Facilities Table

North Hudson Sewerage Authority River Road Wastewater Treatment Plant (Name of Facility)			
1.	Existing or proposed facility:	<u>Existing</u>	
2.	NJPDES Permit Number:	<u>NJ0025321</u>	
3.	Discharge to ground water (DGW) or surface water (DSW):	<u>DSW</u>	
4.	Name of receiving water or aquifer:	<u>Hudson River</u>	
5.	Classification of receiving water:	<u>SE-2</u>	
6.	Owner of facility:	<u>North Hudson Sewerage Authority</u>	
7.	Operator of facility:	<u>North Hudson Sewerage Authority</u>	
8.	Co-Permittee of facility (where applicable):		
9.	Location of facility:		
	a. Municipality & County -	<u>West New York Town, Hudson County</u>	
	b. Street Address -	<u>6400 River Road</u>	
	c. Block (s) and Lot (s) -	<u>Block 38, Lot 10</u>	
10.	Location of discharge (i.e. degrees, minutes, seconds):		
	a. Longitude - <u>72° 00' 0.1"</u>	b. Latitude - <u>40° 47' 15.8"</u>	
11.	Present permitted flow:	<u>10 MGD (Monthly Average)</u>	
12.	Summary of population served/to be served including major seasonal fluctuations. Industrial facilities which treat only process wastewater may omit this item.		
	<u>Present (indicate year)</u>	<u>2005</u>	<u>20-Year Future (indicate year)</u>
	<u>Population Served:</u>		<u>2025</u>
		<u>West New York</u>	
	<u>48,730</u>		<u>55,030</u>
		<u>Union City</u>	
	<u>20,187</u>		<u>22,872</u>
		<u>Weehawken</u>	
	<u>3,531</u>		<u>4,095</u>
	<u>72,448</u>	<u>Totals</u>	<u>81,997</u>
13.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.		
	<u>Present (indicate year)</u>	<u>2005</u>	<u>20-Year Future (indicate year)</u>
	<u>Wastewater Flow (MGD)</u>		<u>Wastewater Flow (MGD)</u>
	<u>(annual average):</u>		<u>(annual average):</u>
		<u>West New York</u>	
	Residential flow -	<u>3.08</u>	<u>3.55</u>
	Commercial flow -	<u>1.84</u>	<u>2.02</u>
	Industrial flow -	<u>0.40</u>	<u>0.40</u>
	Infiltration/Inflow -	<u>0.96</u>	<u>0.96</u>
	Total for West New York	<u>6.28</u>	<u>(see *note below)</u>
			<u>6.93</u>
		<u>Union City</u>	
	Residential flow -	<u>1.06</u>	<u>1.26</u>
	Commercial flow -	<u>0.35</u>	<u>0.39</u>
	Industrial flow -	<u>0.37</u>	<u>0.37</u>
	Infiltration/Inflow -	<u>0.17</u>	<u>0.17</u>
	Total for Union City	<u>1.95</u>	<u>(see *note below)</u>
			<u>2.19</u>
		<u>Weehawken</u>	
	Residential flow -	<u>0.30</u>	<u>0.34</u>
	Commercial flow -	<u>0.09</u>	<u>0.10</u>
	Industrial flow -	<u>0.10</u>	<u>0.10</u>
	Infiltration/Inflow -	<u>0.04</u>	<u>0.04</u>
	Total for Weehawken	<u>0.53</u>	<u>(see *note below)</u>
	<u>Total</u>	<u>8.76</u>	<u>9.70</u>

\*Infiltration/Inflow (I/I): Existing I/I should be identified. However, additional future I/I may not be projected. (The NJPDES Treatment Works Approval regulations make numerical allowances for I/I.) The existing I/I can be carried-over and accounted for in the total future wastewater flow.

Table 8. NHSA River Road Wastewater Treatment Plant Flow Calculation

WEST NEW YORK CONTRIBUTION		UNION CITY CONTRIBUTION		WEHAWKEE CONTRIBUTION	
July 2004 - June 2005 EXISTING FLOWS		July 2004 - June 2005 EXISTING FLOWS		July 2004 - June 2005 EXISTING FLOWS	
RESIDENTIAL FLOW:	3.08 MGD	RESIDENTIAL FLOW:	1.06 MGD	RESIDENTIAL FLOW:	0.30 MGD
COMMERCIAL FLOW:	1.84 MGD	COMMERCIAL FLOW:	0.35 MGD	COMMERCIAL FLOW:	0.09 MGD
INDUSTRIAL FLOW:	0.40 MGD	INDUSTRIAL FLOW:	0.37 MGD	INDUSTRIAL FLOW:	0.10 MGD
INFILTRATION AND INFLOW:	0.86 MGD	INFILTRATION AND INFLOW:	0.17 MGD	INFILTRATION AND INFLOW:	0.04 MGD
TOTAL FLOW	6.28 MGD	TOTAL FLOW	1.95 MGD	TOTAL FLOW	0.53 MGD
HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS		HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS		HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS	
The Town's future population growth will be generated by residential development along the Hudson River waterfront and Infil throughout the Town		Population growth in Union City will be supported by redevelopment and Infil throughout the City.		The Township's future population growth will be generated by redevelopment along the Hudson River waterfront and Infil throughout the Township	
2005 Population is 48,730. 2025 Projected Population is 55,030. Projected 20 Year Population Increase: 55,030 - 48,730 = 6,300		2005 Population is 68,870. 2025 Projected Population is 78,870. Projected 20 Year Population Increase: 78,870 - 68,870 = 10,000		2005 Population is 13,580. 2025 Projected Population is 15,750. Projected 20 Year Population Increase: 15,750 - 13,580 = 2,170	
100% of population is tributary to River Road Plant		25% of population is tributary to River Road Plant		25% of population is tributary to River Road Plant	
Increase in residential wastewater growth (MGD)		Increase in residential wastewater growth (MGD)		Increase in residential wastewater growth (MGD)	
6,300 X 75 = 0.47		2,665 X 75 = 0.20		564 X 75 = 0.04	
Assume 10% growth in Commercial properties		Assume 10% growth in Commercial properties		Assume 10% growth in Commercial properties	
Assume 1% growth in Industrial properties		Assume 1% growth in Industrial properties		Assume 1% growth in Industrial properties	
Assume Infiltration and Inflow remains the same		Assume Infiltration and Inflow remains the same		Assume Infiltration and Inflow remains the same	
2025 FUTURE PROJECTED FLOWS		2025 FUTURE PROJECTED FLOWS		2025 FUTURE PROJECTED FLOWS	
RESIDENTIAL FLOW:	3.08 + 0.47 = 3.55 MGD	RESIDENTIAL FLOW:	1.06 + 0.20 = 1.26 MGD	RESIDENTIAL FLOW:	0.30 + 0.04 = 0.34 MGD
COMMERCIAL FLOW:	1.84 X 1.10 = 2.02 MGD	COMMERCIAL FLOW:	0.35 X 1.10 = 0.39 MGD	COMMERCIAL FLOW:	0.09 X 1.10 = 0.10 MGD
INDUSTRIAL FLOW:	0.40 X 1.01 = 0.40 MGD	INDUSTRIAL FLOW:	0.37 X 1.01 = 0.37 MGD	INDUSTRIAL FLOW:	0.1 X 1.01 = 0.10 MGD
INFILTRATION AND INFLOW:	0.86 X 1.00 = 0.86 MGD	INFILTRATION AND INFLOW:	0.17 X 1.00 = 0.17 MGD	INFILTRATION AND INFLOW:	0.04 X 1.00 = 0.04 MGD
TOTAL FLOW	6.63 MGD	TOTAL FLOW	2.19 MGD	TOTAL FLOW	0.58 MGD

Table 9. NHSA Adams Street Wastewater Treatment Plant Facilities Table

North Hudson Sewerage Authority Adams Street Wastewater Treatment Plant (Name of Facility)				
1.	Existing or proposed facility:	Existing		
2.	NJPDES Permit Number:	NJ0026085		
3.	Discharge to ground water (DGW) or surface water (DSW):	DSW		
4.	Name of receiving water or aquifer:	Hudson River		
5.	Classification of receiving water:	SE-2		
6.	Owner of facility:	North Hudson Sewerage Authority		
7.	Operator of facility:	North Hudson Sewerage Authority		
8.	Co-Permitee of facility (where applicable):			
9.	Location of facility:			
	a. Municipality & County -	Hoboken City, Hudson County		
	b. Street Address -	1600 Adams St		
	c. Block (s) and Lot (s) -	Block 138, Lot 1		
10.	Location of discharge (i.e. degrees, minutes, seconds):			
	a. Longitude -	74° 01' 10"	b. Latitude - 40° 45' 11"	
11.	Present permitted flow:	20.8 (Monthly Average)		
12.	Summary of population served/to be served including major seasonal fluctuations. Industrial facilities which treat only process wastewater may omit this item.			
	Present (indicate year)	2005	20-Year Future (indicate year)	
	Population Served:		2025	
		Hoboken		
	42,730		46,650	
		Union City		
	33,413		37,858	
		Weehawken		
	10,049		11,655	
		Jersey City		
	1,248		1,513	
	87,438	Totals	97,676	
13.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.			
	Present (indicate year)	2005	20-Year Future (indicate year)	
	Wastewater Flow (MGD)		2025	
	(annual average):		(annual average):	
		Hoboken		
	Residential flow -	4.08	4.38	
	Commercial flow -	0.07	0.08	
	Industrial flow -	0.69	0.70	
	Infiltration/Inflow -	1.54	1.54	
	Total for Hoboken	6.39	(see *note below) 6.70	
		Union City		
	Residential flow -	3.68	4.01	
	Commercial flow -	0.80	1.00	
	Industrial flow -	0.00	0.00	
	Infiltration/Inflow -	1.27	1.27	
	Total for Union City	5.75	(see *note below) 6.28	
		Weehawken		
	Residential flow -	0.87	0.99	
	Commercial flow -	0.22	0.24	
	Industrial flow -	0.00	0.00	
	Infiltration/Inflow -	0.38	0.38	
	Total for Weehawken	1.47	(see *note below) 1.61	
		Jersey City		
	Residential flow -	0.14	0.16	
	Commercial flow -	0.01	0.01	
	Industrial flow -	0.01	0.01	
	Infiltration/Inflow -	0.00	0.00	
	Total for Jersey City	0.16	(see *note below) 0.18	
	Total	13.77	14.77	

\*Infiltration/Inflow (I/I): Existing I/I should be identified. However, additional future I/I may not be projected. (The NJPDES Treatment Works Approval regulations make numerical allowances for I/I.) The existing I/I can be carried-over and accounted for in the total future wastewater flow.

Table 10. NHSA Adams Street Wastewater Treatment Plant Flow Calculations

HOBOKEN CONTRIBUTION		UNION CITY CONTRIBUTION		WEEHAWKEN CONTRIBUTION		JERSEY CITY CONTRIBUTION	
July 2004 - June 2005 EXISTING FLOWS		July 2004 - June 2005 EXISTING FLOWS		July 2004 - June 2005 EXISTING FLOWS		July 2004 - June 2005 EXISTING FLOWS	
RESIDENTIAL FLOW:	4.05 MGD	RESIDENTIAL FLOW:	3.68 MGD	RESIDENTIAL FLOW:	0.87 MGD	RESIDENTIAL FLOW:	0.14 MGD
COMMERCIAL FLOW:	0.07 MGD	COMMERCIAL FLOW:	0.80 MGD	COMMERCIAL FLOW:	0.22 MGD	COMMERCIAL FLOW:	0.01 MGD
INDUSTRIAL FLOW:	0.63 MGD	INDUSTRIAL FLOW:	0.00 MGD	INDUSTRIAL FLOW:	0.00 MGD	INDUSTRIAL FLOW:	0.01 MGD
INFILTRATION AND INFLOW:	1.54 MGD	INFILTRATION AND INFLOW:	1.27 MGD	INFILTRATION AND INFLOW:	0.38 MGD	INFILTRATION AND INFLOW:	0.00 MGD
TOTAL FLOW	6.39 MGD	TOTAL FLOW	5.75 MGD	TOTAL FLOW	1.47 MGD	TOTAL FLOW	0.16 MGD
HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS		HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS		HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS		HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS	
The City's future population growth will be generated by redevelopment along the Hudson River waterfront and infill throughout the City.		Future population growth in Union City (within the WMP Area) will be supported by redevelopment and infill throughout the City.		The Township's future population growth will be generated by redevelopment along the Hudson River waterfront and infill throughout the Township.		The City's future population growth (within the WMP Area) will be generated by redevelopment and development of vacant lots.	
2005 Population is 42,730. 2025 Projected Population is 46,650. Projected 20 Year Population Growth: 46,650 - 42,730 = 3,920		2005 Population is 69,610. 2025 Projected Population is 78,870. Projected 20 Year Population Increase: 78,870 - 69,610 = 9,260		2005 Population is 13,580. 2025 Projected Population is 15,750. Projected 20 Year Population Growth: 15,750 - 13,580 = 2,170		2005 Population is 249,290. 2025 Projected Population is 302,690. Projected 20 Year Population Growth: 302,690 - 249,290 = 53,400	
100% of population is tributary to the Adams St. Plant		48% of population is tributary to the Adams St. Plant		74% of population is tributary to the Adams St. Plant		0.5% of population is tributary to the Adams St. Plant	
Increase in residential wastewater flow (MGD)		Increase in residential wastewater flow (MGD)		Increase in residential wastewater flow (MGD)		Increase in residential wastewater flow (MGD)	
3,920 X 75 = 0.29		4,445 X 75 = 0.33		1,606 X 75 = 0.12		267 X 75 = 0.02	
Assume 10% growth in Commercial properties		Assume 25% growth in Commercial properties		Assume 10% growth in Commercial properties		Assume minimal growth in Commercial properties	
Assume minimal growth in Industrial properties		Assume minimal growth in Industrial properties		Assume minimal growth in Industrial properties		Assume minimal growth in Industrial properties	
Assume infiltration and inflow remains the same		Assume infiltration and inflow remains the same		Assume infiltration and inflow remains the same		Assume negligible infiltration and inflow	
2025 FUTURE PROJECTED FLOWS		2025 FUTURE PROJECTED FLOWS		2025 FUTURE PROJECTED FLOWS		2025 FUTURE PROJECTED FLOWS	
RESIDENTIAL FLOW (MGD)	4.09 + 0.29 = 4.38	RESIDENTIAL FLOW (MGD)	3.68 + 0.33 = 4.01	RESIDENTIAL FLOW (MGD)	0.87 + 0.12 = 0.99	RESIDENTIAL FLOW (MGD)	0.14 + 0.02 = 0.16
COMMERCIAL FLOW (MGD)	0.07 X 1.1 = 0.08	COMMERCIAL FLOW (MGD)	0.8 X 1.25 = 1.00	COMMERCIAL FLOW (MGD)	0.22 X 1.1 = 0.24	COMMERCIAL FLOW (MGD)	0.01 X 1.01 = 0.01
INDUSTRIAL FLOW (MGD)	0.69 X 1.01 = 0.70	INDUSTRIAL FLOW (MGD)	0 X 1.01 = 0.00	INDUSTRIAL FLOW (MGD)	0 X 1.01 = 0.00	INDUSTRIAL FLOW (MGD)	0.01 X 1.01 = 0.01
II (MGD)	1.54 X 1.00 = 1.54	II (MGD)	1.27 X 1.00 = 1.27	II (MGD)	0.38 X 1.00 = 0.38	II (MGD)	0.00 X 1.00 = 0.00
TOTAL FLOW (MGD)	6.70	TOTAL FLOW (MGD)	6.28	TOTAL FLOW (MGD)	1.61	TOTAL FLOW (MGD)	0.18

Table 11. Secaucus MUA Koelle Boulevard Wastewater Treatment Plant Facilities Table

Secaucus Municipal Utilities Authority Koelle Blvd. Wastewater Treatment Plant			
(Name of Facility)			
1.	Existing or proposed facility:	Existing	
2.	NJPDES Permit Number:	NJ0025038	
3.	Discharge to ground water (DGW) or surface water (DSW):	DSW	
4.	Name of receiving water or aquifer:	Mill Creek	
5.	Classification of receiving water:	SE-2	
6.	Owner of facility:	Secaucus Municipal Utilities Authority	
7.	Operator of facility:	Secaucus Municipal Utilities Authority	
8.	Co-Permittee of facility (where applicable):		
9.	Location of facility:		
	a. Municipality & County -	Secaucus Town, Hudson County	
	b. Street Address -	1100 Koelle Blvd	
	c. Block (s) and Lot (s) -	Block 225, Lot 3-1	
10.	Location of discharge (i.e. degrees, minutes, seconds):		
	a. Longitude - 74° 02' 54"	b. Latitude - 40° 47' 55"	
11.	Present permitted flow:	5.12 MGD (Monthly Average)	
12.	Summary of population served/to be served including major seasonal fluctuations. Industrial facilities which treat only process wastewater may omit this item.		
	Present (indicate year)	2005	20-Year Future (indicate year) 2025
	Population Served:		Population Served:
		Secaucus	
		16,310	19,810
		16,310	Totals 19,810
13.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.		
	Present (indicate year)	2005	20-Year Future (indicate year) 2025
	Wastewater Flow (MGD)		Wastewater Flow (MGD)
	(annual average):		(annual average):
		Secaucus	
	Residential flow -	1.07	1.33
	Commercial flow -	0.85	0.89
	Industrial flow -	0.18	0.20
	Infiltration/Inflow -	1.05	1.05
			(see *note below)
	Total for Secaucus	3.15	3.47
	Total	3.15	3.47

\*Infiltration/Inflow (I/I): Existing I/I should be identified. However, additional future I/I may not be projected. (The NJPDES Treatment Works Approval regulations make numerical allowances for I/I.) The existing I/I can be carried-over and accounted for in the total future wastewater flow.

Table 12. Secaucus MUA Koelle Boulevard Wastewater Treatment Plant Flow Calculations

SECAUCUS CONTRIBUTION						
July 04 - June 05 EXISTING FLOWS						
RESIDENTIAL FLOW:	1.07	MGD				
COMMERCIAL FLOW:	0.85	MGD				
INDUSTRIAL FLOW:	0.18	MGD				
<u>INFILTRATION AND INFLOW:</u>	<u>1.05</u>	<u>MGD</u>				
TOTAL FLOW	3.15	MGD				
HUDSON COUNTY CURRENT DEVELOPMENT PROJECTIONS						
The Town's population is expected to remain stable in the future with any increase resulting from scattered in-fill residential development.						
2005 Population is 16,310. 2025 Projected Population is 19,810						
Projected 20 Year Population Increase: $19,810 - 16,310 = 3,500$						
100% of the population is tributary to the Koelle Blvd. Plant	100%	X	3,500	=	3,500	
Increase in residential wastewater flow (MGD)	3,500	X	75	=	0.26	
Assume 5% growth in Commercial properties Assume 10% growth in Industrial properties Assume Infiltration and inflow remains the same						
2025 FUTURE PROJECTED FLOWS						
RESIDENTIAL FLOW:	1.07	+	0.26	=	1.33	MGD
COMMERCIAL FLOW:	0.85	X	1.05	=	0.89	MGD
INDUSTRIAL FLOW:	0.18	X	1.10	=	0.20	MGD
<u>INFILTRATION AND INFLOW:</u>	<u>1.05</u>	<u>X</u>	<u>1.00</u>	<u>=</u>	<u>1.05</u>	<u>MGD</u>
TOTAL FLOW					3.47	MGD

Table 13. Penske Truck Leasing Facility Facilities Table

		<u>Penske Truck Leasing Facility</u>	
		<u>(Name of Facility)</u>	
1.	Existing or proposed facility:	<u>Existing</u>	
2.	NJPDES Permit Number:	<u>NJ0128805***</u>	
3.	Discharge to ground water (DGW) or surface water (DSW):	<u>DSW</u>	
4.	Name of receiving water or aquifer:	<u>Penhorn Creek via a storm sewer</u>	
5.	Classification of receiving water:	<u>FW2-NT</u>	
6.	Owner of facility:	<u>Penske Truck Leasing Facility</u>	
7.	Operator of facility:	<u>Penske Truck Leasing Facility</u>	
8.	Co-Permittee of facility (where applicable):	<u></u>	
9.	Location of facility:	<u></u>	
	a. Municipality & County -	<u>Secaucus Town, Hudson County</u>	
	b. Street Address -	<u>1151 Patterson Plank Road</u>	
	c. Block (s) and Lot (s) -	<u>Block 99, Lot 10</u>	
10.	Location of discharge (i.e. degrees, minutes, seconds):	<u></u>	
	a. Longitude - <u>74° 03' 10"</u>	b. Latitude -	<u>40° 47' 10"</u>
11.	Present permitted flow:	<u>0.0072 MGD</u>	
12.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.		
	<u>Present (indicate year)</u>	<u>2005</u>	<u>20-Year Future (indicate year)</u>
	<u>Wastewater Flow (MGD)</u>		<u>2025</u>
	<u>(annual average):</u>		<u>(annual average):</u>
	Industrial flow -	<u>0.00</u>	<u>0.00</u>
	Total	<u>0.00</u>	<u>0.00</u>

\*\*\*The NJPDES Permit for this facility is for ground water remediation.

Table 14. Meadowview Hospital Facilities Table

Hudson County Department of Public Resources			
Meadowview Hospital			
(Name of Facility)			
1.	Existing or proposed facility:	Existing	
2.	NJPDES Permit Number:	NJ0023566	
3.	Discharge to ground water (DGW) or surface water (DSW):	DSW	
4.	Name of receiving water or aquifer:	Unnamed tributary to the Hackensack River	
5.	Classification of receiving water:	FW2-NT	
6.	Owner of facility:	Hudson County Board of Chosen Freeholders	
7.	Operator of facility:	Hudson County Board of Chosen Freeholders	
8.	Co-Permittee of facility (where applicable):		
9.	Location of facility:		
	a. Municipality & County -	Secaucus Township, Hudson County	
	b. Street Address -	595 County Ave	
	c. Block (s) and Lot (s) -	Block 59, Lots 1-2, 1-3, 1-5	
10.	Location of discharge (i.e. degrees, minutes, seconds):		
	a. Longitude -	74° 03' 30W"	b. Latitude - 40° 47' 00N"
11.	Present permitted flow:	0.75 MGD (Monthly Average)	
12.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.		
	Present (indicate year)	2005	20-Year Future (indicate year) 2025
	Wastewater Flow (MGD)		Wastewater Flow (MGD)
	(annual average):		(annual average):
	Domestic flow -	0.0873	0.0873
	Total	0.0873	0.0873



Table 15. BP Site 3484 Facilities Table

		BP Site 3484	
		(Name of Facility)	
1.	Existing or proposed facility:	<u>Existing</u>	
2.	NJPDES Permit Number:	<u>NJG015698***</u>	
3.	Discharge to ground water (DGW) or surface water (DSW):	<u>DSW</u>	
4.	Name of receiving water or aquifer:	<u>Penhorn Creek via a storm sewer</u>	
5.	Classification of receiving water:	<u>FW2-NT</u>	
6.	Owner of facility:	<u>BP Products North America, Inc.</u>	
7.	Operator of facility:	<u>BP Products North America, Inc.</u>	
8.	Co-Permitee of facility (where applicable):		
9.	Location of facility:		
	a. Municipality & County -	<u>Secaucus Town, Hudson County</u>	
	b. Street Address -	<u>1320 Paterson Plank Road</u>	
	c. Block (s) and Lot (s) -		
10.	Location of discharge (i.e. degrees, minutes, seconds):		
	a. Longitude -		b. Latitude -
11.	Present permitted flow:	<u>0.005 MGD</u>	
12.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an <u>annual average flow</u> for DSW or a <u>daily maximum flow</u> for DGW.		
	<u>Present (indicate year)</u>	<u>2005</u>	<u>20-Year Future (indicate year)</u>
	<u>Wastewater Flow (MGD)</u>		<u>2025</u>
	<u>(annual average):</u>		<u>(annual average):</u>
	Industrial flow -	<u>0.00</u>	<u>0.00</u>
	<b>Total</b>	<u>0.00</u>	<u>0.00</u>

\*\*\*The NJPDES Permit for this facility is for ground water remediation.

Table 16. Lincoln Tunnel Facilities Table

	<u>Lincoln Tunnel</u>	
	(Name of Facility)	
1.	Existing or proposed facility:	<u>Existing</u>
2.	NJPDES Permit Number:	<u>NJ0103314</u>
3.	Discharge to ground water (DGW) or surface water (DSW):	<u>DSW</u>
4.	Name of receiving water or aquifer:	<u>Hudson River</u>
5.	Classification of receiving water:	<u>SE-2</u>
6.	Owner of facility:	<u>Port Authority of NY &amp; NJ</u>
7.	Operator of facility:	<u>Port Authority of NY &amp; NJ</u>
8.	Co-Permittee of facility (where applicable):	
9.	Location of facility:	
	a. Municipality & County -	<u>Weehawken Township, Hudson County</u>
	b. Street Address -	<u>500 JFK Blvd</u>
	c. Block (s) and Lot (s) -	<u>Block 45</u>
10.	Location of discharge (i.e. degrees, minutes, seconds):	
	a. Longitude - <u>74° 01' 14.4"</u>	b. Latitude - <u>40° 45' 49.6"</u>
11.	Present permitted flow:	<u>0.06 MGD</u>
12.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.	
	<u>Present (indicate year)</u>	<u>20-Year Future (indicate year)</u>
	<u>2005</u>	<u>2025</u>
	<u>Wastewater Flow (MGD)</u>	<u>Wastewater Flow (MGD)</u>
	<u>(annual average):</u>	<u>(annual average):</u>
	Industrial flow - <u>0.0162</u>	<u>0.0162</u>
	<b>Total</b> <u>0.0162</u>	<u>0.0162</u>

Table 17. Hill Cross Company, Inc. Facilities Table

		<u>Hill Cross Co., Inc</u>	
		(Name of Facility)	
1.	Existing or proposed facility:	<u>Existing</u>	
2.	NJPDES Permit Number:	<u>NJ0145998</u>	
3.	Discharge to ground water (DGW) or surface water (DSW):	<u>DSW</u>	
4.	Name of receiving water or aquifer:	<u>Hudson River via River Road WTP</u>	
5.	Classification of receiving water:	<u>SE-2</u>	
6.	Owner of facility:	<u>Hill Cross Co., Inc</u>	
7.	Operator of facility:	<u>Hill Cross Co., Inc</u>	
8.	Co-Permitee of facility (where applicable):		
9.	Location of facility:		
	a. Municipality & County -	<u>West New York Town, Hudson County</u>	
	b. Street Address -	<u>543 56th Street</u>	
	c. Block (s) and Lot (s) -	<u>Block 117, Lot 14</u>	
10.	Location of discharge (i.e. degrees, minutes, seconds) - for River Road WTP:		
	a. Longitude -	<u>72° 00' 0.1"</u>	b. Latitude - <u>40° 47' 15.8"</u>
11.	Present permitted flow:	<u>0.01 MGD</u>	
12.	Summary of wastewater flow received/to be received expressed in million gallons per day (MGD) and as an annual average flow for DSW or a daily maximum flow for DGW.		
	<u>Present (indicate year)</u>	<u>2005</u>	<u>20-Year Future (indicate year)</u>
	<u>Wastewater Flow (MGD)</u>		<u>2025</u>
	<u>(annual average):</u>		<u>(annual average):</u>
	Industrial flow -	<u>0.00345</u>	<u>0.00345</u>
	<b>Total</b>	<u>0.00345</u>	<u>0.00345</u>

## **B. Discussion of Future Treatment Facilities**

### **Overview**

The sanitary sewer service areas (SSAs) within the Planning Area have been in place for a long period of time and are well-defined. It is likely that future changes will be in terms of redevelopment within the existing service areas and not to the boundaries of the service areas. There are no proposed significant future actions.

Currently, the sewer line in Jersey City is being extended Northbound on Paterson Plank Road to connect to a new building under construction. There have been past cases where a facility on the border between service areas may need to discharge to an adjacent service area. The most recent example was Walburg Storage Mart Limited in which the property was transferred from the NHSA service area to the NBMUA Woodcliff STP service area. Each future development will need comply with the Water Quality Management Planning Rules (N.J.A.C. 7:15).

As part of the transfer of NBMUA Central Treatment Plant to PVSC, several conditions were agreed upon between the Department, PVSC, and NBMUA. The NBMUA is required to prepare, and submit to the Department for review and approval, a Combined Sewer Overflow (CSO) Long Term Control Feasibility Study and Plan. NBMUA agrees to fully implement the CSO Long Term Control Feasibility Study and Plan approved by the Department. The net loss capacity at the PVSC treatment plant for treatment of wet weather flows, resulting from the transfer of the NBMUA Central Treatment Plant flow to PVSC, shall be addressed by PVSC as part of its CSO Long Term Control Plan.

### **General Future Development**

Depending upon the nature of future redevelopment, upgrades may be necessary in terms of existing treatment plant capacity (ies), construction of pump stations and/or improvements or additions to the collection system.

Several significant projects have been approved by or are under review by local planning agencies. A few include:

- The Hoboken Shipyards and Hoboken Cove developments, along with the Port Authority of New York and New Jersey sites located along the waterfront, propose approximately 2,610 units of housing. These proposed developments are located within the NHSA Adams Street SSA. Assuming wastewater flows for a 2-bedroom unit (225 gpd/dwelling), the residents of these developments will generate 587, 250 gpd of wastewater.
- The Port Imperial and Lincoln Harbor developments located along the waterfront in Weehawken propose nearly 2,298 residential units. These proposed developments are located within the NHSA Adams Street SSA. Assuming

wastewater flows for a 2-bedroom unit (225 gpd/dwelling), the residents of these development will generate 517,050 gpd of wastewater.

- Approximately 4,300 residential units have been proposed by Roseland Properties along the waterfront in West New York. This proposed project is located within the NHSA River Road SSA. Assuming wastewater flows for a 2-bedroom unit (225 gpd/dwelling), the residents of this development will generate 967,500 gpd of wastewater.
- A 200 unit residential development has been approved for the Hudson River waterfront in Guttenberg. This proposed development is located within the NBMUA Woodcliff SSA. Assuming wastewater flows for a 2-bedroom unit (225 gpd/dwelling), the residents of this development will generate 45,000 gpd of wastewater.
- The Half Moon Harbor development located along the waterfront in North Bergen consists of approximately 442 housing units. This proposed development is located within the NBMUA Woodcliff SSA. Assuming wastewater flows for a 2-bedroom unit (225 gpd/dwelling), the residents of this development will generate 99,450 gpd of wastewater.
- The redevelopment of several residential and commercial properties along Bergenline Avenue, Summit Avenue, 32<sup>nd</sup> Street, Central Avenue, 26<sup>th</sup> Street, Palisades Avenue, and 40<sup>th</sup> Street in Union City. These proposed projects are within the NHSA Adams Street SSA. Without knowing the full extent of redevelopment and the types of establishments to be approved on these lots, it is not possible to determine a projected wastewater flow.
- The Riverview Court Development located in Secaucus consisting of 137 townhouse units. This proposed project is within the Secaucus MUA Koelle Boulevard SSA. Assuming wastewater flows for a 2-bedroom unit (225 gpd/dwelling), the residents of this development will generate 30,825 gpd of wastewater.
- Applications for the construction of an 18-unit condominium complex; a 7-story, 60-unit condominium complex; and a 3-story, 11-unit condominium complex are currently being heard before the Town of Guttenberg Planning Board. The town of Guttenberg lies within the NBMUA Woodcliff SSA. Assuming wastewater flows for a 2-bedroom unit (225 gpd/dwelling), the residents of this development will generate 20,025 gpd of wastewater.

All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect User (SIU) permits and/or Treatment Works Approvals, and which are located within the specified sewer service area, are deemed to be consistent.

New Jersey's coastal zone extends from the New York border south to Cape May Point and then north to Trenton. It encompasses the waters and waterfronts of the Hudson River and related water bodies south of the Raritan Bay, the Atlantic Ocean and some inland areas from Sandy Hook to Cape May, the Delaware Bay and some inland areas, and the waterfront of the Delaware and related tributaries.

The coastal zone encompasses areas in which the State has the authority to regulate land and water uses through the Coastal Area Facility Review Act (CAFRA), Waterfront Development Law and Wetlands Act of 1970.

For WMPs which include areas within New Jersey's regulated Coastal Zone as defined at N.J.A.C. 7:7E-1.2(b) the following statement must be included. Compliance with this statement is mandatory.

"Proposed developments tying into existing and proposed sewer service areas which require coastal permits must demonstrate compliance with all applicable sections of the Coastal Zone Management rules including, but not limited to, Wetlands (N.J.A.C. 7:7E-3.27), Wetlands Buffers (N.J.A.C. 7:7E-3.28), Endangered or Threatened Wildlife or Vegetation Species Habitat (N.J.A.C. 7:7E-3.38), Secondary Impacts (N.J.A.C. 7:7E-6.3), Public Facility Use Policies (N.J.A.C. 7:7E-7.6), Water Quality (N.J.A.C. 7:7E-8.4), Ground Water Use (N.J.A.C. 7:7E-8.6) and the policies under General Land Areas rules, Subchapters 5, 5A and 5B."

Individual Subsurface Sewage Disposal Systems (ISSDS) for individual residences can only be constructed in depicted sewer service areas if legally enforceable guarantees are provided, before such construction, that use of such systems will be discontinued when the depicted sewer service becomes available. This applies to ISSDS that require certification from the Department under the Realty Improvement Sewerage Facilities Act (N.J.S.A. 58:11-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under N.J.A.C. 7:14A). This also applies to ISSDS which require only local approvals if the WMP acknowledges adequate arrangements for enforcement of the requirement (such as through a municipal or sewerage authority ordinance).

Development in areas mapped as wetlands, flood prone areas, designated river areas, or other environmentally sensitive areas may be subject to special regulation under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the latest information. Depiction of environmental features is for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.

Refer to Plates 5A and 5B for mapping of environmentally sensitive areas within the Planning Area.

Pre-existing grant conditions and requirements (from NJDEP grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by the adoption of this WMP and compliance is required.

## **Hudson County Wastewater Management Plan Watershed Management Area (WMA) 5**

### **IV. Environmental Assessments and Analyses**

The following environmental assessments and/or analyses were deemed applicable by NJDEP for the Hudson County WMP Planning Area (Planning Area):

- Stream Corridor Analysis
- Nonpoint Source Pollutant Analysis
- Threatened and Endangered Species Analysis
- Consumptive Water Use Analysis
- Environmental Constraints/Buildout Analysis

#### **A. Stream Corridor Analysis**

The objective to be served by this analysis is to ensure no loss of value due to potential short term or long term disturbance of these corridors. Efforts to avoid all negative impacts should be attempted first. Where total avoidance is not feasible, then measures to effectively minimize the negative impacts must be undertaken.

There exist only two classifications of surface waters within the Planning Area: FW2-NT (Freshwater, Non-Trout Producing) and SE-2 (Saline Estuary). Waters with these open water designations have a 50 foot stream corridor from the top of bank. According to the NJDEP, there will be no sewer service or any structures within 50 feet of any stream corridor unless approved by the NJDEP.

Most rivers and streams within the Planning Area are located within the Meadowlands District (the District). The NJMC adopted a master plan to guide development within the district. According to regulations established by the NJMC, open waters within the District have a 50 foot stream corridor buffer from the top of bank. Proposed projects within the District are required to address the 50 foot buffer and utilize development strategies to limit environmental impacts should development occur within the 50 foot corridor.

Refer to Plate 6A for mapping of all open waters within the Planning Area.

The objective of no loss value can be achieved by ensuring that there is no disturbance within this corridor. Where there is proposed stream encroachment within the stream corridor, it must be demonstrated that the functions of the existing corridor will not be affected by the development. If there is an inherent impairment to the corridor, it must be demonstrated that every effort is being made to minimize or mitigate the impacts. A stream corridor protection ordinance designed to achieve the stated objectives is the



means to ensure that stream corridors will not be compromised through changes in land use.

In order to preserve and protect the quality of open waters, the NJDEP suggests that municipalities within the Planning Area that have designated developable waterfront land adopt a Stream Corridor Ordinance. A model ordinance is available through the NJDEP at <http://www.state.nj.us/dep/watershedmgt/DOCS/pdfs/StreamBufferOrdinance.pdf>.

## **B. Nonpoint Source Pollutant Loading Analysis**

Nonpoint source pollution results from potential contaminants carried into storm drains and discharged to surface waters. Nonpoint source pollutants generally include items such as fertilizers, litter or other materials that directly or indirectly enter the storm sewer system.

All New Jersey municipalities that own and operate municipal separate stormwater sewer systems (MS4) were required to request authorization to discharge stormwater under either a Tier A or Tier B NJPDES general permit. According to the Municipal Tier Assignment List released on 12/4/06, Jersey City, the City of Hoboken is regulated under a Tier B permit and all other municipalities in Hudson County are regulated under a Tier A permit. According to the NJDEP, the Town of Guttenberg, Union City, the Township of Weehawken, and the Town of West New York do not operate a small MS4 that is subject to the provisions of N.J.A.C. 7:14A-25, and therefore are not required to apply for a NJPDES permit under the Municipal Stormwater Regulation Program.

Under the terms of the Tier A Permit, each municipality is required to adopt a municipal stormwater management plan, a stormwater pollution prevention plan, and ordinances to control the amount of potential contaminants discharged to the storm sewer system (i.e. pet waste, litter, illicit connection, improper waste disposal, wildlife feeding and yard waste). Under the terms of the Tier B Permit, each municipality is required to adopt a stormwater management plan and a stormwater control ordinance. An implementation schedule for each component of the Municipal Stormwater Regulation Program is found in each municipality's NJPDES General Stormwater Permit.

## **C. Threatened and Endangered Species Analysis**

According to the NJDEP Landscape Project Maps, there are portions of developable areas within the Planning Area that may be suitable habitats for threatened and endangered species, specifically Rank 3 (State threatened species) and Rank 4 (State endangered species). These areas are within the Town of Secaucus. Refer to Plate 6B for mapping of the habitat locations and species description.

Each municipality may be required to adopt an ordinance requiring that a Threatened and Endangered Species Habitat Analysis be performed if a proposed development falls within an area that may contain habitat for threatened or endangered species. This analysis will result in the determination of whether or not Federal or State listed endangered or threatened species habitat or potential habitat is present on the site of any new construction proposed within the municipality. If this is the case, the ordinance may permit the Applicant to choose to have a qualified environmental scientist/biologist or ecologist perform a site-specific analysis to identify or confirm all species and the approximate location of the habitat within the project location.

If the proposed project falls within a Landscape Project Area Rank 3, 4 or 5, measures must be taken to avoid any negative impacts to confirmed critical habitat areas. Any areas delineated as Landscape Project Area Rank 3, 4 or 5 are also designated as a "General Service Area for Wastewater Facilities with Flows of Less than 2,000 gallons per day which Discharge to Groundwater."

The submission of a Conservation Plan is required for all unavoidable impacts to critical habitat areas. The Conservation Plan shall provide measures to permanently protect those critical habitat areas from future impacts due to development. Measures should include protection of identified areas with a conservation/deed restriction.

#### **D. Consumptive Water Use Analysis**

The Planning Area receives potable water from United Water – New Jersey (UW-NJ), Hoboken Water Services (HWS), and United Water – Jersey City (UW-JC). UW-NJ serves Guttenberg, North Bergen, Secaucus, Union City, Weehawken, and West New York in Hudson County, and an additional 54 municipalities in Bergen County. HWS is a public-private partnership between United Water and the City of Hoboken. HWS serves the City of Hoboken. UW-JC is a public-private partnership between United Water and the City of Jersey City. UW-JC serves Jersey City. Plate 6C presents a map of the Water Purveyor Territories within the Planning Area.

The primary source waterbodies utilized by UW-NJ are the Oradell and Woodcliff Lake reservoirs in Bergen County, New Jersey, and Lake Tappan and Lake DeForest reservoirs in Rockland County, New York. UW-NJ also utilizes several wells that draw water from the Brunswick Aquifer. UW-NJ also purchases water from UW-JC, United Water – New York, the Park Ridge Water Department, the Passaic Valley Water Commission (PVWC), or the Ridgewood Water Department. UW-NJ operates under the Public Water System Identification (PWSID) number 0238001.

HWS purchases water from UW-JC as its sole source. HWS operates under the PWSID number 0905001, and UW-JC operates under the PWSID number of 0906001. The source water bodies for both HWS and UW-JC are the Jersey City and the Split Rock reservoirs. UW-JC also purchases water from the Newark Water Department, North Jersey District Water Supply Commission, and PVWC.

A Firm Capacity and Water Allocation Analysis was done for each water purveyor within the Planning Area. Because specific development plans are not available, the current (2005) and projected (2025) wastewater flows generated by the residents and businesses of each municipality were used as the basis for the analysis. The wastewater flow values used are the same as reported in the Facilities Tables (Tables 5 through 12). The residential, commercial, and industrial wastewater flows for each municipality were added and multiplied by a water consumption factor of 33%. The consumption factor is equivalent to the 100 GPD per person water demand used for Allocation Permits (N.J.A.C. 7:10-12.6(b)) compared to the 75 GPD per person wastewater flow used for buildout analyses.

Table 18 shows the most recent Peak Daily Demands and Permit Allocation information as reported to the NJDEP by the purveyor. The results of the analysis and a comparison with current demand and permit surpluses are in Table 19.

Table 18. Water Purveyor Peak Daily Demand and Permit Allocation Information

**Purveyor: United Water - NJ**

PWSID: 0238001

Water Supply Firm Capacity 172.000 MGD

Available Water Supply Limits	Allocation	Contract	Total
Monthly Limit (MGM)	4860.000	217.000	5077.000
Yearly Limit (MGY)	43084.000	2555.000	45639.000

Water Demand	Current Peak	Date	Committed Peak	Total Peak
Daily Demand (MGD)	146.194	Aug-05	13.398	159.592
Monthly Demand (MGM)	4532.000	Aug-05	290.109	4822.109
Yearly Demand (MGY)	41390.500	2005	2055.652	43446.152

Water Supply Surplus	Firm Capacity	Water Allocation Permit
	12.408 MGD	254.891 MGM
		2192.848 MGY

**Purveyor: Hoboken Water Services**

PWSID: 0905001

Water Supply Firm Capacity 8.000 MGD

Available Water Supply Limits	Allocation	Contract	Total
Monthly Limit (MGM)	N/A	186.000	186.000
Yearly Limit (MGY)	N/A	2190.000	2190.000

Water Demand	Current Peak	Date	Committed Peak	Total Peak
Daily Demand (MGD)	4.471	Jan-05	1.447	5.918
Monthly Demand (MGM)	138.625	Jan-05	22.429	161.054
Yearly Demand (MGY)	1537.144	2005	176.052	1713.196

Water Supply Surplus	Firm Capacity	Water Allocation Permit
	2.082 MGD	24.946 MGM
		476.804 MGY

**Purveyor: United Water - Jersey City**

PWSID: 0906001

Water Supply Firm Capacity 80.000 MGD

Available Water Supply Limits	Allocation	Contract	Total
Monthly Limit (MGM)	2635.000	N/A	2635.000
Yearly Limit (MGY)	20732.000	N/A	20732.000

Water Demand	Current Peak	Date	Committed Peak	Total Peak
Daily Demand (MGD)	60.595	Jul-05	6.252	66.847
Monthly Demand (MGM)	1878.440	Jul-05	158.906	2037.346
Yearly Demand (MGY)	18381.500	2005	860.660	19242.160

Water Supply Surplus	Firm Capacity	Water Allocation Permit
	13.153 MGD	597.654 MGM
		1489.840 MGY

\*\*\*Data as posted on the DEP website, [www.nj.gov/dep/watersupply/pws.htm](http://www.nj.gov/dep/watersupply/pws.htm), as of 3/29/07

Table 19. Firm Capacity and Water Allocation Analysis

20-Year Projected Water Use Calculations for each Municipality

Water Allocation Permit	Municipality	2005 Calculated Water Usage (MGD)	2025 Calculated Water Usage (MGD)	20-Year Water Usage Increase (MGD)
UW-NJ	Guttenberg	1.04	1.07	0.03
UW-NJ	North Bergen	1.48	1.67	0.19
UW-NJ	Secaucus	2.80	3.23	0.43
UW-NJ	Union City	8.35	9.43	1.08
UW-NJ	Weehawken	2.11	2.37	0.26
UW-NJ	West New York	7.09	8.01	0.92
TOTALS:		22.87	25.78	2.91

HWS	Hoboken	6.47	6.88	0.41
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UW-JC	Jersey City	0.21	0.24	0.03
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Daily Demand and Permit Allocation Surplus Comparison to Projected Water Use Increase

Water Allocation Permit	2005 Peak Daily Demand Surplus (MGD)	2005 Monthly Allocation Surplus (MGM)	2005 Annual Allocation Surplus (MGY)	Peak Daily Demand Increase by 2025 (MGD)	Monthly Allocation Increase by 2025 (MGM)	Annual Allocation Increase by 2025 (MGY)
UW-NJ	12.408	254.891	2192.848	8.730	135.315	1062.150
Current Surplus	---	---	---	30%	47%	52%

HWS	2.082	24.946	476.804	1.230	19.065	149.650
Current Surplus	---	---	---	41%	24%	69%

UW-JC	13.153	597.654	1489.840	0.090	1.395	10.950
Current Surplus	---	---	---	99%	100%	99%

-- UW-NJ is United Water NJ. HWS is Hoboken Water Services. UW-JC is United Water, Jersey City.  
 -- Water usage assumed to be 33% more than wastewater discharge where 75 GPD per person wastewater discharge is assumed.  
 -- The 2005 and projected 2025 wastewater discharge figures are based on information provided by each municipality. Refer to Tables 5 through 12 for more information.  
 -- Peak Daily Demand, Monthly Allocation, and Annual Demand are calculated using the guidelines outlined in the Firm Capacity and Water Allocation Analysis provided by the NJDEP (N.J.A.C. 7:10).  
 -- Peak Daily Demand, Monthly Allocation, and Annual Demand Surpluses are as reported by the Purveyor to the NJDEP.

For the UW-NJ Demand and Allocation Permit, there is sufficient water and infrastructure to support the projected population and business growth in Guttenberg, North Bergen, Secaucus, Union City, Weehawken, and West New York municipalities within the Planning Area. It should also be noted that the population served by UW-NJ in Hudson County only accounts for approximately 25% of the population in the entire UW-NJ service area. The population figures are as determined by the NJTPA. UW-NJ should consider resource allocation for its member municipalities to assure future water demands are met within the entire territory.

For the UW-JC Demand and Allocation Permit, there is sufficient water and infrastructure to support the projected population and business growth in the section of Jersey City within the Planning Area. It should be noted that approximately 0.5% of the Jersey City population resides within the Planning Area. More calculations are required to determine if there is sufficient water and infrastructure to support the projected population and business growth within the entire UW-JC service area.

According to the current contracted amount of water purchased by the HWS from the UW-JC, there is sufficient water to support the projected population and business growth in Hoboken. Future planning for both the HWS and UW-JC territories should consider potential deficiencies in the ability of existing water infrastructure to meet the projected demand.

## **E. Environmental Constraints/Buildout Analysis**

An Environmental Constraints Analysis (ECA) is a buildout analysis modified to account for the constraints to development that arise because of the presence of environmentally sensitive areas. The environmentally constrained areas that were considered include wetlands, floodplains, stream corridors, threatened and endangered species sites and designated habitats in accordance with NJDEP Landscape Project Areas 3, 4, and 5, and parks and preserves. This analysis delineates existing land use and shows the changes that would result from development in accordance with current zoning, taking into account the environmental constraints for each service area.

The ECA is needed to assess the proposed sizing of the treatment facilities and the appropriate location and extent of the proposed service areas. Because specific plans for development are not available for the developable areas, maximum buildout for each developable lot was assumed. Maximum buildout was determined using the current zoning classification for each of these developable areas. In this context, a “developable area” is defined as a vacant parcel of land that is zoned for residential, commercial, or industrial use.

Tables 20, 21, 22A, and 22B present a summary of the ECA. Table 20 shows the all the developable areas and the relevant criteria for maximum buildout according to the applicable zoning ordinance. Table 20 and the Map ID Numbers are as shown on Plate 6D. Refer to Appendix B for summaries of the zoning ordinances for each municipality

within the Planning Area. Table 21 shows the calculated wastewater flows resulting from maximum buildout of each developable area(s). Table 22A summarizes the potential wastewater flow impact within each sewer service area. Table 22B details existing and projected wastewater flows compared to existing plant conditions and capacity.

Because specific plans for development are not available, a combination of 1, 2, and 3 bedroom dwelling units was assumed for calculations of future wastewater flow. Given the New Jersey projected wastewater flow criteria, an average of 225 GPD/unit was assumed for all residential build-out calculations.

Based on Table 22B, it can be seen that the NHSA Adams Street WTP and the SMUA Koelle Blvd. WTP are of sufficient design capacity to accept the projected future flows. The NHSA River Road WTP would nearly reach its design capacity if maximum buildout within the River Road SSA is realized.

The ECA has identified an additional 0.59 MGD as the maximum buildout for the NBMUA Woodcliff STP. Based on current flows, if maximum buildout is realized, the wastewater generated within the Woodcliff STP SSA could be expected to reach approximately 120% of its current design capacity. The NJDEP has recently received a request from the NBMUA to meet to discuss an expansion for this facility.

It should be noted that both the NHSA River Road WTP and NBMUA Woodcliff STP are operating at greater than 80% of the design capacity. Once a wastewater facility is at 80% capacity, they must enter into the Capacity Assurance Program (CAP). For more information on the CAP, contact the Department's Division of Water Quality, Bureau of Financial and Construction Permits.

NJPDES permits establish discharge limits for a wastewater facility. These limits are determined by the NJDEP and based on the ability of the receiving water to assimilate the additional hydraulic, organic, and inorganic loads. If a facility fails to meet its NJPDES discharge limit, adverse impacts to the quality of the receiving water could occur. These impacts could extend to the surrounding population, environment, and wildlife of the waters downstream of the discharge point. In the case of repeated permit violations, the NJDEP may implement a sewer ban in the areas served by the affected treatment plant until the problem can be corrected.

To avert the need for a sewer ban, the CAP serves as a planning tool which is implemented when actual and anticipated flows from approved projects not yet discharging to the sewer system reach 80% of a treatment plant's permitted discharge limit set by the facility's NJPDES permit. It is required that a facility enters the CAP when actual and anticipated flow exceeds 80% of the discharge limit. The CAP assesses how a treatment plant operator and owner will prevent the plant from exceeding its permitted effluent discharge. This helps owners decide how a plant's remaining flow capacity will be allocated, and whether an equipment upgrade or a change in operation is necessary to properly treat future flows.

Note that this ECA was performed using current zoning regulations and only land deemed developable by the NJDEP was considered for full build-out. Proposed developments, especially those located in redevelopment areas, may result in rezoning of the proposed development site. According to the Hudson County Master Plan, several residential redevelopment projects in the last decade throughout the Planning Area have made use of abandoned commercial properties. Most of the land within the Planning Area is considered developed. The majority of future projects will be the direct result of the redevelopment efforts of the County, individual municipalities, and developers. Each application for development will have to be evaluated separately to assess what impacts, if any, it may have on the local sewer conveyance and treatment systems.



Table 20. Environmental Constraints Analysis Maximum Buildout Summary

Map ID	Applicable Zoning Ordinance	Sewer Service Area	Approx. Area (Acres)	Zoning Class	Zoning Description	Maximum Unit Density and Comments	Projected Wastewater Flow (GPD) <sup>***</sup>
SEC-1	NJMC	Koelle Blvd. WTP	125	RA-7	Redevelopment Area 7 - Transit Village	Combo of residential, commercial, open space <sup>111</sup>	578,750
NOB-1	North Bergen	Woodcliff STP	31	R-1	Residential	3,000 sf/lot, 65% lot coverage, 30 ft. high	0 <sup>***</sup>
NOB-2	North Bergen	Woodcliff STP	26	P-1	Riverside	75 units/acre	438,800
UNC-1	Union City	Adams St. WTP	15.5	R-MF	Residential - Mixed Family	30 units/het residential acre	104,600
HOB-1	Hoboken	Adams St. WTP	8	W	Waterfront	Permitted uses will generate no wastewater flow	0
HOB-2	Hoboken	Adams St. WTP	2	R-1(E)	Education	2,000 sf/lot, 50% lot coverage, 10 stories	98,000
HOB-3	Hoboken	Adams St. WTP	9	I-1	Industrial District, Light	20,000 sf/lot, 65% lot coverage, 4 stories	101,900
WEE-1	Weehawken	Adams St. WTP	19.5	SW	Special Waterfront Zone (I & B-2, or B-3)	3 acres/lot, 5 stories, 20.5% lot coverage	87,100
WEE-2	Weehawken	Adams St. WTP	4.5	R-2	12.3 Family Residence	17 units/acre, 2,500 sq. ft. min./lot	17,200
WEE-3	Weehawken	Adams St. WTP	24.5	I	Industrial	3 acres/lot, 2 stories, 40% lot coverage	85,400
WEE-4	Weehawken	Adams St. WTP	12	B-2	Outdoor Recreation	Permitted uses will generate no wastewater flow	0
WEE-5	Weehawken	Adams St. WTP	32.5	B-3	Office Park	3 acres/lot, 5 stories, 20.5% lot coverage	145,100
WNY-1	West New York	River Rd. WTP	73	CWD	Controlled Waterfront Development	No Specific Plans for Development <sup>ooo</sup>	---
GUT-1	Guttenburg	Woodcliff STP	5	R-1	Low Density Residential Housing	2500 sf/lot, 40% coverage, 3 stories	23,500
GUT-2	Guttenburg	Woodcliff STP	2.5	P	Park	Permitted uses will generate no wastewater flow	0
JC-1	Jersey City	Adams St. WTP	13	R-1	Residential - 1, 2 Family Housing	2,500 sf/lot, 80% lot coverage, 2 stories <sup>---</sup>	101,900

<sup>xxx</sup> See Table 24 for projected flow calculations and justifications.

<sup>111</sup> See "Secaucus Junction Area Vision Plan," April 2004 for development plan. Developed by the NJ Meadowlands Commission. Available at [www.njmeadowlands.gov](http://www.njmeadowlands.gov).

<sup>ooo</sup> These lots lie within the boundary of James J. Braddock North Hudson County Park and have been dedicated as a "Park and Recreation Area" by Hudson County.

<sup>---</sup> Specific plans for development will be approved by the local Planning boards. Land use could be a combination of Residential, Industrial, Commercial, and Recreation areas.

Developable land is within the Palisade Protection Overlay District and subject to additional zoning standards and restrictions.

Table 21. Environmental Constraints Analysis Maximum Buildout Calculations

**Developable Lots Zoned for Residential Uses**

Map ID	Sewer Service Area	Size (Acres)	Size (s.f.)	Minimum Lot Area (sf/lot)	Max. # of Floors	Max. # of Units	Projected Flow (GPD/unit)	Population Increase	Total Projected Flow (GPD)
NOB-1***	Woodcliff STP	31	1,350,360	3,000	2	900	225	2,701	202,800
HOB-2	Adams Street WTP	2	87,120	2,000	10	436	225	1,307	98,000
GUT-1	Woodcliff STP	5	217,800	2,500	3	261	225	314	23,500
JC-1	Adams Street WTP	13	566,280	2,500	2	453	225	1,359	101,900

Map ID	Sewer Service Area	Size (Acres)	Maximum Units (unit/acre)	Max. # of Units	Projected Flow (GPD/unit)	Population Increase	Total Projected Flow (GPD)
NOB-2	Woodcliff STP	26	75	1950	225	5850	438,800
UNC-1	Adams Street WTP	15.5	30	465	225	1395	104,600
WEE-2	Adams Street WTP	4.5	17	77	225	230	17,200

**Developable Lots Zoned for Industrial/Commercial Uses**

Map ID	Sewer Service Area	Size (s.f.)	Min. Lot Area (sf)	Max. Lot Coverage (%)	Max # of Floors	Max. Area of Space (s.f.)	Projected Flow (GPD/s.f.)	Total Projected Flow (GPD)
HOB-3	Adams Street WTP	392,040	20,000	65%	4	1,019,304	0.1	101,900

Map ID	Sewer Service Area	Size (Acres)	Min Lot Area (Acre)	Max. Lot Coverage (%)	Max # of Floors	Max. Area of Space (s.f.)	Projected Flow (GPD/s.f.)	Total Projected Flow (GPD)
WEE-1	Adams Street WTP	19.5	3	20.5%	5	870,656	0.1	87,100
WEE-3	Adams Street WTP	24.5	3	40.0%	2	853,776	0.1	85,400
WEE-5	Adams Street WTP	32.5	3	20.5%	5	1,451,093	0.1	145,100

**Developable Lots Zoned for Parks/Outdoor Recreation**

Map ID	Sewer Service Area	Size (Acres)	Total Projected Flow (GPD)
HOB-1	Adams Street WTP	8	0
WEE-4	Adams Street WTP	12	0
GUT-2	Woodcliff STP	2.5	0

**Developable Lots Zoned for Multiple Use**

Map ID	Sewer Service Area	Size (Acres)	Applicable Zoning Ordinance	Zone Classification	Units/Area	Flow Criteria	Total Projected Flow (GPD)
SEC-1	Koelle Blvd. WTP	91.5	NJ Meadowlands Commission - Redevelopment Area 7 (RA-7)	Residential	1850 units	225 gpd/unit	416,250
				Commercial	750,000 s.f.	0.1 gpd/sf	75,000
				Hotel	500 rooms	75 gpd/room	37,500
				Conference facilities	50,000 s.f.	20 gpd/person ~2,500 people	50,000
				Total:			578,750

**Developable Lots Zoned for Specific Development Plans That Have Not Been Finalized**

Map ID	Sewer Service Area	Size (Acres)	Applicable Zoning Ordinance	Zone Classification
WNY-1	River Road WTP	73	Town of West New York	Controlled Waterfront Development (CWD)

\*\*\* These lots lie within the boundary of James J. Braddock North Hudson County Park and have been dedicated as a "Park and Recreation Area" by Hudson County.

**Assumptions:**

- The NJPDES Flow Criteria is in accordance with N.J.A.C. 7:14A-23.3.
- All residential units are assumed to be 2-bedroom, single family units with 3 residents per unit.
- All industrial/commercial units are assumed to be office buildings, stores, and shopping centers.
- Average height of floors is assumed to be 15 ft.
- Maximum lot coverage is assumed for Industrial/Commercial development in Weehawken.

Table 22A. Potential Impact on Domestic Treatment Facilities with Maximum Buildout

Map ID	Sewer Service Area	Total Projected Flow (GPD)
HOB-2	Adams Street WTP	98,000
HOB-3	Adams Street WTP	101,900
UNC-1	Adams Street WTP	104,600
WEE-1	Adams Street WTP	87,100
WEE-2	Adams Street WTP	17,200
WEE-3	Adams Street WTP	85,400
WEE-5	Adams Street WTP	145,100
JC-1	Adams Street WTP	101,900
TOTAL FLOW to ADAMS ST:		741,200
SEC-1	Koelle Blvd. WTP	578,750
TOTAL FLOW to KOELLE BLVD.:		578,750
GUT-1	Woodcliff STP	23,500
NOB-1***	Woodcliff STP	202,600
NOB-2	Woodcliff STP	438,800
TOTAL FLOW to WOODCLIFF:		664,900

\*\*\* These lots lie within the boundary of James J. Braddock North Hudson County Park and have been dedicated as a "Park and Recreation Area" by Hudson County.

Table 22B. Potential Impact on Domestic Treatment Facilities with Maximum Buildout

Treatment Facility	Current Flow <sup>ooo</sup>	Future Flow <sup>ooo</sup>	Additional Flow With Buildout <sup>aaa</sup>	Total Future Flow	Permitted Flow	% of Permitted Discharge
NBMUA - Woodcliff STP	2.63	2.80	0.66	3.46	2.91	119%
NHSA - River Road WTP	8.76	9.70	0.00	9.70	10.00	97%
NHSA - Adams Street WTP	13.77	14.77	0.74	15.51	20.80	75%
SMUA - Koelle Blvd. WTP	3.15	3.47	0.58	4.05	5.12	79%

NOTE: All flow values are shown in Million Gallons per Day.

<sup>ooo</sup> Current flows are as shown in Table 5 through Table 12.

<sup>aaa</sup> Buildout flows are as shown in Table 22A.

## **F. Nickel TMDL in the Hackensack River**

In April 2000, the NJDEP established a Total Maximum Daily Load (TMDL) for nickel for the Hackensack River below the Oradell Dam. A TMDL is the maximum amount of a pollutant that a water body can assimilate and still meet ambient water quality standards. A TMDL is developed as a mechanism for identifying all the contributors to surface water quality impacts and setting goals for load reductions to meet surface water quality standards. In the TMDL document, three point sources were identified as significant contributors of nickel to the River. One source of nickel is located within the Planning Area: SMUA Koelle Blvd. WTP. The second source identified is the Bergen County Utilities Authority (BCUA) treatment plant. The third source is the NBMUA Central STP which now transfers all wastewater flow to the Passaic Valley Sewerage Commissioners (PVSC) treatment facility. The PVSC discharge outfall is located in the New York Bay, downstream of the Hackensack River.

The BCUA was the only contributor cited as being required to implement a significant nickel reduction. Table 23 details existing nickel loads and proposed waste load allocations for all contributors to the water quality of the Hackensack River. Table 23 is excerpted directly from the TMDL document and indicates the existing nickel loadings and associated waste load allocations for each facility needed to achieve the TMDL.

As shown in Table 23, the BCUA would be required to achieve the greatest reduction in nickel load to the Hackensack River (approximately an 80% reduction from current levels). BCUA and NBMUA Central STP are not within the Planning Area; therefore discussion pertaining thereto is not included in the WMP. The waste load allocation for the SMUA Koelle Blvd. WTP is greater than the current existing loading.

It is explicitly noted within the SMUA Koelle Blvd. WTP current NJDPES permits that there is no nickel load limit. However, the facility is required to monitor for nickel concentration. Should future modifications to the facility's NJDPES permit include a specific nickel load limit, it will be up to the individual plant to determine the best means for achieving compliance.

Table 23. Existing Load and Waste Load Allocation for Nickel for the Hackensack River<sup>1</sup>

Source	Existing Load (lbs/day)	WLA (lbs/day)
Bergen County Utilities Authority (NJPDES Permit # NJ0020028)	11.3	2.2 <sup>i</sup>
North Bergen Central Sewage Treatment Plant (NJPDES Permit # NJ0034339)	0.28	0.38 <sup>ii</sup>
Secaucus Sewage Treatment Plant	0.04	0.06 <sup>iii</sup>
Combined Sewage Overflows	0.10	0.10
Stormwater	0.81	0.81
Sum of WLAs		3.55
Atmospheric	1.06	1.06
Boundary (Background)	0.37	0.37 <sup>iv</sup>
TMDL		4.98

<sup>i</sup> The WLA of 2.2 lbs/day is established at an effluent concentration of 3.6 µg/l (total recoverable) and flow of 75 mgd.

<sup>ii</sup> The WLA of 0.38 lbs/day is based on an [Ni] of 4.6 µg/l (total recoverable) and a flow of 10 mgd.

<sup>iii</sup> The WLA of 0.06 lbs/day is based on an [Ni] of 1.5 µg/l (total recoverable) and a flow of 10 mgd.

<sup>iv</sup> Calculated at the boundary condition of the Hackensack River upstream at the Oradell Dam.

<sup>1</sup> Table 23 is copied directly from USEPA, "Final Withdrawal of Total Maximum Daily Loads (TMDLs) for Copper in the Arthur Kill and the Kill Van Kull and Final Establishment of a TMDL for Nickel in the Hackensack River," dated December 1999.

## **Hudson County Wastewater Management Plan Watershed Management Area (WMA) 5**

### **V. Basis for Service Area Delineations**

The service area delineations for the Hudson County WMP Planning Area (Planning Area) are based on pre-existing municipal boundaries and practical considerations such as local topography. It is expected that future growth will be in the form of redevelopment within the existing sewer service areas. Development within these areas is guided by the current zoning ordinances and master plans of the local municipality and/or authority.

There are no new future service areas contemplated within the Planning Area.

Appendix B contains summaries of the permitted uses, maximum densities and minimum lot sizes of each municipality within the Hudson County WMP Planning Area. The date of adoption of each ordinance is also specified.

## **Hudson County Wastewater Management Plan Watershed Management Area (WMA) 5**

### **VI. Combined Sewer Systems and Combined Sewer Overflows**

Many of the municipalities located in the WMP planning area are served by Combined Sewer Systems (CSSs). CSSs are collection systems that are designated to collect and transport sanitary sewage and storm water runoff. Combined Sewer Overflows (CSOs) are flows from CSSs in excess of the interceptor or regulatory capacity, which are not conveyed to the wastewater treatment facility for treatment, but are transmitted by pipe or other channel directly to waters of the State.

#### **A. Where are CSSs and CSOs?**

CSSs are generally found in older urban communities which are usually served by a combination of separate sanitary sewers, separate storm sewers and combined sanitary and stormwater systems (combined sewer systems). CSSs are primarily located along the tidal portions of the Delaware River and its tributaries in Camden County, along the tidal portions of the Raritan River, and throughout the New York – New Jersey Harbor Complex. Throughout the state, there are approximately two hundred eighty (280) CSO discharge points. These discharges are associated with the CSSs of approximately thirty (30) municipalities or other public entities. CSSs are located in Bergen, Camden, Essex, Hudson, Mercer, Middlesex, Passaic and Union Counties. There are no known CSOs discharging directly to the Atlantic Ocean.

#### **B. What is New Jersey's CSO Control Program?**

New Jersey's CSO Program consists of several regulatory efforts intended to implement the mandates of the New Jersey Sewerage Infrastructure Improvement Act (SIIA), the National CSO Control Policy, the New York/New Jersey Harbor Estuary Program Comprehensive Conservation and Management Plan (NY/NJ HEP CCMP) and the National Environmental Performance Partnership System (NEPPS).

First, the program addresses the mandates of the SIIA. Under the SIIA (enacted in 1988), the New Jersey Department of Environmental Protection (NJDEP) initiated a program that provides, in part, planning and design grants for the development and implementation of Solids/Floatables (S/F) Controls and Dry Weather Overflow identification and elimination. The program requires permittees of CSO Points to develop and implement control measures that capture and remove S/F materials from CSO discharges and to remediate and/or modify the CSSs to eliminate Dry Weather Overflows.

Secondly, the program focuses on complying with the mandates of the national CSO Control Policy. The objectives of the National CSO Policy are:

- To ensure that if CSOs occur, they are as a result of wet weather;
- To bring all wet weather CSO discharge points into compliance with technology based and water quality based requirements of the federal Clean Water Act; and
- To minimize water quality, aquatic biota and human health impacts from CSOs.

Pursuant to the National Policy, owners and/or operators of CSS are required to develop and implement Nine Minimum Control Measures and Long-term Control Plans. The Nine Minimum Controls are controls or Best Management Practices (BMPs) that can be readily implemented to reduce CSOs and their effects on receiving waters; Long-term Control Plans are actions necessary to meet water quality-based requirements of the CWA. They generally require significant engineering studies as well as significant infrastructure improvements.

Permittees which own and/or operate any portion of a CSO are required to develop and implement technology-based control measures including the Nine Minimum Control Measures identified in the National CSO Control Policy. Planning activities are also required that include the performance of a significant effort for the landside monitoring and modeling of the CSOs to characterize frequency, duration and nature of CSO discharges.

In the future, water quality-based corrective action plans for CSO and non-CSO sources of pollution may be required to implement Total Maximum Daily Loads (TMDLs) for specific waterbodies and/or additional watershed management area plans.

### **C. How does the Statewide CSO Control Strategy affect Municipalities in the WMP?**

All elements of CSOs, including the collection, conveyance and treatment facilities, are regulated by the State and play a role in the development and implementation of corrective actions. In the WMP area, the North Hudson Sewerage Authority's Adam Street Treatment Plant, located in the City of Hoboken, the River Road Treatment Plant, located in the Town of West New York and the North Bergen Municipal Utilities Authority's Woodcliff Treatment Plants, located in the Township of North Bergen are part of CSSs. NJPDES permits containing provisions regarding the abatement of CSO discharge impacts regulate these treatment facilities.

Several municipalities located within the WMP area are served by CSSs containing Combined Sewer Overflow Points (CSO Points). These municipalities include North Bergen Township, the Towns of Guttenberg and West New York, the Cities of Hoboken and Union City and Weehawken Township. Many of the CSSs and the CSO Points in the municipalities within the WMP are owned and operated by entities other than the municipalities. NJPDES permits containing the Nine Minimum Controls applicable to their system regulate all of the CSSs in the WMP area.



### **Town of Guttenberg**

The Town of Guttenberg has one CSO Point that discharges into the Hudson River (G-1). An "inline netting" facility has been constructed and is operating for S/F control.

### **Township of North Bergen**

The CSS and CSO Points in the Township of North Bergen are owned and operated by the North Bergen Municipal Utilities Authority (NBMUA). NBMUA owns and operates ten (10) CSO Points on which either a "in-line" or "end-of-the-pipe" netting facility for S/F control. All S/F Control Facilities were constructed and operating as of December 17, 1999. The total number of CSO Points originally contained within the CSS was reduced from 13 to 10 as a result of the implementation of S/F Controls and recent infrastructure improvements. With the transfer of NBMUA Central Treatment Plant to PVSC and the subsequent removal of the Central Treatment Plant SSA from the Planning Area, nine (9) CSO points were effectively removed from the Planning Area. There is only one (1) CSO point located within the NBMUA Woodcliff STP SSA.

### **Town of West New York**

The Town of West New York is served by CSSs that are owned and operated by the North Hudson Sewerage Authority (NHSA). There is one (1) CSO Point contained within the CSS serving the Town. The NHSA has completed the S/F Control Plans and currently is designing the proposed facilities.

### **City of Hoboken**

The City of Hoboken is served by CSSs that are owned and operated by the NHSA. There are seven (7) CSO Points contained within the CSS serving the City. The NHSA has completed the S/F Control Plans and currently is designing the proposed control facilities.

### **Weehawken Township**

Portions of the Township are served by CSSs owned and operated by the NHSA. There are four (4) CSO Points within the Township. The NHSA has completed the S/F Control Plans and currently is designing the proposed facility.

### **City of Union City**

The City of Union City has one (1) CSO outfall discharging to the Hudson River and more commonly called the Joint Outlet Sewer overflow (JOSO). An inline netting facility is proposed to control solids/floatables from this CSO outfall.

## **Hudson County Wastewater Management Plan Watershed Management Area (WMA) 5**

### **VII. Maps**

This section contains a number of maps depicting different elements contained within the Hudson County WMP Planning Area (Planning Area). All maps were prepared using the 1:24,000 USGS scale as the base.

The following features are not applicable to the Planning Area: Pinelands, Pinelands National Reserve, and coastal areas as defined under the Coastal Area Facility Review Act (CAFRA). There are no franchise areas for sewer utilities regulated by the Board of Public Utilities. In addition, the following environmental features are not present within the Planning Area:

- Fresh Water One Waters, Category One Waters, trout production and trout maintenance waters
- Wild and scenic rivers
- Conservation lands including farmlands preserved through the purchase of development rights or in fee simple absolute

The following is a list of Plates found in this section:

Plate 1:	Planning Area
Plate 2:	Existing Wastewater Facilities and Service Areas
Plate 3:	Future Wastewater Facilities and Service Areas
Plate 4:	Zoning Maps for Municipalities within the Hudson County WMP Planning Area and the NJ Meadowlands Commission
Plate 5A:	Environmental Features: Wetlands, Flood Prone Areas, and Public Open Space
Plate 5B:	Environmental Features: NJDEP Landscape Project
Plate 6A:	Stream Corridor Analysis
Plate 6B:	Threatened and Endangered Species Habitats
Plate 6C:	Water Purveyor Territories
Plate 6D:	Buildout Analysis

## **PLATE 1 - PLANNING AREA**

## **PLATE 2 - EXISTING WASTEWATER FACILITIES AND SERVICE AREAS**

# **PLATE 3 – FUTURE WASTEWATER FACILITIES AND SERVICE AREAS**

## **PLATE 4 – ZONING MAPS**

**PLATE 5A – ENVIRONMENTAL  
FEATURES: WETLANDS, FLOOD PRONE  
AREAS, AND PUBLIC OPEN SPACE**



**PLATE 5B – ENVIRONMENTAL  
FEATURES: NJDEP LANDSCAPE  
PROJECT**

# **PLATE 6A – STREAM CORRIDOR ANALYSIS**

# **PLATE 6B – THREATENED AND ENDANGERED SPECIES HABITATS**

# **PLATE 6C – WATER PURVEYOR TERRITORIES**

## **PLATE 6D – BUILDOUT ANALYSIS**

# **APPENDIX A**

## **Sanitary Sewer System Mapping**

**APPENDIX B**

**Municipal Zoning Ordinance Summaries**

# **GUTTENBERG ZONING ORDINANCE**



Hudson County Waste Water Management Plan  
Zoning Summary Table  
Guttenberg Zoning Ordinance (1987)

District	Description	Uses Permitted by Right		Uses Allowed by Special Use Permit	Minimum Lot Size			Maximum Height		Maximum Coverage	Minimum Yard Requirements				Other Requirements
		Principal	Accessory		Use	Width (ft)	Area (sq.ft)	Stories	Feet		Percent	Front	One Side (feet)	Two Sides (Total Feet)	
R-1	Low density residential	1. Four family residences	1. Off-street parking or garage	1. Row houses (attached to dwellings) 2. Nursery School 3. Public or private school 4. Philanthropic institution 5. Public utility installation 6. Religious Use 7. Museum 8. Nursing home 9. Limited retail and service use 10. Gasoline service stations 11. Off-site or joint parking facility	25	2500	3	35	40	Existing average	2	4	25	100% off-street parking	
		2. Garden apartments	2. Home profession 3. Home occupation 4. Swimming pool 5. Signs 6. Public park		Garden apt. (R-1 zone)*	100	5000	3	35		60	10	4		3
R-2	High density residential	1. High Rise Residential Apts.	1. Shopping mall	High rise residential apts.  (R-2 Zone)*		40,000	50	550	60					1. 100% off-street parking 2. One loading space per structure minimum 3. Shopping mall not to exceed height of 3 stories or 35%.	

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Guttenberg Zoning Ordinance (1987)

District	Description	Uses Permitted by Right		Uses Allowed by Special Use Permit	Minimum Lot Size		Maximum Height Feet	Maximum Coverage	Minimum Yard Requirements			Other Requirements
		Principal	Accessory		Use	Width (ft)			Area (sq.ft)	Front	One Side (feet)	
C	General commercial district	1. Retail, wholesale and service establishments 2. General business and commercial offices 3. Public and Quasi-public offices and facilities 4. Restaurants (fully enclosed) 5. Commercial entertainment facilities 6. 1-4 Family residential	1. Off-street parking space or garage 2. Signs 3. Public park	1. Gasoline service stations 2. Museums 3. Nursing homes 4. Public facility installation 5. Places of worship 6. Off-site or joint parking facility	General commercial district	No minimum	4	45	As in R-1	No minimum		
P	Public park and recreation area	1. Public park and recreation area 2. Public walkway area	1. Marine		1-4 Family residential	As in R-1	4	45	As in R-1			25
ALL SITE PLANS TO BE APPROVED BY PLANNING BOARD												
*subject to site plan approval												

\*subject to site plan approval

ALL SITE PLANS TO BE APPROVED BY PLANNING BOARD

# **HOBOKEN ZONING ORDINANCE**

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Summary of Hoboken Zoning Ordinances (1958)

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Hudson County Waste Water Management Plan  
Zoning Summary Table  
Summary of Hoboken Zoning Ordinance (1998)

District	Principally Permitted Uses	Conditionally Permitted Uses	Accessory Uses	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Unit Densities	Maximum Lot Coverage	Open Space Ratio	Building Height	Minimum Yard Dimension		
											Front	Rear	Side
R-1 (CS) Court Street Subdistrict	<ul style="list-style-type: none"> <li>Uses as in R-1 district</li> </ul>	<ul style="list-style-type: none"> <li>Accessory apartments</li> <li>Other uses as in the R-1 district</li> </ul>	<ul style="list-style-type: none"> <li>Accessory uses customarily incident to principal uses within the subdistrict</li> </ul>	2,000 sq		100 ft.		Principal buildings: 60% Accessory building: 20% or 400 sq		Principal buildings: same as R-1. For accessory building: 1 res. story over accessory garage, height not to exceed 30 ft.	See lot coverage		
R-2 Residence District (Stabilization)	<ul style="list-style-type: none"> <li>Residential Buildings</li> <li>Places of worship and associated residences, meeting places and schools</li> <li>Public buildings and uses, such as schools, libraries, parks and playgrounds</li> <li>Retail businesses and services</li> <li>Hospitals and clinics</li> </ul>	<ul style="list-style-type: none"> <li>Educational use not previously mentioned</li> <li>Essential utility or public services</li> <li>Funeral homes</li> <li>Licensed clinics and nursing homes</li> <li>Mixed-use buildings</li> <li>Nonprofit club or recreation use</li> <li>Nursery schools</li> <li>Office buildings</li> <li>Professional or business offices, other than home occupations, when located above street level</li> <li>Public parking facilities</li> <li>Restaurants</li> <li>Sidewalk cafes</li> <li>Accessory uses customarily incident to principal permitted uses, but not on the same lot</li> </ul>	<ul style="list-style-type: none"> <li>Garages</li> <li>Home occupations</li> <li>Signs</li> <li>Other uses customarily incident to principal uses and on the same lot</li> </ul>	2,000 sq	20 ft.	100 ft.		Principal buildings: 60%		Principal buildings: 5 stories or 50 ft.***	Prevailing setback where applicable or 10 ft.	0 or 5 ft.	30 ft. or 30% of lot depth whichever varies less
R-3 Residence District (Redevelopment)	<ul style="list-style-type: none"> <li>Residential buildings</li> <li>Places of worship and associated residences, meeting places and schools</li> <li>Public buildings and uses, such as schools, recreation centers, places of assembly, parks, and playgrounds</li> <li>Retail businesses and services in accordance with §166-33</li> </ul>	<ul style="list-style-type: none"> <li>Bars</li> <li>Clubs and community centers</li> <li>Essential utility or public services</li> <li>Licensed clinics and nursing homes</li> <li>Mixed-use buildings</li> <li>Planned unit residential developments</li> <li>Public parking facilities</li> <li>Restaurants</li> <li>Sidewalk cafes</li> <li>Accessory uses customarily incident to principal permitted uses, but not on the same lot</li> </ul>	<ul style="list-style-type: none"> <li>Same as R-2 residence district</li> </ul>	2,500 sq	25 ft.	100 ft.		Principal buildings: 60%		Principal buildings: Same as R-2	Same as R-2	Same as R-2	Same as R-2

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Summary of Hoboken Zoning Ordinance (1998)

District	Principally Permitted Uses	Conditionally Permitted Uses	Accessory Uses	Minimum Lot Area	Maximum Lot Width	Minimum Lot Depth	Minimum Unit Densities	Maximum Lot Coverage	Open Space Ratio	Building Height	Minimum Yard Dimension		
											Front	Rear	Side
1-1 Industrial District (Light Manufacturing)	<ul style="list-style-type: none"><li>Manufacturing, processing, producing, or fabricating operations provided that all operations and activities, except parking, are carried on within enclosed buildings and that there is no outside storage of materials, equipment or refuse</li><li>Office buildings</li><li>Research laboratories</li><li>Warehouse and related office buildings</li><li>Essential utility and public services</li></ul>	<ul style="list-style-type: none"><li>Automobile service stations</li><li>Commercial garages</li><li>Building supply and lumber yards</li><li>Factory outlet stores</li><li>Planned industrial development</li><li>Manufacturing and processing operations wherein additional evidence is required to demonstrate ability to comply with minimum performance standards</li><li>Public parking facilities</li><li>Intermediate material recovery facility for solid waste that meets but does not exceed the requirements of the 1973 Hudson County Solid Waste Management Plan, provided that all operations and storage are carried on entirely within enclosed buildings</li><li>Accessory use customarily incidental to a principal permitted use, but not located on the same lot or parcel, or, if contiguous, within the same zoning district</li></ul>	<ul style="list-style-type: none"><li>Off-street parking, loading and unloading in accordance with Article XI</li><li>Accessory uses customarily incidental to principal permitted uses and on the same tract</li></ul>	20,000 sq. ft.	200 ft.	100 ft.	—	Principal buildings: 65%  Accessory buildings: 10%		Principal buildings: 4 stories but not more than 60 ft.  Accessory buildings: 1.5 stories but not more than 30 ft.	10 ft.	10 ft. each side	20 ft.

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Summary of Hoboken Zoning Ordinance (1998)

District	Principally Permitted Uses	Conditionally Permitted Uses	Accessory Uses	Minimum Lot Area	Maximum Lot Widths	Minimum Lot Depth	Maximum Unit Densities	Maximum Lot Coverage	Open Space Ratio	Building Height	Minimum Yard Dimensions		
											Front	Rear	Side
I-1(W) Waldfront Subdistrict	<ul style="list-style-type: none"> <li>Manufacturing, processing, producing or fabricating operations provided that all operations and activities, except parking, are carried on within enclosed buildings and there is no outside storage of materials, equipment or vehicles</li> <li>Office buildings</li> <li>Research laboratories</li> <li>Planned unit development</li> </ul>	<ul style="list-style-type: none"> <li>Essential utility and public services</li> <li>Public or accessory parking garages</li> <li>Marinas</li> <li>Bars</li> <li>Restaurants</li> <li>Retail businesses or services</li> <li>Riverborne public transportation</li> </ul>	<ul style="list-style-type: none"> <li>Same as I-1 above</li> </ul>	20,000 sq. ft.	200 ft.	100 ft.	---	Same as I-1 above	---	Manufacturing: 4 stories or 80 ft. Offices and research: 6 stories or 80 ft. Marinas: 2 stories or 30 ft. +	Same as I-1 above	Same as I-1 above	Same as I-1 above
I-2 Industrial District (Mixed Use)	<ul style="list-style-type: none"> <li>Food processing and related storage and distributive activities</li> <li>Manufacturing, processing, or fabricating operations provided that all operations and activities are carried on within enclosed buildings and that there is no outside storage of materials</li> <li>Retail business or service</li> <li>Public buildings and uses, such as equipment garages, parking facilities, parks, and playgrounds</li> <li>Commercial recreation</li> <li>Instructional use</li> <li>Office buildings</li> <li>Offices, including studios and offices</li> <li>Parks and models</li> <li>Public buildings and uses, including governmental buildings, administrative offices, parks, and plazas</li> <li>Residential buildings</li> <li>Restaurants and bars</li> <li>Retail business or services</li> </ul>	<ul style="list-style-type: none"> <li>Automotive sales</li> <li>Automobile service stations</li> <li>Automobile launches</li> <li>Bars</li> <li>Commercial garages</li> <li>Public parking facilities</li> <li>Railroad-related shipping terminals</li> <li>Manufacturing and processing operations</li> <li>Accessory uses customarily incidental to a principal permitted use, but not located on the same parcel or, if contiguous, within the same zoning district</li> </ul>	<ul style="list-style-type: none"> <li>Same as I-1 above</li> </ul>	5,000 sq. ft.	50 ft.	100 ft.	---	Principal buildings: 60% Accessory buildings: 10%	---	Principal buildings: 2 stories (not more than 40 ft.) Accessory buildings: 1.5 stories (not more than 30 ft.)	5 ft.	5 ft. each side	15 ft.
CBD Central Business District	<ul style="list-style-type: none"> <li>Commercial recreation</li> <li>Instructional use</li> <li>Office buildings</li> <li>Offices, including studios and offices</li> <li>Parks and models</li> <li>Public buildings and uses, including governmental buildings, administrative offices, parks, and plazas</li> <li>Residential buildings</li> <li>Restaurants and bars</li> <li>Retail business or services</li> </ul>	<ul style="list-style-type: none"> <li>Public parking garages and lots</li> <li>Outdoor uses on public or private property as follows: <ul style="list-style-type: none"> <li>- Restaurants</li> <li>- Arts and crafts exhibits</li> <li>- Weekly markets</li> </ul> </li> <li>Planned unit residential development</li> <li>Sidewalk cafes</li> <li>Accessory use customarily incidental to a principal permitted use, but not located on the same parcel or, if contiguous, within the same zoning district</li> </ul>	<ul style="list-style-type: none"> <li>Signs</li> <li>Accessory garages</li> <li>Home occupations</li> <li>Other uses customarily incidental to principal permitted uses and on the same lot</li> </ul>	5,000 sq. ft.	50 ft.	100 ft.	---	Principal buildings: 80% Commercial: 80% Residential: 60%+ Accessory buildings: N/A	---	16 stories or 160 ft.	10 ft.	30 ft.	0 or 10 ft.
CBD(H) Historic Subdistrict	<ul style="list-style-type: none"> <li>Commercial recreation</li> <li>Instructional use</li> <li>Office buildings</li> <li>Offices, including studios and offices</li> <li>Parks and models</li> <li>Public buildings and uses, including governmental buildings, administrative offices, parks, and plazas</li> <li>Residential buildings</li> <li>Restaurants and bars</li> <li>Retail business or services</li> </ul>	<ul style="list-style-type: none"> <li>Public parking garages and lots</li> <li>Outdoor uses on public or private property as follows: <ul style="list-style-type: none"> <li>- Restaurants</li> <li>- Arts and crafts exhibits</li> <li>- Weekly markets</li> </ul> </li> <li>Planned unit residential development</li> <li>Sidewalk cafes</li> <li>Accessory use customarily incidental to a principal permitted use, but not located on the same parcel or, if contiguous, within the same zoning district</li> </ul>	---	2,000 sq. ft.	20 ft.	100 ft.	---	Principal buildings: 60% Accessory buildings: 10%	---	Prevailing but not to exceed 5 stories	Prevailing where applicable or max. 5 ft.	30 ft. or 30% of lot depth (which ever is less)	0 or 10 ft.

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Summary of Hoboken Zoning Ordinance (1988)

District	Principally Permitted Uses	Conditionally Permitted Uses	Accessory Uses	Minimum Lot Area	Maximum Lot Width	Minimum Lot Depth	Maximum Unit Density	Maximum Lot Coverage	Open Space Ratio	Building Height	Yard Dimensions		
											Front	Rear	Side
CBD(H)(CS) Court Street Subdistrict	<ul style="list-style-type: none"> <li>Commercial recreation</li> <li>Institutional use</li> <li>Office buildings</li> <li>Offices, including studios and clinics</li> <li>Hotels and motels</li> <li>Public buildings and uses including governmental buildings, administrative offices, parks, and plazas</li> <li>Residential buildings</li> <li>Restaurants and bars</li> <li>Retail businesses or services</li> <li>Educational uses</li> <li>Public recreational uses</li> <li>Making facilities, fishing piers, and water oriented light commercial, recreational, or passenger uses associated with a planned unit development</li> <li>Interim land uses pending the completion of a planned unit development, limited to temporary uses such as parking facilities, concessions, commercial passenger excursion operations, special events, and temporary wastewater facilities</li> <li>Accessory uses customarily incidental to a principal use</li> </ul>	<ul style="list-style-type: none"> <li>Accessory apartments</li> <li>Home occupations</li> <li>Signs</li> </ul>		2,000 sq. ft.	20 ft.	100 ft.		Accessory buildings: 20%  Principal buildings: 20%		Principal buildings: same as CBD(H) above Accessory apartment buildings: 20 ft. above Accessory garage (total 30 ft.)	Same as CBD(H) above	20 ft. or 20% of lot depth	0 or 10 ft.
W(H) and W(N)	<ul style="list-style-type: none"> <li>Maritime industrial uses, including marine shipping terminals and repair facilities (W(N) only)</li> <li>Transportation terminal facilities</li> </ul>			40,000 sq. ft.	400 ft.	77777		Principal buildings: 30%  Accessory buildings: 10%		2 stories max. but not more than 35 feet	See Article VIII for Yard Requirements		

Notes:

- \*R-1 district: principal buildings, a maximum of 4 stories and in no event more than 40 ft. above base flood elevation. Where new building occupies no more than 50 ft. of frontage between two existing adjacent principal buildings whose height is lower than the maximum permitted for the district, the new structure shall match the height of the higher of the two buildings. Where adjacent buildings are higher than the maximum permitted for the district, the new structure may match the lower of the two buildings. Final height in such a case includes any front parapet.
- \*\*Where the boundary line at the western edge of the subdistrict abuts the R-1 District along the center line of an existing street, buildings in excess of the maximum height in the R-1 District shall be set back from the building line on that block frontage 1 foot for each foot in excess of the maximum height in the R-1 District.
- \*\*\*Building height maximum for principal buildings: a maximum of 5 stories which may consist of 4 stories, or not more than 40 ft. above an onsite parking facility, for a total height not to exceed 50 ft. Where a principal building is constructed without parking, its maximum height may be no more than 40 ft. above base flood elevation. Where a new building occupies no more than 50 ft. of frontage between two existing adjacent buildings which are higher than the maximum allowed, the new structure may match the height of the lower of the two buildings. Final height in such a case includes any front parapet.
- + See title page 19647 (b) for planned unit development lot measurements.
- ++Residential floors in mixed use buildings must be no closer to the rear lot line than 30 ft.



# **JERSEY CITY ZONING ORDINANCE**

Hudson County Wastewater Management Plan  
Zoning Summary Table  
Summary of Jersey City Zoning Ordinance (1998)

District	Principally Permitted Uses	Conditional Uses	Accessory Uses	Minimum Lot Area	Maximum Lot Width	Minimum Lot Depth	Maximum Building Coverage	Open Space Coverage	Building Height	Minimum Yard Dimension		
										Front	Rear	Side
R-1 One- and two-family housing	<ul style="list-style-type: none"> <li>♦ One family dwellings</li> <li>♦ Dwellings with two dwelling units</li> <li>♦ Houses of worship</li> <li>♦ Parks and playgrounds</li> <li>♦ Essential services</li> <li>♦ Schools</li> <li>♦ Governmental uses</li> <li>♦ Conversion of 1st floor commercial to a single residential unit</li> <li>♦ Assisted living residences</li> <li>♦ Nursing homes</li> <li>♦ Senior housing</li> </ul>	<ul style="list-style-type: none"> <li>♦ Funeral homes</li> </ul>	<ul style="list-style-type: none"> <li>• Garages</li> <li>• Parking</li> <li>• Fences</li> <li>• Signs</li> <li>• Pools</li> <li>• Decks</li> <li>• Other uses customarily incidental to principal permitted uses and on the same lot.</li> </ul>	2,500 sq ft	25 ft	100 ft.	60%	15%	2.5 Stories	Prevailing setback	30 ft.	2 or 5 ft.

# **NORTH BERGEN ZONING ORDINANCE**

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Area Yard and Bulk Regulations  
North Bergen Residential and Waterfront Districts (August 1999)

Zoning District	Building Type*	Lot Requirements			Yard Requirements			Maximum Height	
		Minimum Size (sq)	Minimum Width X Depth	Maximum Coverage Bldg./Lot	Front	Side	Rear		
R-1	1 Family Detached	2,500	25 x 100ft.	35/65%	10ft.	4ft.	30ft.	30ft.	
	2 Family Detached	3,000	30 x 100ft.	35/65%	10ft.	4ft.	30ft.	30ft.	
R-2	2 Family Semi Attached	6,000 (3,000 per 2 family)	60 x 100ft.	35/65%	10ft.	8.5ft.	30ft.	25ft.	
	3,4 Family Detached	4,000	40 x 100ft.	35/65%	10ft.	4ft.	30ft.	35ft.	
R-3	Multi Family Mid Rise	5,000	50 x 100ft.	35/65%	10ft.	10ft.	30ft.	35ft. (3 sty. res. over 1 sty. prk'g)	
	Multi Family High Rise	40,000	200 x 200ft.	20res., 35 (prk'g)/85%	30ft.	30ft.	50ft. (res.) 40ft. (prk'g)	35ft. (10 sty. res. over 2 sty. prk'g)	
	Garden Apartments**	15,000	150 X 100ft.	25/60%	10ft.	25ft.	40ft.	30ft.	
	Townhouses (TH)	10,000	20ft. per Unit x 100ft.	35/60%	10ft.	10ft.	50ft.	30ft.	
All Zones	Other Permitted Uses	10,000	100 X 100 ft.	35/65%	10ft.	15ft.	30ft.	30ft.	
P-1 Riverside Principal Permitted Uses	PURD	5 Acres	250 x 250 ft.	35/75%	75 ft. to ctr. Line River Rd.	25ft. of which 10 ft. is landscaped	25 ft. of which 10 ft. is landscaped	120 ft. residential 50 ft. other***	75 DU/Acre
	PGD	4 Acres	250 x 250 ft.	35/75%	75 ft. to ctr. Line River Rd.	25 ft. of which 10 ft. is landscaped	25 ft. of which 10 ft. is landscaped	50 ft.	
	Residential Cluster	2 Acres	250 x 250 ft.	35/75%	75 ft. to ctr. Line River Rd.	25 ft. of which 10 ft. is landscaped	25 ft. of which 10 ft. is landscaped	120 ft., residential 50 ft. other	75 DU/Acre
	Office Building/ Research Lab.	40,000	100 ft.	35/75%	40 ft.	20 ft.	40 ft.	50 ft.	
	Restaurants	40,000	100 ft.	35/75%	40 ft.	30 ft.	40 ft.	300 ft.	
	Marinas	80,000	100 ft.	35/75%	Any structure must be min. 20 ft. from any access road			40 ft.	
	Public Park/ Playgrounds	40,000	100 ft.	100/75%	Any structure must be min. 20 ft. from any access road			20 ft.	
Conditional Uses	Commercial Recreation	40,000	100 ft.	35/75%	40 ft.	30 ft.	10 ft.	30 ft.	
	Hotels	40,000	100 ft.	35/75%	30 ft.	20 ft.	50 ft.	50 ft.	

Zoning District	Permitted/ Conditional Uses	Lot Requirements			Yard Requirements			Maximum Height	
		Minimum Size	Minimum Width x Depth	Maximum Coverage Bldg./Lot	Front	Side	Rear		
P-2 Edgecliff Principal Permitted Uses	Multi-Family Residential	5 Acres	250 x 250 ft.	25/65%	See Note****	20ft.	40 ft. see note ****	75 ft.	75 DU/Acre
	Office Building Research Lab	4 Acres	250 x 250 ft.	25/65%	See Note****	20 ft.	40 ft. See Note****	75 ft.	
	Public Park/ Playground	40,000	100 ft.	100/65%	Any structure must be minimum 20 ft. from any access road			20 ft.	

\*Note: Each zoning district also permits the housing type of the previous district

\*\*Note: Garden apartments may have a maximum length of 100 feet per building and a minimum of 20 feet between buildings.

\*\*\* See Article VI for standards on conditional uses, See Article V, Section 5.7 for supplementary regulations governing shopping centers

\*\*\*\*Note: See Article XI for supplementary regulations regarding waterfront development  
Note: maximum impervious coverage for any lot is 65%

**Hudson County Waste Water Management Plan  
Zoning Summary Table  
Area Yard and Bulk Regulations  
North Bergen Commercial Districts ( August 1999)**

Zoning District	Permitted/Conditional Uses	Lot Requirements			Yard Requirements			Maximum Height
		Minimum Size	Minimum Width x Depth	Maximum Coverage Bldg./Lot	Front	Side	Rear	
C-1-A,B,C General Commercial	Retail Sales	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 story/45 ft.
	Restaurants	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 story/45 ft.
	Eating and Drinking Places	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 story/45 ft.
	Commercial Services and Offices	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 story/45 ft.
	Governmental Buildings	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 story/45 ft.
	Houses of Worship	2,500	25 x 100 ft.	35/65%	10 ft.	15 ft.	30 ft.	30 ft.
	Child Care Centers	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 story/45 ft.
Conditional	Commercial Building with or without Res.	2,500	25 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	4 story/45 ft.
	2-Family Detached with or without Commercial	3,000	30 x 100 ft.	35/65%	10 ft.	4 ft.	30 ft.	30 ft.
	Townhouse (TH) with or without Commercial	10,000	20/Unit x 100 ft.	35/90%	10 ft.	10 ft.	50 ft.	30 ft.

**Hudson County Waste Water Management Plan  
Zoning Summary Table  
Area Yard and Bulk Regulations  
North Bergen Commercial Districts**

Zoning District	Permitted/Conditional Uses	Lot Requirements			Yard Requirements			Maximum Height
		Minimum Size	Minimum Width x Depth	Maximum Coverage Bldg./Lot	Front	Side	Rear	
<b>C-2 Highway Commercial</b>  <b>Principal Permitted Uses</b>	Eating and Drinking Places	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	40 ft.
	Hotels	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	100 ft.
	Public Utility Installations	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	40 ft.
	Commercial Services	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	40 ft.
	Office Buildings	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	100 ft.
	Houses of Worship	10,000	100 x 100 ft.	35/65%	10 ft.	15 ft.	30 ft.	30 ft.
	Child Care Centers	10,000	100 x 100 ft.	75/90%	7 ft.	3 ft.	20 ft.	40 ft.
<b>Conditional</b>	Shopping Centers and Associated Theaters	10 Acres	300 x 500 ft.	50/90%	50 ft.	10 ft.	10 ft.	40 ft. or 2 story
	Gas Stations/Vehicle Repair	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	40 ft.
	Wholesale Storage/Warehousing	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	40 ft.
	Storage of Buses, Vans, Taxis, Limo's	10,000	100 x 100 ft.	40/90%	15 ft.	10 ft.	30 ft.	40 ft.

**Hudson County Waste Water Management Plan  
Zoning Summary Table  
Area Yard and Bulk Regulations  
North Bergen Industrial Districts**

Zoning District	Permitted/Conditional Uses	Lot Requirements			Yard Requirements			Maximum Height
		Minimum Size	Minimum Width x Depth	Maximum Coverage Bldg./Lot	Front	Side	Rear	
<b>I Industrial</b>  <b>Principal Permitted Uses</b>	Light Manufacturing	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.
	Whole Storage/Warehousing	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.
	Truck Terminals	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.
	Motor Vehicle Repairs	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.
	Storage of Buses, Vans, Taxis, Limo's	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	100 ft.
<b>Conditional</b>	Shopping Centers and Associated Theaters	10 Acres	300 x 500 ft.	50/95%	50 ft.	10 ft.	10 ft.	40 ft. or 2 story
	Hotels	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	50 ft.	40 ft.

# **SECAUCUS ZONING ORDINANCE**



Districts	Use Regulations	Height, Area, and Bulk Regulations	Fences
		Min. num Lot Area Min. Lot width Maximum Building Height Building Setback Side Yards Rear Yard Max. Lot coverage Lot Area per Dwelling Unit Parking Requirement Living Space Per Family Home Occupations (the utilization of a portion of a residence for a home occupation will be limited for: Accessory Uses	
A Residential Zone*	1. Single dwelling unit* 2. Places of worship 3. Public schools, libraries, and museums 4. Public parks and playgrounds 5. Home occupations	5000 sq. ft. 50 ft. 30 ft. or 2 stories 20 ft. Two side yards shall be provided, each no less than 5 ft. Minimum of lot length, whichever is greater 25% of the total area of the lot 5000 sq. ft. of lot area 2 off-street parking spaces per dwelling unit	Reserved
B Residential Zone*	1. Single dwelling unit* 2. Two dwelling units 3. Places of worship 4. Public schools, libraries, and museums 5. Public parks and playgrounds 6. Nursing Homes 7. Home occupations	5000 sq. ft. 50 ft. 30 ft. or 2 stories 20 ft. <sup>AA</sup> Two side yards shall be provided, each no less than 5 ft. Minimum of lot length, whichever is greater 40% of the total area 2,500 sq. ft. of lot area 1 1/2 off-street parking spaces for each dwelling unit	All shall comply w/ lig requirements of chapter 71 of the Code of the Town of Secaucus Accessory buildings shall be permitted to be located within 2 ft. of the rear lot line if the building is under 13 ft. in avg. height. Accessory buildings shall be permitted to be located within 2 ft. of the rear lot line if the building is under 13 ft. in avg. height. 1. 1 home occupation unit per lot 2. 15% or less of the floor area of the owner's dwelling unit 3. 1 employee other than the resident of the dwelling unit 4. Professional offices or studios operated by the owner of the dwelling unit 5. 1 sign not to exceed one sq. ft. in size

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Secaucus Zoning Ordinance

Districts	Use Regulations	Min. Lot Area	Min. Lot Width	Maximum Building Height	Building Setback	Side Yards	Rear Yard	Max. Lot Coverage	Lot Area Per Dwelling Unit	Parking Requirement	Living Space Per Family	Home Occupations (The utilization of a portion of a residence for a home occupation will be limited to:	Accessory Use	Fences
C Commercial Zone*	Banks 1. Barber/beautician 2. Churches 3. Commercial laundry 4. Dance, music and voice studios 5. Drive-in restaurants 6. Hotel/motel 7. Labs (medical, dental or optical) 8. Mortuary 9. Offices 10. Parking garage, retail, or parking lot, retail 11. Photographic studio 12. Printing and blueprinting 13. Reducing salon/health club 14. Restaurant 15. Retail stores and services 16. Theaters	2,500 sq. ft.	25 ft.	40 ft. or 3 stories	Min. 10 ft. from the front property line and 5 ft. from the side and rear lot lines. Establish a setback if an infill site.	None required	Minimum 10 ft. or 10% of the lot length, whichever is greater	No more than 80% of total lot area	See table 135-10 in the Secaucus Zoning Articles					All fences shall comply with Chapter 76 of the Code of the town of Secaucus
I Light Industrial Zone*	1. Lumberyard 2. Public Utility Operations 3. Truck and tractor sales, repair and storage 4. Warehousing, wholesaling, and retailing in conjunction therewith 5. Finishing and blueprinting		100 ft.	30 ft. or 2 stories	35 ft.	2 req'd each not less than 20 ft.	Minimum 30 ft.	Maximum 50%		Same as C Commercial Zone				Same as C Commercial Zone
Low Density Residential Zone														

Same as B Residential Zone

\*A single dwelling unit does not include rooming houses, boarding houses, or commercial residences, these are strictly prohibited from this zone.  
 \*\*Prohibited uses: The keeping, breeding, or raising of horses, ponies, rabbits, sheep, goats, cattle, poultry, other farm animals and pigeons is hereby prohibited.  
 \*\*\*Accessory buildings over 12 ft. avg. height shall be set back from the rear lot line not less than 1/2 the avg. height thereof. Whether attached or detached, only 1 accessory building shall be permitted on any one lot.  
 \*\*\*\*Unless the proposed site is an infill site which should be set back to match the existing average setback of dwellings on either side.

# **UNION CITY ZONING ORDINANCE**

# Hudson County Wastewater Management Plan Zoning Summary Table Union City Zoning Ordinance (March 1988)

District	Principally Permitted Uses	Conditionally Permitted Uses	Minimum Lot Size	Maximum Unit Densities
R-1	<ul style="list-style-type: none"> <li>One, two, and four-family homes</li> <li>Educational purposes</li> <li>Places of worship</li> <li>Public recreational use</li> <li>Municipal library, police and fire stations</li> </ul>	<ul style="list-style-type: none"> <li>Senior citizen housing</li> <li>College and remedial education establishments</li> </ul>	<ul style="list-style-type: none"> <li>One family- 2,500ft<sup>2</sup></li> <li>Two family- 5,000ft<sup>2</sup></li> <li>Four family- 5000ft<sup>2</sup></li> </ul>	
R	<ul style="list-style-type: none"> <li>Row houses for single family use</li> <li>Any principal use permitted in an R-1 zoning district</li> </ul>	<ul style="list-style-type: none"> <li>All uses permitted by special permit in an R-1 district</li> <li>Clubs and lodges with annual memberships</li> <li>Private recreational facilities</li> <li>Hospitals and out patient clinics</li> <li>Parking facilities (excluding private garages)</li> <li>Rooming houses</li> <li>Neighborhood commercial uses</li> <li>Limited multifamily developments*</li> </ul>	<ul style="list-style-type: none"> <li>One, two, or four-family (see R-1 above)</li> <li>Row houses- 1,600ft<sup>2</sup></li> </ul>	Row houses: 1 unit/1,600ft <sup>2</sup>
R-MF	<ul style="list-style-type: none"> <li>Any principal use or accessory permitted in an R zone</li> <li>Garden apartment development*</li> <li>High-rise apartment buildings*</li> </ul>	<ul style="list-style-type: none"> <li>Any use allowed by special permit in the R zone</li> <li>Restaurants, personal service establishments and other accessory commercial uses*</li> </ul>	<ul style="list-style-type: none"> <li>One, two, or four family (see R-1)</li> <li>Garden apartments- 10,000ft<sup>2</sup></li> <li>High-rise apartments</li> </ul>	<ul style="list-style-type: none"> <li>35-story structures-30units/net residential acre 2-story structures-25 units/net residential acre</li> <li>110/net residential acre; senior citizen housing-150/net residential acre</li> </ul>
R-MFA	High-rise apartment buildings in air rights locations; subject to the controls for such use contained in an R-MF district*	Any use allowed by special permits in an R-MF district	20,000ft <sup>2</sup>	190/net residential acre

\*subject to site plan approval by the planning board

**Hudson County Wastewater Management Plan  
Zoning Summary Table  
Union City Zoning Ordinance (March 1988)**

District	Principally Permitted Uses	Conditionally Permitted Uses	Minimum Lot Size	Maximum Unit Densities
C	<ul style="list-style-type: none"> <li>• Service, retail, and wholesale establishments</li> <li>• Professional offices and general business*</li> <li>• Hotels/Motels*</li> <li>• Municipal and other government offices and facilities</li> <li>• Places of worship</li> <li>• Restaurants (fully enclosed)</li> <li>• Schools</li> <li>• Commercial Entertainment uses</li> </ul>	<ul style="list-style-type: none"> <li>• Gasoline stations</li> <li>• Transportation terminal facilities</li> <li>• Banks with drive-in facilities</li> <li>• Residential apartments in existing commercial structures</li> </ul>	2,500ft <sup>2</sup>	
C-OA	Office buildings in air-rights locations; subject to the controls for such use contained in C-O district			
I	<ul style="list-style-type: none"> <li>• Light impact industrial uses*</li> <li>• Research and development laboratories*</li> <li>• Data processing centers*</li> <li>• Wholesale and storage establishments (fully enclosed)*</li> <li>• Printing establishments*</li> <li>• Heavy retail and service commercial establishments, including gasoline stations and auto repair garages*</li> </ul>	Car wash	5,000ft <sup>2</sup>	

\*subject to site plan approval by the planning board

Note: Special regulations apply in the Steep Slope Overlay District

# **WEEHAWKEN ZONING ORDINANCE**

Hudson County Waste Water Management Program  
Zoning Summary Table  
Schedule of Lot and Block Requirements (Schedule A)  
Weehawken Zoning Ordinance June 1996

Zone and Use	Maximum Density	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Coverage	Maximum Height
B-2 Outdoor Recreation		3 Acres		10% of lot depth, 20' minimum (3)	10' minimum	10' minimum	15%	20'
R-1 One Family Residence, Municipal Building or Park Home Occupation	9 units/acre; 5,000 sq. ft. minimum lot area per unit.	5,000 sq. ft.	50'	Average of existing buildings same side of street; 20' minimum, 10' maximum.	20'	5' one side, 8' other side	40%	35'
R-2 R-1 Uses, 2 and 3 Family Residences, Hospital, Museum, School, Houses of Worship, Library	17 units/acre; 2,500 sq. ft. minimum lot area per unit.	2,500 sq. ft.	25'	Same as R-1	20'	3' one side, 7' other side but not less than 4' ft. of building height.	40%	3 stories
R-3 R-2 Uses Club	35 units/acre; 1,250 sq. ft. minimum lot area per unit.	2,500 sq. ft.	25'	Same as R-1	20'	7' one side, 3' other side if any (1, 2)	40%	35'
Townhouses	27 units/acre; 1,620 sq. ft. minimum per unit.	1,620 sq. ft.	18'	Same as R-1	20'	5' if any; (2) required at end of row	40%	35'
R-4 Multi-Family Residence	40 units/acre; 1,089 sq. ft. minimum per unit.	4,356 sq. ft.	50'	Same as R-1	20'	1/2 building height, 3-1/2' R. minimum, if any (1, 2)	40% excluding garage, 55% including garage.	3 stories 40'
R-5 High-Rise Multi-Family Residence	28R-30/acre 18R-100/acre Ed-120/acre Sr. Cdt-130/acre	30,000 sq. ft.	100'	Same Requirements as for R-3	1/2 building height	Interior: 1/2 building height Exterior: 1/2 building height, measured from the street centerline (1)	25% excluding garage, 40% including garage.	14 stories 140'
R-4 Uses	40 units/acre	2,500 sq. ft.	25'	Same Requirements as for R-4	20'	1/2 building height, 3-1/2' R. minimum, if any (1, 2)	55%	40'
R/B-1 Multi-Family with Business		Same as R-4		Same as R-4		Same as R-4		
R/B-2 High-Rise Multi-Family with Business, High Rise Multi-Family Business Only		Same as R-5		Same as R-5 except 1 <sup>st</sup> floor may extend to within 5' of street line		Same as R-5		
R/B-1 Uses Except Business Only		2,500 sq. ft.	25'	As Above	1/2 of building height, 20' minimum	Same as R-5, except none required if 1-4 stories (1, 2)	1-4 stories: 55% Over 4 stories: 40%	140'
B-1 Shopping Center Business		2 acres	200'	Same as R/B-1	50'	10'	40%	30'

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Schedule of Lot and Block Requirements (Schedule A)  
Weehawken Zoning Ordinance June 1998

Zone and Use	Maximum Density	Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Coverage	Maximum Height
B-2 Outdoor Recreation (6)	---	3 acres	---	10% of lot depth, 20' minimum (3)	1/2 building height, 10' minimum	1/2 building height, 10' minimum	15%	20'
B-3 Office Park (6)	---	3 acres	150'	50'	50'	30'	1 story- 40% 2 story- 35% 3 story- 30% 4 story- 25% 5 story- 20%	5 stories (5)
I- Industrial Park	---	3 acres	150'	50'	50'	30'	1 story- 50% 2 story- 40% 50%	30'
IO Industry and Office	---	10,000 sq. ft.	50'	1/2 building height, measured from street centerline (3) minimum	50'	3-1/2'	---	2 stories (4)
SW- Special Waterfront Industry and Recreation Office	---	3 acres 3 acres	100' 100'	50'	50'	30'	Same as I Same as B-3	5 stories (5) Same as I Same as B-3

Notes:

- (1) Inner Court: Least Dimension- 1/2 building height.
- (2) Outer Court: Least Dimension- 1/2 building height.
- (3) Side yard may be eliminated only where building is to meet existing building or proposed building in same project at property line.
- (4) Accessory buildings: 30 ft. from street line
- (5) Accessory buildings: 30 ft.

See Section 23-10 for exceptions for Planned Development

(Ord. #2-1979, § 17-6.1; Ord. #8-1984, Ord. #17-1986, § 12)



# **WEST NEW YORK ZONING ORDINANCE**

**Hudson County Waste Water Management Plan**  
**Zoning Summary Table**  
**Schedule of District Regulations**  
**Town of West New York, New Jersey**

1 District	2 Uses Allowed By Right		4 Conditional Uses	5 Lot Dimensions (Minimums Required)					8 Yard Dimensions (Minimums Required)					14 Height of Buildings (Maximum Permitted) (percent)	15 Floor Area of Buildings (Minimum Required) (sq. ft.)	17 Coverage of Lot by Buildings (Maximum Permitted) (percent)	18 Floor Area Ratio (Maximum Permitted)	19 Off-Street Parking		20 Loading				
	Principal	Accessory		Principal Buildings			Accessory Buildings		Front (ft.)	Side (ft.)	Rear (ft.)	Front (ft.)	Side (ft.)					Rear (ft.)	In conne- ction with		Spaces	Berths		
				Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)															Rear (ft.)	
R-M Medium Density Residential District (allowing a variety of structural types)	1. One and two family dwellings	1. Private garages or parking space used exclusively for the storage of automobiles of the residents on the premises	1. Row or town houses	For one and two family: 2,500	25	100	15	3	15				2.5	35	63	3:1 for elevator apartments (see Note 8 § 238-154)	(See Article V, § 238-25 for off street parking and loading requirements for all uses in all districts)							
	2. Apartment developments	2. Recreational facilities operated by the Hudson County Park Commission or other non-local public body.	2. Recreational facilities operated by the Hudson County Park Commission or other non-local public body.																					
	3. Recreational facilities owned or operated by the town of West NY	3. Customary home occupations. Professional offices. Signs	3. Houses of worship and related structures	For Garden Apartments: 20,000	100		15	10 each	15					2	35					35				
	4. Public library, fire station, museum or other public buildings	4. Existing neighborhood-type commercial establishments	4. Private membership clubs. Housing for the elderly. Day-care centers, nurses/day structures	For Elevator Apartments: 40,000	200		15	10 each	15					12						55 or 75 (see Note 1, § 238-15A)				

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Schedule of District Regulations  
Town of West New York, New Jersey

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
District	Uses Allowed by Right		Conditional Uses	Lot Dimensions (Minimums Required)				Yard Dimensions (Minimums Required)				Height of Buildings (Maximum Permitted)		Floor Area of Buildings (Minimum Required) (sq.ft.)	Coverage of Lot by Buildings (Maximum Permitted) (percent)	Floor Area Ratio (Maximum Permitted)	Off-Street Parking	Loading	
	Principal	Accessory		Area (sq.ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Stories						Feet
R-H Higher-Density Residential District (allowing a variety of structural types)	1. Any principal use permitted in an R-M district	1. Any accessory use permitted in an R-M District	1. Any use allowed by special exception permitted in an R-M District																
C-R Retail and Service Commercial District (retail and service establishments as customarily found in central business and neighborhood shopping)	1. Retail sales and service establishments 2. General business and professional offices 3. Banks and other financial institutions 4. Fully enclosed eating and drinking establishments 5. Commercial entertainment establishments 6. Transportation facilities 7. Parking garages 8. Hotels, motels, and other government buildings 9. Places of worship 10. Schools	1. Signs 2. On-site parking and loading facilities	1. Public and commercial parking garages 2. Drive-in banks	2,500	25	100							2, 6 if office	40 75	60				

Same requirements as for R-M District, as noted above

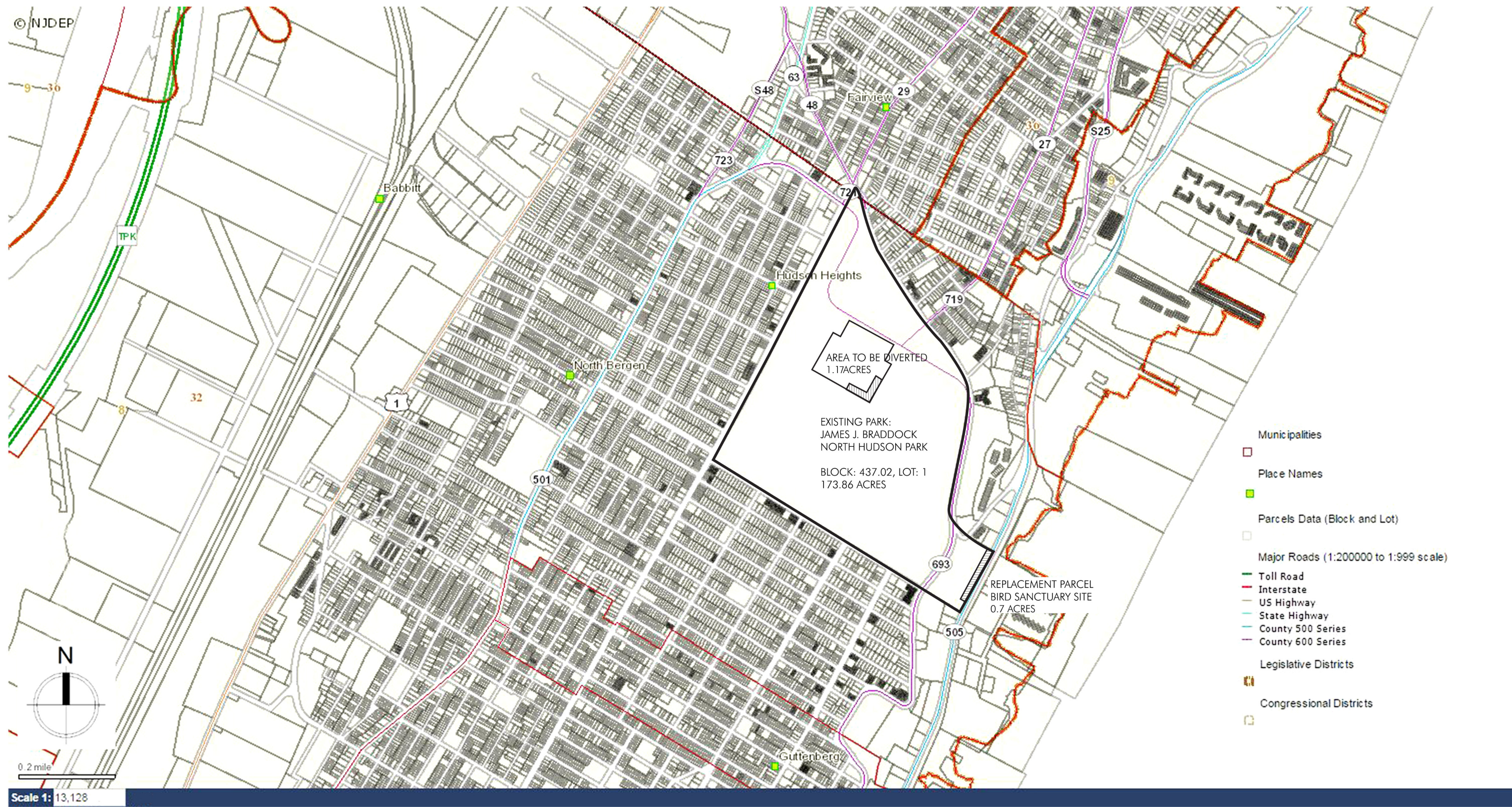
**Hudson County Waste Water Management Plan  
Zoning Summary Table  
Schedule of District Regulations  
Town of West New York, New Jersey**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
District	Uses Allowed by Right		Conditional Uses	Lot Dimensions (Minimums Required)		Yard Dimensions (Minimums Required)		Principal Buildings		Accessory Buildings		Height of Buildings (Maximum Permitted)		Floor Area of Buildings (Minimum Required)		Coverage of Lot by Buildings (Maximum Permitted)		Off-Street Parking	
	Principal	Accessory		Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Stories	Feet	Floor Area (Minimum Required) (sq. ft.)	Coverage of Lot by Buildings (Maximum Permitted) (percent)	Floor Area Ratio (Maximum Permitted)	In connection with	Spaces
C-H Heavy-Industrial Commercial district (heavy business and service uses, usually automobile, not requiring a central business location)	1. Automotive sales, showrooms and service establishments, provided that no automobiles are stored within 5 ft. from any street line and that no signs other than those permitted under the sign regulations in §§238-22 through 238-24 are permitted. 2. Fully enclosed establishments for the sale and repair of machinery and equipment and storage uses in fully enclosed structures 3. Wholesale distributive and storage uses in fully enclosed structures 4. Bidding supply, lumber and hardware sales (fully enclosed) 5. Motels 6. Eating and drinking establishments 7. Funeral parlors 8. Pricers 9. Laundry and dry-cleaning plants 10. Animal care facilities	1. Signs 2. On-site parking and loading facilities	1. Gasoline Stations 2. Auto repair garages 3. Car wash	7,500	75	100							2	40					

Hudson County Waste Water Management Plan  
Zoning Summary Table  
Schedule of District Regulations  
Town of West New York, New Jersey

1 District	2 Uses Allowed by Right		3 Accessory	4 Conditional Uses	5 Lot Dimensions (Minimums Required)			6 Yard Dimensions (Minimums Required)				7 Depth (ft.)	8 Principal Buildings		9 Accessory Buildings		10 Front (ft.)	11 Side (ft.)	12 Rear (ft.)	13 Height of Buildings (Maximum Required)	14 Height of Buildings (Maximum Required)		15 Floor Area of Buildings (Maximum Permitted) (sq.ft.)	16 Coverage of Lot by Buildings (Maximum Permitted) (percent)	17 Floor Area Ratio (Maximum Permitted)	18 Off-Street Parking		19 Loading Berths																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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I-1 Light-impact Industrial District (light-impact industries and other uses of similar impact)	1. All C-H uses permitted by right except mobile manufacturing, altering, finishing, or assembling, or other handling of materials or products. 2. Data processing and other computer operations. 3. Public utility structures.	1. Any accessory use permitted in the C-H District. 2. Enclosed storage facilities that are incidental to a permitted use in an I-L district and do not exert a negative impact on the environment.	3. Any special exception use allowed in a C-H District.	10,000	100	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		





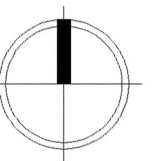
# BRADDOCK PARK DIVERSION [SHC #]

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM

## HUDSON COUNTY NORTH BERGEN MUNICIPALITY

## NJDEP COUNTY ROAD LOCATION MAP NORTH HUDSON BRADDOCK PARK & BIRD SANCTUARY SITES

1:13,128







**BOARD OF CHOSEN FREEHOLDERS  
COUNTY OF HUDSON  
R E S O L U T I O N**

No. 407-7-2016

On Motion of Freeholder Vainieri  
Seconded by Freeholder Romano

**AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE HUDSON  
COUNTY SCHOOLS OF TECHNOLOGY, THE TOWNSHIP OF NORTH BERGEN  
AND THE NORTH BERGEN BOARD OF EDUCATION REGARDING THE PROPERTY  
COMMONLY KNOWN AS 8301 TONNELLE AVENUE, 8511 TONNELLE AVENUE  
AND 2100 85<sup>TH</sup> STREET IN THE TOWNSHIP OF NORTH BERGEN**

**WHEREAS**, the Hudson County Schools of Technology ("HCST") is the owner of property in the Township of North Bergen consisting of approximately four (4) acres of land, 8301 Tonnelles Avenue, North Bergen (Block 458, Lot 1) and 8511 Tonnelles Avenue North Bergen (Block 458.1, Lot 1) and 2100 85<sup>th</sup> Street, North Bergen (Block 458.01, Lot 6), said property being used as public school facilities pursuant to N.J.S.A. 18A:54-1 et seq., ("Property"); and

**WHEREAS**, the HCST is relocating its public school facilities to an area commonly known as Laurel Hill in the Township of Secaucus; and

**WHEREAS**, the HCST will be vacating the Property, no longer having an educational use for the Property; and

**WHEREAS**, the Township of North Bergen ("North Bergen") and the North Bergen Board of Education ("BOE") have inquired as to the availability of the Property for acquisition to fill the public school needs of North Bergen's school district; and

**WHEREAS**, North Bergen and the BOE desire to commence certain due diligence review to determine the suitability of the Property to fill those public school needs; and

**WHEREAS**, the Board of Chosen Freeholders as one of the creating authorities of the HCST desires to affirm its support of the HCST's sale of the Property and North Bergen and BOE's acquisition of the Property for the purposes set forth herein; and

**WHEREAS**, in furtherance of same, the County, HCST, North Bergen and the BOE are desirous of entering into a Memorandum of Understanding ("MOU") setting forth the terms of the acquisition of the property, and the duties and obligations of the parties during the due diligence period prior to the entry into a contract of sale; and

**WHEREAS**, the MOU shall include the following terms and conditions among the parties:

1. Each party shall secure an appraisal of the Property and based upon the results, the parties shall negotiate in good faith in order to arrive at a purchase price for the property.
2. North Bergen and BOE shall perform due diligence review of the property to determine whether to proceed with the acquisition, that due diligence shall include but not be limited to structural and engineering inspections, environmental assessment, determination of the dimensions of the property, status of title including easement and restrictions of record. The due diligence review shall be completed by October 17, 2016 with a right to extend time for an additional 60 days in the event North Bergen and BOE are diligently proceeding with their due diligence investigations.
3. The County and the HCST shall on or before July 15, 2016 provide North Bergen and the BOE with copies of among other documents, any engineering reports, architectural plans, certificates of occupancy, building permits and approvals,



4. The County and the HCST agree that they will undertake no efforts to market the Property for sale, nor enter into negotiations with any potential purchaser as long as the due diligence review is ongoing.
5. If North Bergen and the BOE determine to proceed with the acquisition of the property then the parties shall have sixty (60) days thereafter to enter into a legally binding contract of sale to be approved by their respective governing bodies.
6. The closing date will be dependent upon the occupancy by the HCST of its new school presently under construction.
7. The terms of the MOU shall not obligate the County and the HCST to sell the Property nor shall it obligate North Bergen and the BOE to purchase the property.

**WHEREAS**, the MOU shall have no force or effect unless and until a resolution approving its terms has been passed by the governing boards of the Parties herein by July 15, 2016.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Chosen Freeholders of the County of Hudson that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. The Board hereby supports the Acquisition of the Property known as 8301 Tonnelle Avenue, North Bergen (Block 458, Lot 1), 8511 Tonnelle Avenue North Bergen (Block 458.1, Lot 1), and 2100 85<sup>th</sup> Street, North Bergen (Block 458.01, Lot 6), by the Township of North Bergen and the North Bergen Board of Education for the purposes set forth herein.
3. The Board hereby authorizes the County Executive, Thomas A. DeGise or County Administrator, Abraham Antun, or Deputy County Administrator, Laurie Cotter, or their lawfully appointed designee, to enter into the Memorandum of Understanding setting forth the duties and obligations of the County of Hudson, the Hudson County Schools of Technology, the Township of North Bergen and the North Bergen Board of Education during the due diligence review period, said duties and obligations to include but not be limited by the terms set forth herein, and to negotiate and execute any and all documents and take any and all actions necessary to complete and realize the intent and purpose of this Resolution.
4. This Resolution shall take effect immediately.

Freeholder	Aye	Nay	Abst	N.P.	Freeholder	Aye	Nay	Abst.	N.P.
Balmir	✓				Rodriguez	✓			
Cifelli				✓	Romano	✓			
Kopacz	✓				Vainieri	✓			
Maldonado	✓				Chairperson Rivas	✓			
O'Dea	✓								

It is hereby certified that at a regular meeting of the Board of Freeholders of the County of Hudson held on the 14 day of July A.D. 2016, the foregoing resolution was adopted with 8 members voting in the affirmative and 0 in the negative.

APPROVED AS TO LEGAL FORM

BY:

DONATO J. BATTISTA  
HUDSON COUNTY COUNSEL  
Source: Law Department  
SMC:dmp

, Clerk

# NOTICE

Dear Parents/ Guardians,

This letter is to inform you of the regulations at the **Preschool Center**. Parents dropping off their children to and from the school **are to park in the soccer field**. The main entrance will only be used for buses and cars with handicap plates. For the safety of all preschool children, we urge everyone to comply with the rules of the North Bergen Board of Education and the Preschool Center.

Anyone dropping off or picking up their child must comply with the rules and **are not allowed to drive into the Preschool Center**. If one does so, your license plate number will be taken and given to the appropriate authorities for ticketing.

**Please understand this regulation was made for the safety of the children.**

Thank you again for your support and understanding.

Sincerely,

A handwritten signature in black ink that reads "Esther Ortega". The signature is fluid and cursive, with the first name "Esther" and last name "Ortega" clearly distinguishable.

Esther Ortega  
Early Childhood Supervisor



## **Ryglicki, Jimenez & Gillman, P.C.**

Attorneys At Law

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**Office Manager:**  
**Sandy Palmer**

**E-mail: [office@rjgesq.com](mailto:office@rjgesq.com)**

August 19, 2016

Caroline Armstrong  
Compliance Officer, Bureau of Legal Services and Stewardship  
New Jersey Department of Environmental Protection  
Green Acres Program  
Mail Code 501-01  
P.O. Box 420  
Trenton, New Jersey 08625-0420

**Re: North Bergen Board of Education Pre-School Diversion Alternative**

Dear Ms. Armstrong,

We serve as Counsel to the North Bergen Board of Education and offer this letter on behalf of the Board in response to the alternative sites cited by Green Acres in reference to relocating North Bergen's Pre-K Temporary Classroom Units from their present location in Braddock Park and/or locating a new Pre-K facility. In summary, with one notable exception, the properties identified as alternatives herein, were they to be utilized by the Pre-K facility, would violate well established and proven District practices for the early childhood educational program and legal requirements set forth in N.J.A.C. 5:23 (Construction Code, including N.J.A.C. 5:23-7 barrier free sub-code), N.J.A.C. 6A:26 which provides general guidelines governing Preschool and Educational Facilities, and Green Acres regulations as contained in N.J.A.C. 7:36. For your ease in reference as to School Facilities Preschool Guidance and Materials please see <http://www.nj.gov/education/ece/psguide/facilities.htm>.

The notable exception referred to above is the opportunity that would follow the potential utilization of the Hudson County Schools of Technology (HCST) facility in North Bergen (Block 458, Lot 1) as a North Bergen District school for upper grades. This would allow realignment of lower grades throughout the District's schools and create classroom space within the elementary schools to absorb the Preschool program in the District plant. It is Board Counsel's opinion that the utilization of the HCST site as described below could, in sharp contrast to other alternatives listed, be achieved in general accordance with the applicable state regulations referenced above,

consistent with District practice, and provide a swifter resolution and advance a long term solution to the current Diversion issue.

Relocation of PreK TCU's to alternative sites would impact the District's educational programs, facilities, and Long Range Plan. We have noted some of the instances in which each alternative would not comply with New Jersey Department of Education (NJDOE) requirements and NJAC 6A:26 (Subchapter 6, Planning and Construction Standards for School Facilities).

- **2000 85<sup>th</sup> Street (Block 458, Lot 1) - Hudson County Schools of Technology**

The HCST campus located at 85th Street and Tonnelle Avenue in North Bergen is in full operation and was clearly not available as an alternative at the outset of the Diversion Pre-Application process in 2013. Since that time, HCST initiated a design/build contract for a new facility at a site in neighboring Secaucus, with anticipated occupancy by September 2018.

Since the initial filing of the Pre-App, the Board, the Township of North Bergen, and the County of Hudson have made significant progress to investigate and evaluate the HCST site and facilities, located in the Township of North Bergen, as a potential home for a North Bergen High School serving students enrolled in grades 10 through 12. Attached hereto is the Memorandum of Understanding entered into between the parties and endorsement resolutions adopted by the Hudson County Board of Chosen Freeholders, the North Bergen Board of Education, the North Bergen Township Commission, and the Hudson County Schools of Technology Board. Limited renovation of the existing HCST facilities to accommodate a comprehensive high school program, would result in a significantly more cost effective and timely effort, than undertaking new construction.

If relocation of the 10<sup>th</sup> to 12<sup>th</sup> grade population to the HCST is feasible, as expected, the existing North Bergen High School facility could serve as a middle school serving students in 7<sup>th</sup> through 9<sup>th</sup> grade and the early childhood population could be housed throughout other facilities owned and operated by the North Bergen School District (the District), subsequent to the relocation of middle and high school students.

This approach is generally consistent with the current North Bergen Board of Education Long Range Facilities Plan (LRFP), as approved by the New Jersey Department of Education. The LRFP describes the establishment of a new high school, use of the existing high school as a middle school, and use of vacated classroom space in district elementary schools for un-housed students, including early childhood students now located in temporary classrooms. Due to the size of the existing HCST, the facility may house 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> grade students, and in turn the existing North Bergen High School may house 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> grade students, under the proposed realignment.

It is important to note that this site, which offers a permanent no-build alternative to diversion, is being pursued actively by the Board with the support of the County of Hudson and Township of North Bergen. The alternative involves the utilization of the

HCST-owned property at Block 458, Lot 1. Again, the HCST facility will allow relocation of 10<sup>th</sup> to 12<sup>th</sup> grades, creating a 7<sup>th</sup> to 9th grade middle school, and opening classrooms vacated by the 7th and 8th grades, with associated realignment in District Elementary Schools. A full facility analysis for the educational programming, costs, and financing of an approach to establish feasibility of this alternative is underway.

### **Alternatives Suggested by the Public at the Scoping Hearing**

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- **1445 Kennedy Boulevard, Block 40, Lot 1 – “14th Street / former Food Basics”**

The site of the former “Food Basics” is a 4.5 acre lot zoned for commercial use in the southwest area of North Bergen. Lot 1 consists of the former lot 1, lot 126, lot 125 and lot 127, and is the site of two commercial buildings. The entire former “Food Basic” building and parking lot are now occupied by the “Food Bazaar” supermarket, a commercial tenant; “Food Bazaar” will reportedly open in the near future, with renovations underway at this time. The site is not for sale and is occupied, therefore it is not available, per N.J.A.C. 7:36-26.9(e)3ii. Condemnation of the land is not reasonable, per N.J.A.C. 7:36-26.9(e)2iv, as it would result in adverse social and economic impact.

The site was developed for commercial use with a large retail building with a footprint occupying approximately 40% of the site area (including ground floor retail, ground floor loading docks), and an open parking lot area accessed via Kennedy Boulevard and Paterson Plank Road. The lot slopes down from east to west; the lot abuts Paterson Plank Road to the west, is accessed from Kennedy Boulevard to the east via a driveway and via Paterson Plank Road via a two-way drive along the northern side of the building; the northern and southern lot boundaries abut other occupied lots. The “Food Basics” / “Food Bazaar” parking lot is in active use, with the common paved areas between commercial buildings on lot 1 (which includes former lots 1, 125, 126 and 127) serving several businesses.

The Food Bazaar building itself is outfitted for retail use and storage; the layout (such as the nearly windowless, large floorplan) and utilities and services (such as electrical service and the HVAC systems) are suitable to the commercial retail purpose. The building’s eastern elevation - facing the parking area - has approximately 170 linear feet of “store front” and 75 linear feet dedicated to truck loading docks. At the west side, the windowless facade, some 1 ½ stories below ground floor level, abuts Paterson Plank Road (a busy County road).

Due to the large floor plate, lot-line construction, windowless facades, and current commercial use of the building, occupancy for educational purpose in conformance to N.J.A.C. 5:23 (Construction Code, including N.J.A.C. 5:23-7 barrier free sub-code) and N.J.A.C. 6A:26 (Construction Standards for School Facilities), would not be possible without extensive renovations, and extraordinary costs for acquisition and development.



Therefore, it is the opinion of the Board of Education that “Food Bazaar” (former “Food Basics”) is not available, not reasonable, and not feasible for the temporary or permanent re-location of the Pre-School program.

▪ **1600 53rd Street (Block 183, Lot 20.02) – “54th Street and Tonnelle Avenue”**

“Crib World,” also referred to during the scoping hearing as “54th Street and Tonnelle Avenue,” is a 0.78 acre property located across the street from Franklin Elementary School. The property currently contains an open lot and a long warehouse building. The site does not provide adequate space for placement of Temporary Classroom Units (TCUs) or for the construction of a preschool. It is therefore not feasible, as per N.J.A.C. 7:36-26.9(e)1i, as it cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices. It is also not reasonable, as per N.J.A.C. 7:36-26.9(e)2iii, as it would cause extraordinary operational or safety problems, specifically with respect to providing sufficient space for required site setbacks, emergency access, parking, and outdoor play areas. According to the State of New Jersey’s educational facility planning standards (N.J.A.C. 6A:26-1.2), the area allowance per full time equivalent student must be at least 125 square feet for preschool through grade five. This would require a facility totaling at least 33,750 square feet (0.77 acres) to house the existing levels of Pre-K enrollment in North Bergen. Further, pursuant to the State’s educational facility planning standards for school facilities housing preschool students (N.J.A.C. 6A:26-6.4(b)2 and (d)), “preschool classrooms shall be no higher than the second floor of a school facility” and the facility is required to have “100 square feet of outdoor play space for each child using the space at one time.” The Crib World property is too small to construct a new, permanent preschool facility that would comply with these requirements. At least 4 to 5 additional adjoining residential and commercial properties would have to be acquired to assemble sufficient area to construct a preschool or house TCUs at the site.

Therefore, it is the opinion of the Board of Education that the “Crib World” site is not a feasible or reasonable location for either temporary placement of preschool TCU’s or as a location for a permanent facility, due to the size of the site.

▪ **3801 Liberty Avenue (Block 88, Lots 25 and 26) – “Liberty Avenue”**

The 2.83 acre site located between Tonnelle Avenue and Liberty Avenue at 39th Street is commonly referred to as “Westchester Lace”. The site is not available, as per N.J.A.C. 7:36-26.9(e)3i, as the site is an occupied property with active commercial use in the R-2 and C-2 zones. Use of the site as an alternative is not reasonable, as per N.J.A.C. 7:36-26.9(e)2iv, as condemnation of a commercial property would be required, resulting in adverse economic impact.

To use the property for a permanent PreK facility, in compliance with N.J.A.C. 6A:26, NJDOE standards, and in furtherance of NBBOE’s well established and proven District

early childhood educational practices, would require use of the entire property, demolition or complete gut renovation and additions to the existing building, as well as, renovations to the entire site to provide safe site circulation and to isolate the young learners from the noise, pollution and hazards posed by the adjacent highway and entrance ramp.

The site is also not feasible for TCU placement, as per N.J.A.C. 7:36-26.9(e)1ii, as TCU placement would bring about unresolvable logistical problems; due to size, configuration and location, placement of the program on this site's open area, which is an active parking lot serving the commercial occupant of the site, could not be done in compliance with N.J.A.C. 6A:26-7.1 and 6A:26-6.4(d), because the lot is too small to relocate the entire preschool program; the lot is partially sloped, and does not provide area for play space, safe site circulation, drop off, access and parking requirements.

▪ **1703-1721 Kennedy Boulevard (Block 40, lot 3.02) – “16<sup>th</sup> Street”**

A portion of this 3.65 acre private property at the west end of 16th Street was referenced during the North Bergen Board of Education RFP/RFQ process in 2013. It was mentioned in error during the Scoping Hearing. This is private land with garage, parking and storage, in active use, serving a multi-family apartment complex. The owner is listed on tax records as 1631 Kennedy Assocs LLC (1807 Kennedy Bld #1F, North Bergen, NJ 07047). The site is not available, as per N.J.A.C. 7:36-26.9(e)3i. Condemnation of residential and commercial property would be required which would result in extreme adverse social and economic impact.

▪ **1305, 1407, and 1717 Paterson Plank Road (Block 27, Lots 1, 2, 10, 16.01, 16.02, 21, 22, and 23.01) – formerly “Hudson News”**

The old “Hudson News” property, now under development by Hudson Mews, is not reasonable as per N.J.A.C. 7:36-26.9(e)2v as it would create unique problems, specifically the retroactive cancellation of an approved multifamily residential development. The approximately 11 acre property is part of the R-4 “Paterson Plank Road Residential” zone and has been approved by the Township for a 288 unit, major multifamily residential development.

The property currently contains several industrial, warehouse, and office structures. Much of the site is developed or paved with several areas of trees and brush. The site has tiered and level areas at Paterson Plank Road and slopes down steeply to the west to Tonnelle Avenue. In its current condition, the site is not suitable for placement of the preschool TCUs; there is no single parking area on these lots which can accommodate the program. Condemnation of this property would result in adverse social and economic impact, and extraordinary costs for acquisition and development.

▪ **9034 Barr Place (Block 423, Lot 30) – “Sacred Heart Church”**

The 0.76 acre “Sacred Heart Church” site includes an existing church and parochial school building, as well as, a parking lot. The property is home to an established church, with approximately 0.5 acres for parking, which is in active use by the church, and not available for placement of any TCUs. The Church and parochial school are not in compliance with N.J.A.C. 6A:26 and NJ DOE standards, and could not support the District’s preschool program, in whole or in part. Configuration of the existing building does not suit preschool use, and is too small to house the NB preschool program. The main gathering spaces are on the double-height ground floor, and the 8 classrooms and office spaces are on the 3<sup>rd</sup> and 4<sup>th</sup> floors, with access by stairs only; there is no elevator. The building is not ADA compliant. The building would require remediation due to reported asbestos. NJ DOE early childhood standards require classrooms of 950 sf with toilets, located on the first or second floors. The Church does not have any accessible, available classroom space on the first and second floors.

Therefore it is the opinion of the Board of Education that the “Sacred Heart Church” site is not a feasible or reasonable location for either temporary placement of preschool TCU’s or as a location for permanent classrooms, due to the classroom size, quantity, and floor level, which are not in compliance with educational standards.

▪ **300 75th Street (Block 287, Lot 1) – “Old Beth El Temple”**

This 0.1172 acre property, formerly the site of a temple, is located across from Fulton School and is not available as per N.J.A.C. 7:36-26.9(e)3i as it is currently actively occupied by another religious organization (Hudson Vineyard Church) and the owner is unwilling to allow the Board to lease or otherwise utilize or manage the land for the purposes of operating a preschool facility. The owner is listed in the tax records as Iglesia De Dios En Cristo La Senda (300 75th Street, North Bergen, NJ 07047).

The Board has previously reviewed this property and found it was not suitable for preschool use. The existing building occupies nearly the entire lot and the existing floor plan does not conform to N.J.A.C. 6A:6.4, which details guidelines for size and spatial allowances for preschool facilities. The site is not feasible, as per N.J.A.C. 7:36-26.9(e)1i, as the project cannot be carried out using sound engineering principles and practices and current construction methods, technologies or practices. There is no exterior play space and it is not possible to create play space in compliance with the 3,000 square foot minimum requirement, as per N.J.A.C. 6A:6.4(d). Further, the existing building is not ADA compliant. Retrofitting this building with compliant preschool classrooms of 950 square feet with bathrooms would require near or complete demolition of the existing building in order to construct a preschool facility that complies with the State’s requirements for such facilities.

Therefore, it is the opinion of the Board of Education that the “Beth El Temple” site is not a feasible or reasonable location for either temporary placement of preschool TCU’s



or as a location for a permanent facility; the property cannot meet NJ DOE, N.J.A.C. 6A:26 standards, due to size of the lot and configuration of the existing building.

▪ **2819 Kennedy Boulevard (Block 60, Lot 1.01) – “Old Toys R Us”**

The 4.8 acre site was formerly used as a Toys-R-Us retail store. It is now a split lot where a Sonic fast food restaurant and Aldi grocery store are now active, operating businesses. The gently sloping, fully paved lot contains two active businesses and the parking areas are utilized by these businesses. The drive-in restaurant Sonic consists of a main building and is surrounded by a parking and service area. The Aldi retail store is a single “big box” store with parking. The property is not available, as per N.J.A.C. 7:36-26.9(e)3i, as the owner is unwilling to allow the Board to lease or utilize the land for the purposes of operating a preschool.

The site is also not reasonable as per, N.J.A.C. 7:36-26.9(e)2ii, as it would result in the incurring of additional costs of an extraordinary magnitude. Use of the site for preschool purposes would require demolition of the existing building, even in consideration of TCU placement.

Active occupancy of the retail building (currently used as a grocery and retail store) would require extensive interior and exterior renovations, upgrades and replacement of plumbing and HVAC systems, and creation of safe play space. Condemnation of this property would result in adverse social and economic impact.

▪ **5711 Kennedy Boulevard (Block 195, Lot 68, 68B) – “North of Avalon Cove”**

The site referred to as “North of Avalon Cove” is 2.26 acres of cleared open land in the the C-1C general business mixed use zone. The site was approved for development of a 128 unit residential building with 244 off street parking spaces by the North Bergen Zoning Board of Adjustment in October 2015. The site is not available. Condemnation is not feasible as it would result in costs of an extraordinary magnitude including costs for acquisition and development, and adverse social and economic impact.

Use of this property for the Preschool is not feasible or reasonable, as per N.J.A.C. 7:36-26.9(e)2v; it is privately held land with approved plans for residential development.

**Alternative of Locating the Applicant’s Project on the Proposed Replacement Land**

• **1811 Paterson Plank Road (Lot 27, Block 27)**

The site located at Paterson Plank Road is a 1.57 acre property, which does not provide sufficient space to construct a preschool facility that complies with the State of New Jersey’s standards for educational facilities. Half of the lot is steeply sloped, leaving

approximately .76 acres suitable for improvement, making it severely undersized for TCU relocation and/or for a permanent school location.

Size of site (with structure removed) is not sufficient to house more than three TCU's, with related parking, drop off, set-back, access, and play space. The resulting configuration would leave these three classrooms isolated from essential services (nursing, administration and educational support services and spaces), which would neither meet NBBOE goals listed in the NJDOE approved LRFP nor conform to NJ DOE standards.

The property is located on a busy county road, which may pose a safety hazard to the families and young students.

It is the Board's opinion, for the reasons listed above, that it is not reasonable or feasible for the Board to consider cost and logistics of construction of an educational facility on a site that is so seriously undersized, and which would not conform to the District's LRFP, meet NJ DOE or other Code criteria.

▪ **7903-7909 River Road (Block 437, Lots 2.01 and 2.02)**

The 0.7 acres property is not feasible, as per N.J.A.C. 7:36-26.9(e)1i, as a location for the preschool due to the size and configuration of the property, which is very long and narrow, steep, and fronts on a busy road, which may pose a safety hazard to the families and young students.

Pursuant to N.J.A.C. 6A:6.4, the minimum size of a preschool classroom is 950 square feet (typically roughly square at 30 feet x 32 feet) and the TCUs are 24 feet wide x 50 feet long. Accounting for required setbacks and access roads, no TCU or permanent preschool facility could be properly sited on these lots, as there is no buildable area after required setbacks are considered.

**Alternatives that Use Private Land or Other Public Lands**

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▪ **1 Daffys Way (Block 451.05, Lot 14.011) – “Daffys”**

The site is not available, as per NJAC 7:36-26.9(e)3i, as the site is currently in use for commercial purposes, as such condemnation would result in adverse social and economic impact. The site is not feasible, as per N.J.A.C. 7:36-26.9(e)1ii, as it would bring about unresolvable logistical problems with transporting children to and from school.

The location of the property, which is remote from all other areas of North Bergen, isolated by heavily trafficked County roads and Turnpike ramps, and not accessible via pedestrian sidewalks, is not suitable as a location for a preschool. It is not reasonable, as

per N.J.A.C. 7:36-26.9(e)2iii, as it would cause extraordinary operational or safety problems.

- **1706 - 1904 Paterson Plank Road (Block 40, Lot 3.03 and 3.031)**

The 1.54 acre property at 1706 Paterson Plank Road (Block 40, lot 3.03) is not a viable location for the preschool due to the size and configuration of the property. The property fronts on a busy road and is divided into two tiers, with one warehouse-type structure existing at the south end, with slope abutting the long eastern boundary, and a retaining wall facing Paterson Plank Road.

Considering use of the site for educational purposes, the TCUs alone would occupy a minimum of 1.1 acres, similar in size to the current configuration of TCUs at Braddock Park. Play areas, as per N.J.A.C. 6A:26-6.4(d), vehicular access including emergency access, car and bus drop off areas, and parking for staff and visitors would require an additional half acre at a minimum. The total footprint of the area necessary for TCU relocation (including TCU footprint, vehicular and pedestrian circulation, play area, required side and front yard setbacks, and access way of level area) is estimated at 1.8 to 2.2 acres, depending upon the final configuration. If a small portion of required classrooms were located on site, these classrooms would be isolated from essential services (nursing, administration and support services and spaces), which would not meet NBBOE goals nor would this conform to NJ DOE standards.

A two story permanent preschool building alone, as per N.J.A.C. 6A:26-6.4(b)2, would require approximately 1.6 to 2 acres, depending on site configuration. The property is too small for such construction. The property is located on a busy County road, which may pose a safety hazard to the families and young students.

It is therefore the opinion of the Board that it is not feasible or reasonable to consider a temporary or permanent preschool at this location, due to the size and configuration of this property.

- **1401 64th Street and 6300 Meadowview Avenue (Block 205, Lots 22 and 30) – 64th Street Recreation Center (Parking Area)**

The site was under consideration prior to the November 2014 Pre-Application Hearings. Documentation of the process submitted to Green Acres was extensive. Since 2014, lots adjacent to Lot 30 have been developed. These lots were necessary in order to provide parking and access to any proposed Pre-school. Without these lots, Lot 30 is too small to accommodate the preschool as per N.J.A.C. 6A:26-6.4 including required parking, play areas, safe drop offs, emergency access and required site set-backs.

Only three TCU's could be placed on the existing parking area (Lot 30). The North Bergen Parks & Recreation Department currently utilizes a portion of the lot, with a

small garage, sand storage, and several storage containers. The Board currently utilizes the lot for Lincoln School and Lincoln Annex parking during school days and the Recreation Center utilizes this lot during games and Rec Center events during evenings, weekends, and summer. Access to classrooms placed or built on Lot 30, including bus access, emergency access, and student drop off, will be difficult due to the narrow Meadowview Avenue to the south, and the lack of a vehicular or ADA compliant pathway from the 64th Street side. Parking for the Recreation Center (primarily evenings, weekends, summer) and Lincoln School (primarily weekdays during the school year) would be eliminated if TCUs were to be placed on the lot, resulting in extreme adverse social impact.

The use of Block 205, Lot 22 (play field, dog run, and Recreation Center buildings) as an alternative is not feasible. Placement of TCU's on the existing playing field, or construction of a permanent preschool at this location would constitute an extraordinary burden to the community and loss of irreplaceable community resources.

It is the Board's opinion that use of Block 205, lots 22 and/or lot 30 for temporary placement of TCUs or for permanent construction is not feasible or reasonable, and would result in adverse social impact.

#### **Properties owned by the North Bergen Board of Education**

##### **▪ 7417 Kennedy Blvd (Block 263, Lot 2) – “North Bergen High School”**

The property that is home to North Bergen High School measures 10.1 acres, with the school building occupying the eastern side of the property, from 74th Street to 76th Street, a parking lot at the northwest corner of the property along 76th Street, a fenced in practice field (not regulation size) from north to south in the center of the property, and a steeply sloped area approximately 60 feet wide to the west of the fence, which is not suitable for building. As documented by the NBBOE in their Long Range Plan, the school is now operating at overcapacity.

The parking lot at 76th Street is a paved, gradually sloped area of approximately 0.4 acres, and is primarily used by teachers and staff. The lot, like the school itself, operates at overcapacity.

Use of the practice field, which is already fully programmed for required educational purpose per NJ DOE standards, N.J.A.C. 6A:26 requirements, and established NBBOE practices, would deprive the 2,900 High School students of use of the field. This alternative would also require additional parking spaces for the preschool staff and visitors which are not available at the high school lot nor at the adjacent parking area serving the Board of Education offices. Further, accommodating the drop off and pick up of 250 preschool students on the same property as the 2,900 high school students would present untenable logistical difficulties to not only the District, but also to the

Township as the impact to vehicular traffic along 76th Street and Kennedy Boulevard would be significant.

It is the Board's opinion that use of the practice field and/or the staff parking lot is not feasible as an alternative as per N.J.A.C. 7:36-26.9(e)1ii, as it would bring about unresolvable logistical problems and violate NJ DOE standards, N.J.A.C. 6A:26 requirements, and established NBBOE practices.

▪ **7407 Hudson Avenue (Block 288, Lot 1) "Fulton Elementary School Play Area"**

This 1.26 acre site is covered mainly by the Fulton School building and walkways / stairways to the sidewalks, and it has no level area large enough to accommodate a single TCU. Paved area on the west side of the school is level and surrounded on all sides by walls; it is used as the play space for all grades (1<sup>st</sup> to 8<sup>th</sup>). The open area is too narrow to accommodate even a single TCU. The site is not feasible.

▪ **1206 63rd Street and 6319 Smith Street (Block 215, Lot 1) – "Lincoln Elementary School Play Area"**

The play areas at Lincoln Elementary School are not a feasible alternative. As per N.J.A.C. 7:36-26.9(e)1ii, as it would bring about unresolvable logistical problems, specifically with providing for required outdoor play spaces mandated by the New Jersey Department of Education. Removal of the outdoor space would violate well established and proven District practices for the early educational standards and for childhood educational program and legal requirements set forth in N.J.A.C. 5:23 and N.J.A.C. 6A:26 which provide general guidelines governing Preschool and Educational Facilities.

Lincoln School and the Early Childhood Annex have three main outdoor play areas: the open lot, the elementary play area and apparatus, and the early childhood play area with apparatus. Two TCUs maximum can be placed into the existing 0.11 acre open lot play area, entered from Smith Avenue, leaving only a path for egress from the exits that face this lot. The administration and support for the classes would have to be re-assigned to the Lincoln School.

This would render the "open lot" play area unusable by the more than 650 elementary school children in grades 1 through 8 at Lincoln School, and confine use of the elementary play area (with apparatus) to one class at a time. The preschool play area (with apparatus) near entry to Early Childhood Annex on Smith Ave is already programmed for use by the more than 425 students who attend full day Kindergarten and has no available time for additional preschool classes.

Therefore, it is our opinion that the Lincoln Elementary School play area lot is not feasible for TCU relocation; use would have extreme adverse impact on Lincoln School Students.

▪ **1210 11th Street (Block 22, Lot 1) “JF Kennedy Elementary School Play Area”**

The play areas at JF Kennedy Elementary School are not a feasible alternative as per N.J.A.C. 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems, specifically with providing for required outdoor play spaces mandated by the New Jersey Department of Education. JF Kennedy School has three play areas: the open lot facing 11th Street, an elementary play area facing 12th Street, and the early childhood area to the east. The early childhood play area near the east side of the school is already programmed for use by the lower grades, and has limited available time for the additional preschool classes. The lower grade play spaces (facing 12th Street and on the east side of the school) are too small for placement of even any TCUs. A maximum of two TCUs could be placed into the existing open lot (upper grade) play area, entered from 11th Street. This would render the upper grade open lot play area unusable by the elementary school children.

Use of the play area for temporary classroom placement would make the North Bergen School District noncompliant with state educational standards. As per N.J.A.C. 6A:26-6.4(d), there shall be 100 square feet of outdoor play space for each child using that space at one time.

The JF Kennedy Elementary School site is not feasible for TCU relocation, as it would have negative impact on Kennedy School students to remove use of areas already dedicated to educational purpose in a program approved by the NJ DOE.

▪ **3110 Liberty Avenue (Block 63, Lot 33) – “McKinley Elementary School Play Area”**

This 1.37 acre site is mainly covered by the building itself and the required site circulation and accessways (including clearance for emergency vehicles). There is one small play area for early childhood use, with apparatus. The site has no level area large enough to accommodate any of the TCUs.

McKinley School is not a feasible alternative, as per N.J.A.C. 7:36-26.9(e)1ii, for placement of even a single TCU, as it would result in unresolvable logistical problems, specifically with providing for required public access, service access, emergency access, and outdoor play spaces, mandated by the New Jersey Department of Education. The narrow, paved front yard is too narrow for TCU relocation. The open areas of the back yard are used as play areas by the upper grades. A small play area with play surfacing and equipment is used by the early childhood classes at McKinley. The back yard must remain clear for emergency access.

▪ **5211 Columbia Ave (Block 176, Lot 13) – “Franklin Elementary School Play Area”**


This 0.63 acre site, which is home to the Franklin Annex and an open lot play area shared by Franklin Elementary and its Annex, can accommodate the placement of one TCU. Due to size of TCUs and required access around the unit, one unit maximum can be placed into the existing open lot play area, entered from Columbia Avenue. This would render the open lot play area unusable by the elementary school children.

Franklin School is not a feasible alternative, as per N.J.A.C. 7:36-26.9(e)1ii, as it would bring about unresolvable logistical problems, specifically with providing for required outdoor play spaces mandated by the New Jersey Department of Education. In addition, a one block section of Columbia Avenue is closed during recess, and students play in this street due to the number of students and limited outdoor play area at this school.

Placing even a single TCU on the only play area available to Franklin School students would make the North Bergen School District noncompliant with state educational standards. As per N.J.A.C. 6A:26-6.4(d), there shall be 100 square feet of outdoor play space for each child using that space at one time, the Franklin Elementary School site is not feasible for TCU relocation.

In closing, it has been critical to the Board, since the beginning of its expanded Early Childhood program, to advance a sound educational program that meets the needs of its youngest students. The Board has always strived to provide safe and secure facilities in a well-supervised setting in the most productive, efficient, and responsible way in spite of budget constraints. It is our opinion, and that of the Board, and its experts, that the only appropriate alternative to Diversion that will be consistent with Board practices and NJDOE policies and standards, may be realized in the utilization of the facilities and site to be vacated in the near future by the Hudson County Schools of Technology.

Respectfully Submitted,  
**RYGLCKI, JIMENEZ & GILLMAN, P.C.**



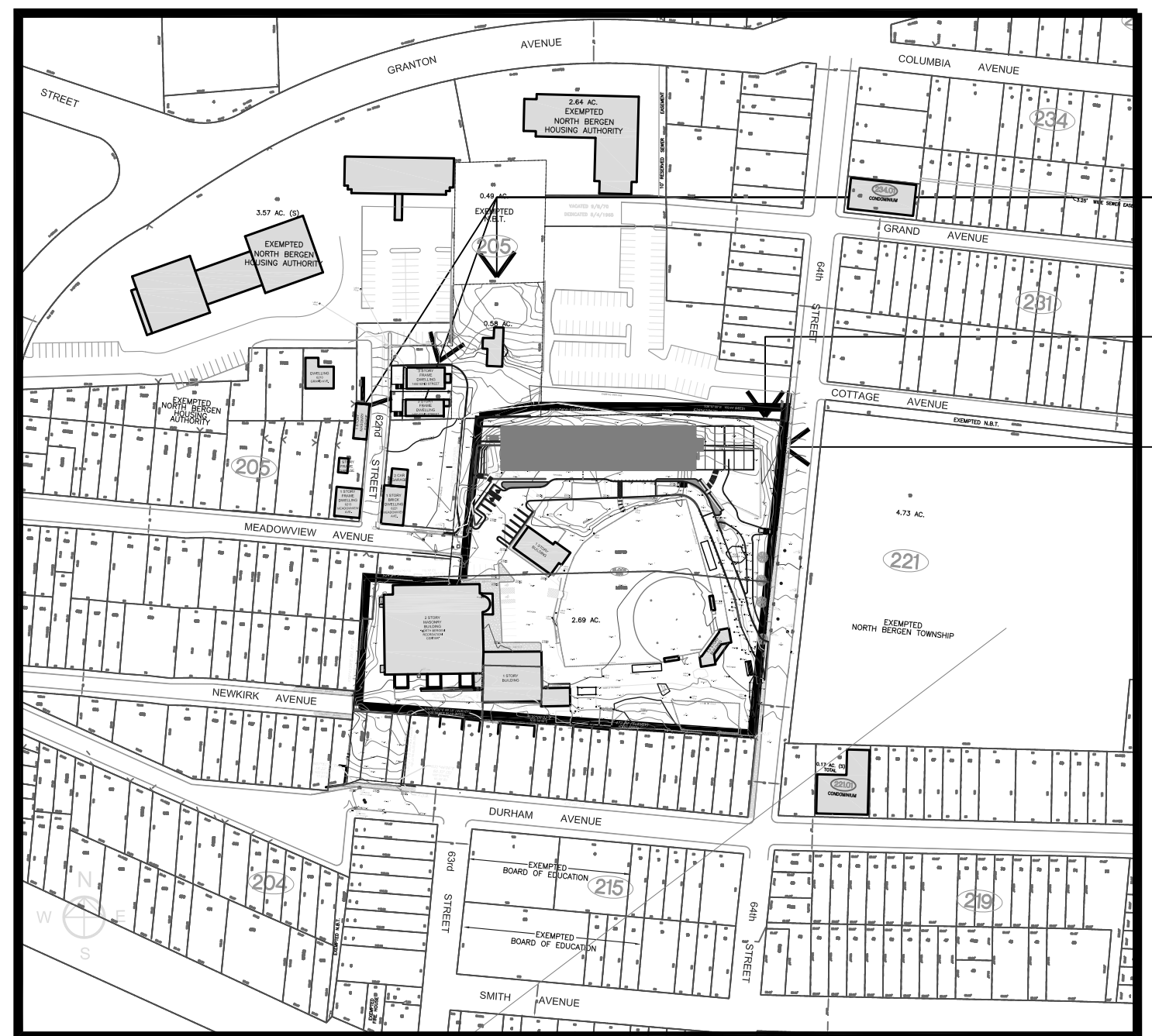
By: Michael A. Jimenez Esq.  
North Bergen School Board Attorney

NORTH BERGEN BOARD OF EDUCATION  
EARLY CHILDHOOD CENTER  
AT MEADOWVIEW AVE. & 64th ST. RECREATION CENTER

CONTRACT NO. NBBOE-GL 0900.1

AUGUST 30 2013

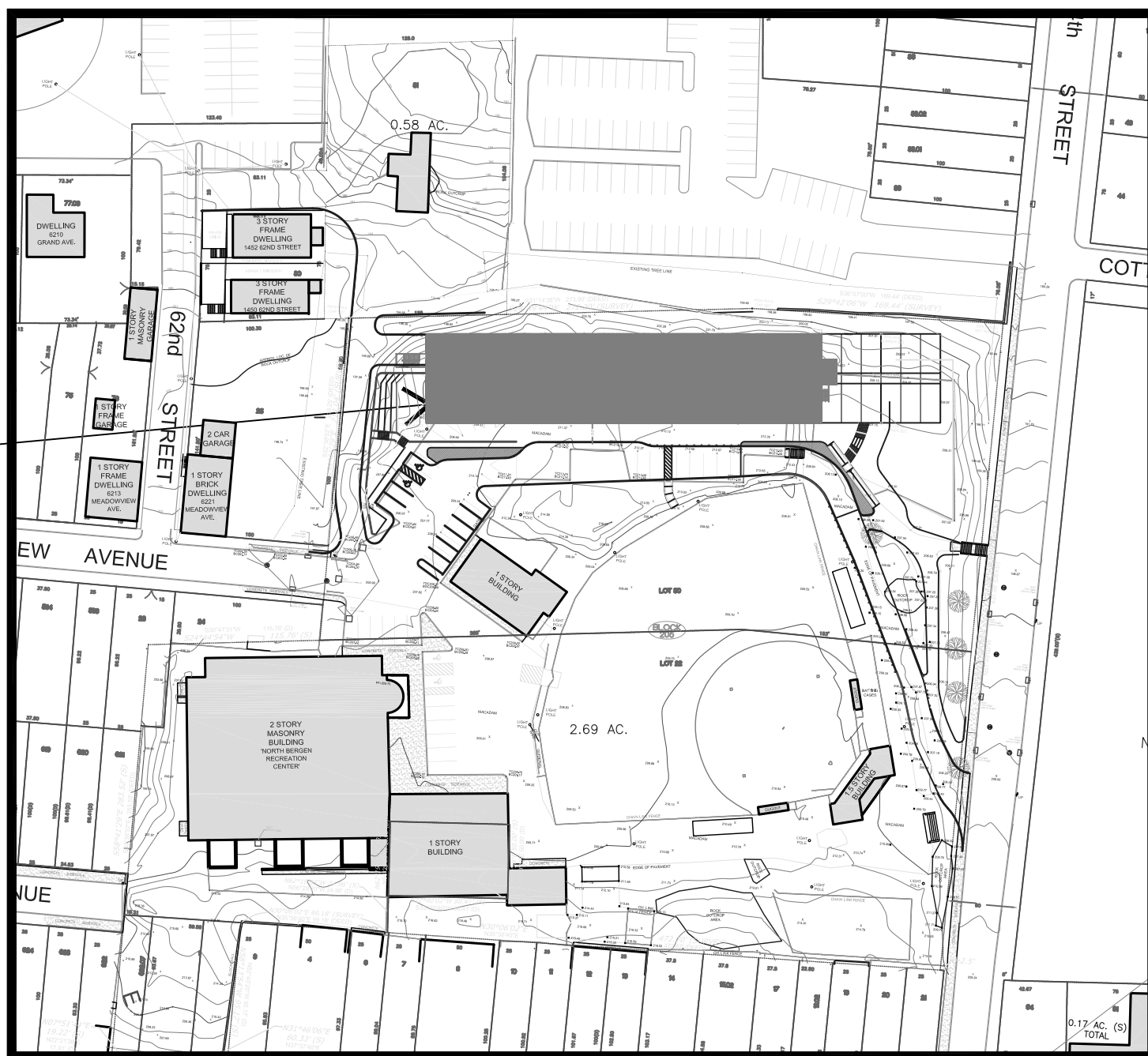
- STATE PROJECT NO.# 3610-NO4-14-1018 - NEW EARLY CHILDHOOD CENTER  
STATE PROJECT NO.# 3610-NO4-14-3000 - SITE PREP & UTILITIES, AT MEADOW / 64th  
STATE PROJECT NO.# 3610-NO4-14-2100 - LAND ACQUISITIONS



LOCATION PLAN



ACQUISITIONS  
SUBJECT PROPERTIES  
BLOCK 205, LOTS 25, 78, AND 81  
  
NEW EARLY CHILDHOOD CENTER  
SUBJECT PROPERTY  
BLOCK 205, LOT 30  
  
AREA OF WORK FOR:  
NEW EARLY CHILDHOOD CENTER  
AND SITE PREP WORK & UTILITIES



SITE PLAN



NORTH BERGEN BOARD OF EDUCATION

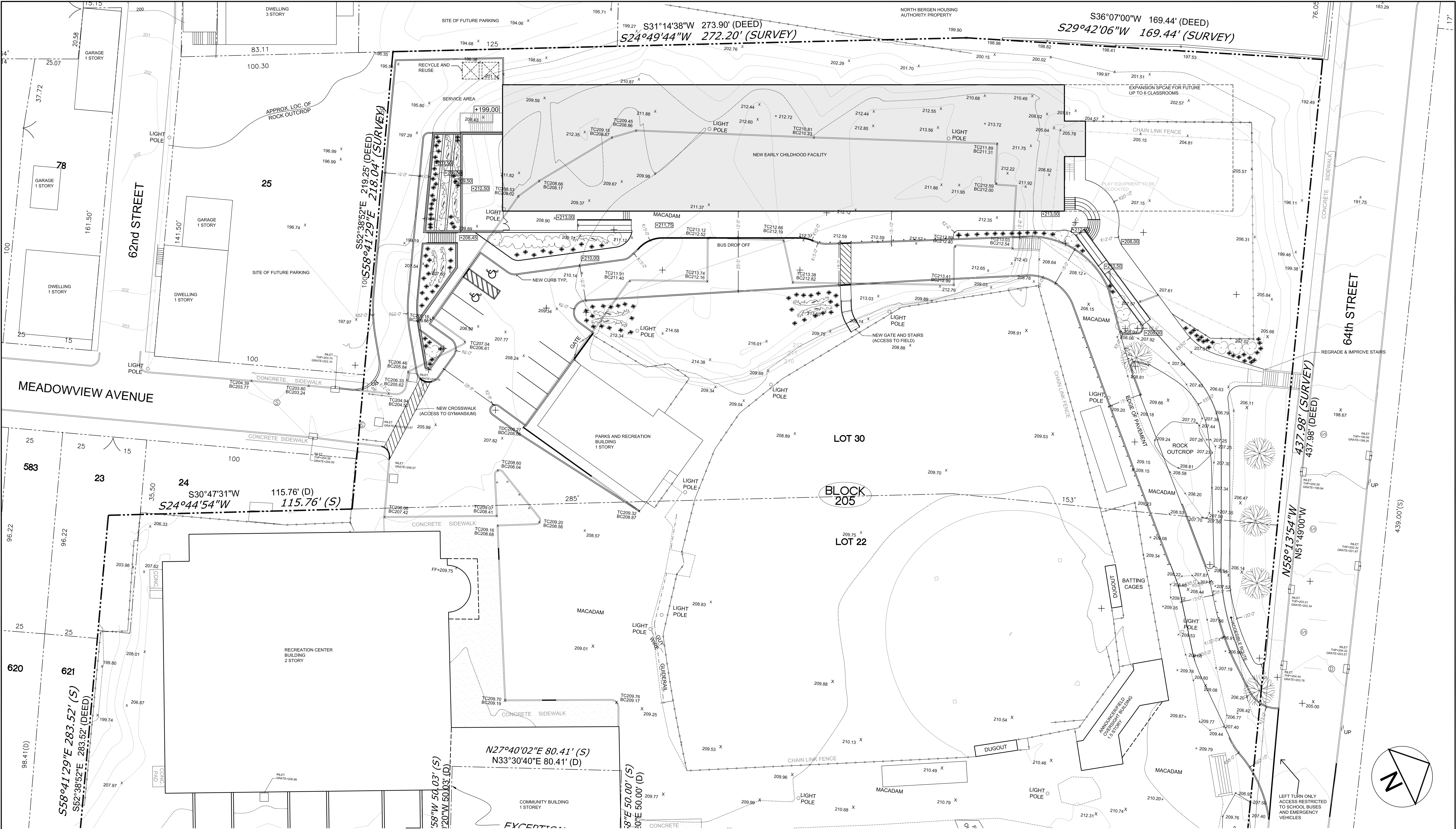
- |                            |                                     |
|----------------------------|-------------------------------------|
| Edward LaTour              | President                           |
| Julio Marenco              | Vice President                      |
| Maurena Luzzi              | Trustee                             |
| Luis Diaz                  | Trustee                             |
| Elaine Nicolliello         | Trustee                             |
| Kanaiyalal Patel           | Trustee                             |
| Ruth Shaw                  | Trustee                             |
| Luis Rabelo                | Trustee                             |
| Patricia Bartoli           | Trustee                             |
| Gonzolo Perez (Guttenberg) | Trustee                             |
| Dr George Solter           | Superintendent of Schools           |
| Nicholas J. Sacco          | Assistant Superintendent of Schools |
| Hugo D. Cabrera            | Board Secretary                     |

SIGNATURES- N.J.D.O.E. PROJECT APPLICATION SUBMITTALS

Edward LaTour \_\_\_\_\_ Date \_\_\_\_\_ Board of Education President  
Dr George Solter \_\_\_\_\_ Date \_\_\_\_\_ Chief School Administrator

GRACE LYNCH AIA PP  
L+C DESIGN CONSULTANTS PA  
ONE MARINA PLAZA SUITE 205  
NORTH BERGEN NEW JERSEY 07047





1

SITE PLAN

SCALE: 1" = 20'-0"

SURVEY BY: ALFRED A. STEWART, JR.  
DATE: 06-28-13

DESIGNED BY:

DATE:

DRAWN BY:

CHECKED BY:

SCALE: AS NOTED

1" = 20'-0"

GRACE LYNCH AIA PP  
L+C DESIGN CONSULTANTS PA

ARCHITECTURE ENGINEERING PLANNING  
One Marine Plaza, North Bergen, New Jersey 07047

GRACE LYNCH AIA PP  
L+C DESIGN CONSULTANTS PA

N.J. LIC. NO. 10917

CARL A. JENNE, PE  
L+C DESIGN CONSULTANTS PA

N.J. LIC. NO. 24GE02628700

BETH POCHTAR, PE  
L+C DESIGN CONSULTANTS PA

N.J. LIC. NO. GE36108

SCHEMATIC SITE PLAN

EARLY CHILDHOOD CENTER - 64TH STREET  
NORTH BERGEN BOARD OF EDUCATION

SP-101

3610-N04-14-1018  
3610-N04-14-3000  
3610-N04-14-2100  
GL-0900.2

20000

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10000

20000

40000

1 inch = 20 ft.

WARMING KITCHEN				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
STAFF	4	20		80
TOTAL NO. OF OCCUPANTS	4	20		80
FURNITURE				
A 13'-3" COUNTERTOP W/ STORAGE BELOW & CABINETS ABOVE (SINK AS SHOWN)	1	21		21
B 6' FRIDGE (33"X48")	1	11		11
C 6' REFRIDGERATOR (33"X48")	1	11		11
D 7'-0" COUNTERTOP W/ STORAGE BELOW & CABINETS ABOVE	1	14		14
E STOVE (36"X30")	1	7.5		7.5
F WARMING OVEN (34"X40")	1	9.5		9.5
G 4'-2" COUNTERTOP W/ STORAGE BELOW & CABINETS ABOVE	1	8		8
H SINK UNIT (34"X84") - 3 SINKS, 2 FAUCETS & 2 DRAINBOARDS W/ CABINETS ABOVE	1	22		22
DW DUMBWATER	1	19.5		19.5
ST STORAGE W/ CLOSETS	1	58		58
TOTAL AREA OF FURNITURE & EQUIPMENT				182
TOTAL USED SPACE				262
TOTAL ROOM AREA				372
REMAINING SPACE				110

PLAY AREA				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
TEACHER	1	20		20
VISITORS / STUDENTS	30	50		1500
TOTAL NO. OF OCCUPANTS	31	VARIES		1520
FURNITURE				
A WALK-IN STORAGE CLOSET	1	72.5		72.5
B COUNTERTOP W/ WASHUP (SINK & BUBBLER)	1	10		10
C FUN TUNNELS (DIM 19' X 72" LONG) - TYP. IN CLOSET	2	0		0
D CHILD TRIKES (24"X30")	6	5		30
E CHILD LOW RIDERS (24"X30")	6	5		30
F BALL CART (24"X30")	1	5		5
G BALANCE BEAMS (6"X2")	2	3		6
H ADJUSTABLE BASKETBALL HOOPS (22"X21")	4	3.2		12.8
I ROCKING BOATS (18"X36")	4	4.5		18
J ELEMENTARY MAT	4	0		0
K 25 STUDENT CHAIRS ON RACK (36"X24") - TYP. IN CLOSET	1	0		0
L FOLDING PORTABLE STAGE/RISER - TYP. IN CLOSET	1	0		0
M 108 ADULT FOLDING CHAIRS STORED ON ROLLING CART - TYP. IN CLOSET	3	0		0
N WALL MOUNTED MARKER BOARD AND PROJECTION SCREEN	1	0		0
TOTAL AREA OF FURNITURE & EQUIPMENT				184.3
TOTAL USED SPACE				804.3
TOTAL ROOM AREA				1530
REMAINING SPACE				725.7
STATE EARLY CHILDHOOD REQUIREMENTS FOR PLAYSPACE GROSS SQUARE FOOTAGE ANALYSIS 1500 SF / 50 SF PER STUDENT = 30 STUDENTS				

PT/OT ROOM BREAKOUT ROOM FOR INSTRUCTION				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
TEACHERS	2	20		40
STUDENTS	5	20		100
TOTAL NO. OF OCCUPANTS	7	20		140
FURNITURE				
A 13' LONG 24" WIDE COUNTER W/ STORAGE BELOW & CABINETS ABOVE (SINK AS SHOWN)	1	26		26
B STORAGE ROOM W/ LOCKABLE CLOSET AND 12" WIDE SHELVES	1	38		38
TOTAL AREA OF FURNITURE & EQUIPMENT				64
TOTAL USED SPACE				204
TOTAL ROOM AREA				315
REMAINING SPACE				111

TYPICAL PRE-K CLASSROOM WITH SHARED BREAK-OUT ROOM - TOTAL 10 (6) @ FIRST FLOOR (4) @ SECOND FLOOR				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
STUDENTS	15	20		300.0
TEACHER & AID	2	20		40.0
TOTAL NO. OCCUPANTS X 20 SF	17	20		340.0
A TEACHERS DESK (BEAN @ 48" X 72")	1	24		24.0
B TEACHERS CHAIR	2	3.3		6.6
C TEACHERS AID (30" X 60" DESK W/ FILE DRAWER)	1	12.5		12.5
D STUDENT TABLES (30" X 48")	3	10		30.0
E STUDENT CHAIR (11.25" X 10.5")	21	1		21.0
F STUDENT WET/SAND PLAY TABLE (20" X 45")	1	6.25		6.3
G STUDENT COMPUTER COUNTER (30" X 72")	1	15		15.0
H BOOK SHELF UNIT	7	3		21.0
I BUILT-IN STORAGE CLOSET / TEACHERS CLOSET	1	35		35.0
J LATERAL FILE CABINET (36" X 18")	3	4.5		13.5
K COUNTERTOP W/ CABINET ABOVE (SINK AS SHOWN)	1	12.5		12.5
L TOY STORAGE ON CASTERS (24" W X 36" X 24" H)	2	6		12.0
CRAFT & PAPER STORAGE CABINETS				
(1) UNIT - 18" d X 36" w X 72" h	2	4.5		9.0
N SMALL STUDENT TABLE (36" DIA. - SHARED)	1	7		7.0
O STUDENT CUBBIES (16 UNITS DOUBLE STACKED)	8	1.17		9.4
P MOBILE DRYING RACK (24" X 25")	2	4.17		8.3
Q MOVABLE MULTI MEDIA CENTER (24" X 24")	1	4		4.0
R MOBILE BOOK CART (24" X 9")	2	1.5		3.0
S PUZZLE STORAGE UNIT (42" X 14")	2	4.1		8.2
T CLEAN UP SINK / BUBBLER	1	10		10.0
U PLAY WASHER & DRYER (18" X 36")	1	4.5		4.5
V PLAY KITCHEN (18"X36")	1	4.5		4.5
W TACK BOARDS (36" X 36" WALL MOUNTED)	6	0		0.0
X BATHROOM	1	50		50.0
Y MOVABLE WHITEBOARD (72" X 2")	3	1		3.0
Z WHITEBOARD W/ MAP RAIL, FLAG & TACK BOARD ABOVE (72" LONG WALL MOUNTED)	1	0		0.0
TOTAL AREA OF FURNITURE & EQUIPMENT				330.3
TOTAL USED SPACE				670.3
TOTAL ROOM AREA				950.0
REMAINING SPACE				279.8
STATE EARLY CHILDHOOD REQUIREMENTS FOR PRE-KINDERGARTEN GROSS SQUARE FOOTAGE ANALYSIS TOTAL: 950 SF - 50 SF (BATHROOM) = 900 SF 900 SF / 60 SF PER STUDENT = 15 STUDENTS				

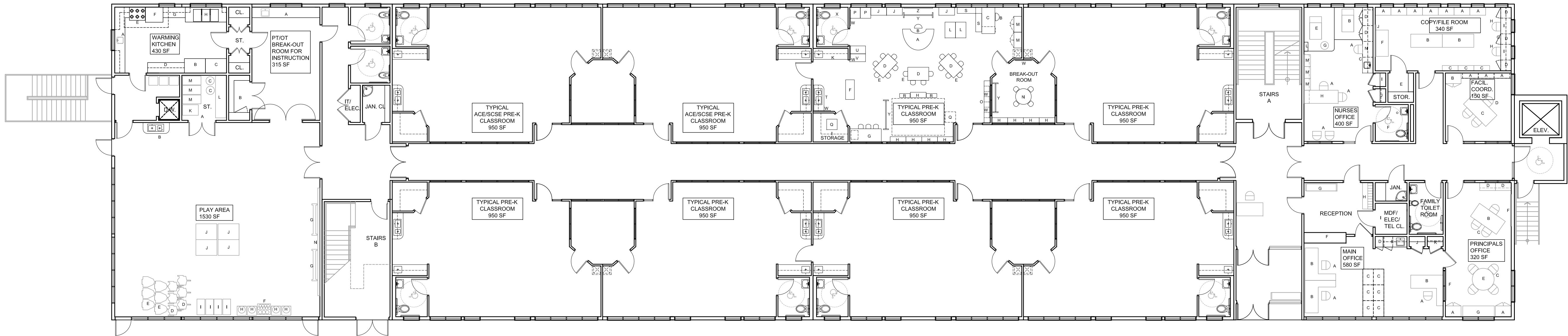
NURSES OFFICE				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
STUDENTS	4	20		80
TEACHERS	2	20		40
TOTAL NO. OF OCCUPANTS	6	20		120
FURNITURE				
A CHAIR	5	2.5		12.5
B COT	1	12.5		12.5
C 12'-6" COUNTERTOP W/ CABINETS ABOVE (SINK AS SHOWN)	1	25		25
D CABINET (24"X36") UNDER COUNTER	2	6		12
E EXAMINATION TABLE/ COT	1	12.5		12.5
F BATHROOM	1	47		47
G STOOL	1	2		2
H NURSES DESK (30"X78")	1	16.5		16.5
I STORAGE CLOSET	1	7		7
J COAT CLOSET	1	7		7
L WALL MOUNTED MEDICAL EQUIPMENT	1	2		2
M FILE CABINET W/ SHELVES ABOVE	3	3		9
N 36" WIDE KNEE ROOM	1	6		6
TOTAL AREA OF FURNITURE & EQUIPMENT				153
TOTAL USED SPACE				273
TOTAL ROOM AREA				400
REMAINING SPACE				127

MAIN OFFICE				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
STAFF	3	20		60
TOTAL NO. OF OCCUPANTS	3	20		60
FURNITURE				
A CHAIR	3	2.5		7.5
B SECRETARY DESKS W/ RETURNS (30"X72")/FILE CABINETS	3	20		60
C CABINET (24"X36") BELOW SINGLE COUNTERTOP	6	6		36
D PANTRY (24"X18")	1	3		3
COUNTERTOP W/ CABINETS ABOVE (SINK AND UNDERCOUNTER REFRIGERATOR AS SHOWN)				
E REFRIGERATOR AS SHOWN	1	9		9
F COUNTER 24" WIDE, 96" LONG (42" HIGH)	1	16		16
G BENCH	1	9		9
H CABINET COUNTER W/ BASE AND STAFF MAIL BOXES ABOVE	1	10		10
I MDF/ELECTRICAL/PHONE CLOSET	1	41		41
J STORAGE CLOSET	1	8		8
K COAT CLOSET	1	8		8
TOTAL AREA OF FURNITURE & EQUIPMENT				207.5
TOTAL USED SPACE				267.5
TOTAL ROOM AREA				580
REMAINING SPACE				312.5

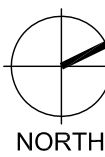
COPY/FILE ROOM				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
STUDENTS	0	20		0
TEACHERS	2	20		40
TOTAL NO. OF OCCUPANTS	2	20		40
FURNITURE				
A LATERAL DRAWERS (18"X36")	7	4.5		31.5
B WORK TABLES (30"X72")	2	15		30
C SHELVES (12"X36"X72")	3	3		9
D CABINETS BELOW COUNTER	3	4		12
E STORAGE ROOM WITH FULL HEIGHT STORAGE UNITS	1	29		29
F COPY/PRINT MACHINE	1	12.5		12.5
G COUNTER 24" WIDE 12' LONG W/ MAILBOXES ABOVE	1	24		24
H CHAIR	2	2.5		5
I 36" WIDE KNEE ROOM	2	6		12
J 3' WHITE BOARD & 3' TACK BOARD	1	0		0
TOTAL AREA OF FURNITURE & EQUIPMENT				141
TOTAL USED SPACE				181
TOTAL ROOM AREA				340
REMAINING SPACE				159

FACILITY COORDINATOR				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
COORDINATOR	1	20		20
VISITOR	1	20		20
TOTAL NO. OF OCCUPANTS	2	20		40
FURNITURE				
A SHELVES (12"X36") UNDER 1' WIDE 6'-6" LONG COUNTERTOP	3	3		9
B CABINETS (24"X36"X72")	1	6		6
C DESK (36"X72")	1	18		18
D CHAIR	3	2.5		7.5
TOTAL AREA OF FURNITURE & EQUIPMENT				40.5
TOTAL USED SPACE				80.5
TOTAL ROOM AREA				150
REMAINING SPACE				69.5

PRINCIPALS OFFICE				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	AREA (SF)	TOTAL AREA (SF)
PRINCIPAL	1	20		20
VISITOR	2	20		40
TOTAL NO. OF OCCUPANTS	3	20		60
FURNITURE				
A CABINET (24"X36"X72")	2	6		12
B DESK (36"X72")	1	18		18
C CHAIR	7	2.5		17.5
D LATERAL FILE CABINET (18"X36") W/ BOOK SHELVES ABOVE	2	4.5		9
E ROUND TABLE 4' DIA	1	14		14
F 3' WHITE BOARD & 3' TACK BOARD	2	0		0
G CONSOLE	1	12		12
TOTAL AREA OF FURNITURE & EQUIPMENT				82.5
TOTAL USED SPACE				142.5
TOTAL ROOM AREA				320
REMAINING SPACE				177.5



1 FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



NO.	DATE	DRAWN	CHECK'D	DESCRIPTION
REVISIONS				

DESIGNED BY:	DATE:
DRAWN BY:	
CHECKED BY:	
SCALE: AS NOTED	

GRACE LYNCH AIA PP  
L+C DESIGN CONSULTANTS PA

ARCHITECTURE ENGINEERING PLANNING  
One Marine Plaza, North Bergen, New Jersey 07047

GRACE LYNCH AIA PP  
L+C DESIGN CONSULTANTS PA

N.J. LIC. NO. 10917

FIRST FLOOR FURNITURE & EQUIPMENT PLAN & CHARTS

EARLY CHILDHOOD CENTER - 64TH STREET  
NORTH BERGEN BOARD OF EDUCATION

F&E-1

3610-N04-14-1018  
3610-N04-14-3000  
3610-N04-14-2100  
GL-0900.2



GUIDANCE COUNSELOR OFFICE				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	TOTAL AREA (SF)	
TEACHER	1	20	20	
VISITOR	1	20	20	
TOTAL NO. OF OCCUPANTS	2	20	40	
FURNITURE				
A SHELVES (12'X36")	3	3	9	
B CABINETS (24'X36'X72")	1	6	6	
C DESK (36'X72")	1	18	18	
D CHAIR	3	2.5	7.5	
TOTAL AREA OF FURNITURE & EQUIPMENT			40.5	
TOTAL USED SPACE			80.5	
TOTAL ROOM AREA			153	
REMAINING SPACE			72.5	

TYPICAL PRE-K CLASSROOM WITH SHARED BREAK-OUT ROOM - TOTAL 10  
(6) @ FIRST FLOOR (4) @ SECOND FLOOR

NUMBER OF OCCUPANTS		QTY.	AREA EACH (SF)	TOTAL AREA (SF)
STUDENTS		15	20	300.0
TEACHER & AID		2	20	40.0
TOTAL NO. OCCUPANTS X 20 SF		17	20	340.0
A	TEACHERS DESK (BEAN @ 48" X 72")	1	24	24.0
B	TEACHERS CHAIR	2	3.3	6.6
C	TEACHERS AID (30" X 60" DESK W/ FILE DRAWER)	1	12.5	12.5
D	STUDENT TABLES (30" X 48")	3	10	30.0
E	STUDENT CHAIR (11.25" X 10.5")	21	1	21.0
F	STUDENT WET/SAND PLAY TABLE (20" X 45")	1	6.25	6.3
G	STUDENT COMPUTER COUNTER (30" X 72")	1	15	15.0
H	BOOK SHELF UNIT	7	3	21.0
I	BUILT-IN STORAGE CLOSET / TEACHERS CLOSET	1	35	35.0
J	LATERAL FILE CABINET (36" X 18")	3	4.5	13.5
K	COUNTERTOP W/ CABINET ABOVE (SINK AS SHOWN)	1	12.5	12.5
L	TOY STORAGE ON CASTERS (24" X 36" X 24")	2	6	12.0
CRAFT & PAPER STORAGE CABINETS				
(1) UNIT - 18" d X 36" w X 72" h				
M	(1) UNIT - 18" d X 36" w X 24" h	2	4.5	9.0
N	SMALL STUDENT TABLE 24"X36"	1	7	7.0
O	STUDENT CUBBIES (16 UNITS DOUBLE STACKED)	8	1.17	9.4
P	MOBILE DRYING RACK (24" X 25")	2	4.17	8.3
Q	MOVABLE MULTI MEDIA CENTER (24" X 24")	1	4	4.0
R	MOBILE BOOK CART (24" X 9")	2	1.5	3.0
S	PUZZLE STORAGE UNIT (42" X 14")	2	4.1	8.2
T	CLEAN UP SINK / BUBBLER	1	10	10.0
U	PLAY WASHER & DRYER (18" X 36")	1	4.5	4.5
V	PLAY KITCHEN (18"X36")	1	4.5	4.5
W	TACK BOARDS (36" X 36" WALL MOUNTED)	6	0	0.0
X	BATHROOM	1	50	50.0
Y	MOVABLE WHITEBOARD (72" X 2")	2	1	2.0
Z	WHITEBOARD W/ MAP RAIL, FLAG & TACK BOARD ABOVE (72" LONG WALL MOUNTED)	1	0	0.0
TOTAL AREA OF FURNITURE & EQUIPMENT				329.3
TOTAL USED SPACE				669.3
TOTAL ROOM AREA				950.0
REMAINING SPACE				280.8
STATE EARLY CHILDHOOD REQUIREMENTS FOR PRE-KINDERGARTEN				
GROSS SQUARE FOOTAGE ANALYSIS				
TOTAL: 950 SF - 50 SF (BATHROOM) = 900 SF				
900 SF / 60 SF PER STUDENT = 15 STUDENTS				

BREAKOUT ROOM				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	TOTAL AREA (SF)	
TEACHERS	1	20	20	
STUDENTS	4	20	80	
TOTAL NO. OF OCCUPANTS	5	20	100	
FURNITURE				
A BOOK SHELF UNIT	4	3	12	
B SMALL STUDENT TABLE (36" DIA. - SHARED)	1	7	7	
C STUDENT CHAIR (11.25" X 10.5")	4	1	4	
D TACK BOARDS (36" X 36" WALL MOUNTED)	1	0	0	
E MOVABLE WHITEBOARD (72" X 2")	1	7	7	
TOTAL AREA OF FURNITURE & EQUIPMENT			30	
TOTAL USED SPACE			130	
TOTAL ROOM AREA			150	
REMAINING SPACE			20	

TYPICAL ACE/SCSE PRE-K CLASSROOM W/ SHARED BREAK-OUT ROOM - TOTAL 4  
(2) @ FIRST FLOOR(2) @ SECOND FLOOR

NUMBER OF OCCUPANTS		QTY.	AREA EACH (SF)	TOTAL AREA (SF)
STUDENTS		12	20	240
TEACHER & AID		2	20	40
TOTAL NO. OCCUPANTS X 20 SF		14	20	280
A	TEACHERS DESK (BEAN @ 48" X 72")	1	24	24
B	TEACHERS CHAIR	2	3.3	6.6
C	TEACHERS AID (30" X 60" DESK W/ FILE DRAWER)	1	12.5	12.5
D	STUDENT TABLES (30" X 48")	2	10	20
E	STUDENT CHAIR (11.25" X 10.5")	19	1	19
F	STUDENT WET/SAND PLAY TABLE (20" X 45")	1	6.25	6.25
G	STUDENT COMPUTER COUNTER (30" x 72")	1	15	15
H	BOOK SHELF UNIT	9	3	27
I	BUILT-IN STORAGE CLOSET / TEACHERS CLOSET	1	35	35
J	LATERAL FILE CABINET (36" X 18")	3	4.5	13.5
K	COUNTERTOP W/ CABINET ABOVE (SINK AS SHOWN)	1	12.5	12.5
L	TOY STORAGE ON CASTERS (24" w X 36" l X 24" h) CRAFT & PAPER STORAGE CABINETS (1) UNIT - 18" d X 36" w X 72" h (1) UNIT - 18" d X 36" w X 24" h	2	6	12
M	SMALL STUDENT TABLE 24"X36"	2	4.5	9
N	STUDENT CUBBIES (16 UNITS DOUBLE STACKED)	2	6	12
O	STUDENT CUBBIES (16 UNITS DOUBLE STACKED)	8	1.17	9.36
P	MOBILE DRYING RACK (24" X 25")	2	4.17	8.34
Q	MOVABLE MULTI MEDIA CENTER (24" X 24")	1	4	4
R	MOBILE BOOK CART (24" X 9")	2	1.5	3
S	PUZZLE STORAGE UNIT (42" X 14")	2	4.1	8.2
T	CLEAN UP SINK / BUBBLER	1	10	10
U	PLAY WASHER & DRYER (18" X 36")	1	4.5	4.5
V	PLAY KITCHEN (18"X36")	1	4.5	4.5
W	TACK BOARDS (36" X 36" WALL MOUNTED)	5	0	0
X	BATHROOM	1	50	50
Y	MOVABLE WHITEBOARD (72" X 2")	2	1	2
Z	WHITEBOARD W/ MAP RAIL, FLAG & TACK BOARD ABOVE (72" LONG WALL MOUNTED)	1	0	0
TOTAL AREA OF FURNITURE & EQUIPMENT				328.3
TOTAL USED SPACE				608.3
TOTAL ROOM AREA				950.0
REMAINING SPACE				341.8
STATE EARLY CHILDHOOD REQUIREMENTS FOR PRE-KINDERGARTEN				
GROSS SQUARE FOOTAGE ANALYSIS				
TOTAL: 950 SF - 50 SF (BATHROOM) = 900 SF				
900 SF / 60 SF PER STUDENT = 15 STUDENTS				

CONFERENCE ROOM				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	TOTAL AREA (SF)	
TEACHERS	4	20	80	
VISITOR	6	20	120	
TOTAL NO. OF OCCUPANTS	10	20	200	
FURNITURE				
A TABLE (30'X78")	2	16.5	33	
B CHAIR	10	2.5	25	
C CABINETS (24"X36") W/ SHELVES (12"X36"X72") ON TOP	4	6	24	
D 3' WHITE BOARD & 3 TACK BOARD	1	0	0	
E STORAGE ROOM	1	41	41	
TOTAL AREA OF FURNITURE & EQUIPMENT			123	
TOTAL USED SPACE			323	
TOTAL ROOM AREA			380	
REMAINING SPACE			57	

ATYPICAL ACE/SCSE PRE-K CLASSROOM (ALT. W/ REMOTE BREAK-OUT ROOM) -  
TOTAL 1 @ SECOND FLOOR

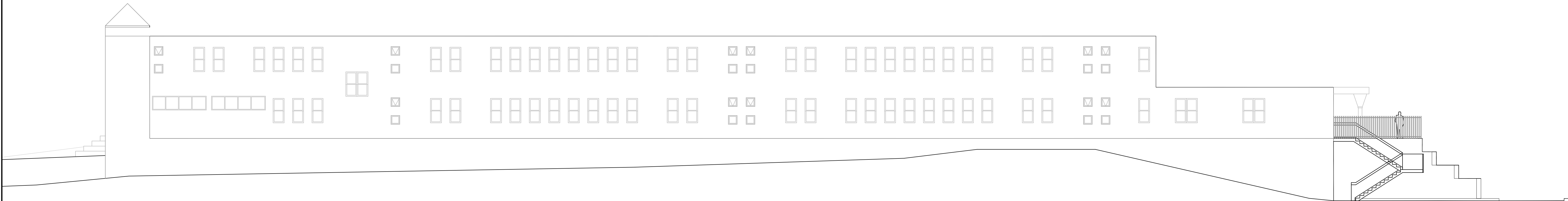
NUMBER OF OCCUPANTS		QTY.	AREA EACH (SF)	TOTAL AREA (SF)
STUDENTS		12	20	240
TEACHER & AID		2	20	40
TOTAL NO. OCCUPANTS X 20 SF		14	20	280
A	TEACHERS DESK (BEAN @ 48" X 72")	1	24	24
B	TEACHERS CHAIR	2	3.3	6.6
C	TEACHERS AID (30" X 60" DESK W/ FILE DRAWER)	1	12.5	12.5
D	STUDENT TABLES (30" X 48")	2	10	20
E	STUDENT CHAIR (11.25" X 10.5")	19	1	19
F	STUDENT WET/SAND PLAY TABLE (20" X 45")	1	6.25	6.25
G	STUDENT COMPUTER COUNTER (30" X 72")	1	15	15
H	BOOK SHELF UNIT	9	3	27
I	BUILT-IN STORAGE CLOSET / TEACHERS CLOSET	1	35	35
J	LATERAL FILE CABINET (36" X 18")	3	4.5	13.5
K	COUNTERTOP W/ CABINET ABOVE (SINK AS SHOWN)	1	12.5	12.5
L	TOY STORAGE ON CASTERS (24" w X 36" l X 24" h) CRAFT & PAPER STORAGE CABINETS (1) UNIT - 18" d X 36" w X 72" h (1) UNIT - 18" d X 36" w X 24" h	2	6	12
M	SMALL STUDENT TABLE 24"X36"	2	4.5	9
N	STUDENT CUBBIES (16 UNITS DOUBLE STACKED)	2	6	12
O	STUDENT CUBBIES (16 UNITS DOUBLE STACKED)	8	1.17	9.36
P	MOBILE DRYING RACK (24" X 25")	2	4.17	8.34
Q	MOVABLE MULTI MEDIA CENTER (24" X 24")	1	4	4
R	MOBILE BOOK CART (24" X 9")	2	1.5	3
S	PUZZLE STORAGE UNIT (42" X 14")	2	4.1	8.2
T	CLEAN UP SINK / BUBBLER	1	10	10
U	PLAY WASHER & DRYER (18" X 36")	1	4.5	4.5
V	PLAY KITCHEN (18"X36")	1	4.5	4.5
W	TACK BOARDS (36" X 36" WALL MOUNTED)	5	0	0
X	BATHROOM	1	50	50
Y	MOVABLE WHITEBOARD (72" X 2")	2	1	2
Z	WHITEBOARD W/ MAP RAIL, FLAG & TACK BOARD ABOVE (72" LONG WALL MOUNTED)	1	0	0
TOTAL AREA OF FURNITURE & EQUIPMENT				328.3
TOTAL USED SPACE				608.3
TOTAL ROOM AREA				950.0
REMAINING SPACE				341.8
STATE EARLY CHILDHOOD REQUIREMENTS FOR PRE-KINDERGARTEN GROSS SQUARE FOOTAGE ANALYSIS TOTAL: 950 SF - 50 SF (BATHROOM) = 900 SF 900 SF / 60 SF PER STUDENT = 15 STUDENTS				

TEACHER WORK ROOM AND KITCHENETTE				
NUMBER OF OCCUPANTS	QTY.	AREA EACH (SF)	TOTAL AREA (SF)	
TEACHERS	8	20	160	
TOTAL NO. OF OCCUPANTS	8	20	160	
FURNITURE				
A TABLE (30'X78")	1	16.5	16.5	
B CHAIR	13	2.5	32.5	
C ROUND TABLE 4' DIM	1	14	14	
D 3' WHITE BOARD & 3 TACK BOARD	1	0	0	
E STORAGE ROOM W/ SHELVES	1	44	44	
F SHELVES (12'X36"X72")	3	3	9	
G SHELVES (12'X36"X72")	2	3	6	
H 25'-6" LONG 2' WIDE COUNTER W/ (3) 36" WIDE KNEE RECESSES	1	51	51	
I 5'-6" COUNTERTOP W/ CABINETS ABOVE (SINK AS SHOWN)	1	11	11	
J 6' FRIDGE (30"X30")	1	6.25	6.25	
K 12'-6" COUNTERTOP W/ STORAGE BELOW	1	26	26	
L STOVE (36"X36")	1	9	9	
M PANTRY (24"X18")	1	3	3	
TOTAL AREA OF FURNITURE & EQUIPMENT			228.25	
TOTAL USED SPACE			388.25	
TOTAL ROOM AREA			460	
REMAINING SPACE			71.75	

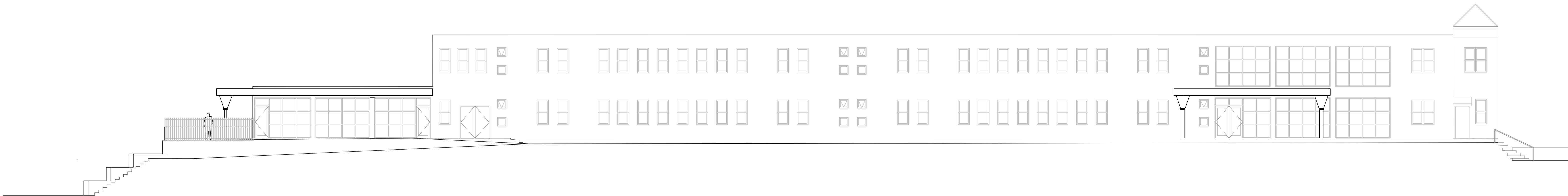
TRANSITIONAL KINDERGARTEN WITH SHARED BREAK-OUT ROOM -  
TOTAL 2 @ SECOND FLOOR

NUMBER OF OCCUPANTS		QTY.	AREA EACH (SF)	TOTAL AREA (SF)
STUDENTS		21	20	420.0
TEACHER & AID		2	20	40.0
TOTAL NO. OCCUPANTS X 20 SF		23	20	460.0
A	TEACHERS DESK (BEAN @ 48" X 72")	1	24	24.0
B	TEACHERS CHAIR	2	3.3	6.6
C	TEACHERS AID (30" X 60" DESK W/ FILE DRAWER)	1	12.5	12.5
D	STUDENT DESKS (MOVABLE) 48"X30"	5	10	50.0
E	STUDENT CHAIR (11.25" X 10.5")	26	1	26.0
F	STUDENT WET/SAND PLAY TABLE (20" X 45")	1	6.25	6.3
G	STUDENT COMPUTER COUNTER (30" X 72")	1	15	15.0
H	BOOK SHELF UNIT	7	3	21.0
I	BUILT-IN STORAGE CLOSET / TEACHERS CLOSET	1	35	35.0
J	LATERAL FILE CABINET (36" X 18")	3	4.5	13.5
K	COUNTERTOP W/ CABINET ABOVE (SINK AS SHOWN)	1	12.5	12.5
L	TOY STORAGE ON CASTERS (24" w X 36" l X 24" h) CRAFT & PAPER STORAGE CABINETS (1) UNIT - 18" d X 36" w X 72" h (1) UNIT - 18" d X 36" w X 24" h	2	6	12.0
M	SMALL STUDENT TABLE 24"X36"	1	6	6.0
N	STUDENT CUBBIES (16 UNITS DOUBLE STACKED)	12	1.17	14.0
P	MOBILE DRYING RACK (24" X 25")	2	4.17	8.3
Q	MOVABLE MULTI-MEDIA CENTER (24" X 24")	1	4	4.0
R	MOBILE BOOK CART (24" X 9")	2	1.5	3.0
S	PUZZLE STORAGE UNIT (42" X 14")	2	4.1	8.2
T	CLEAN UP SINK / BUBBLER	1	10	10.0
U	PLAY WASHER & DRYER (18" X 36")	1	4.5	4.5
V	PLAY KITCHEN (18"X36")	1	4.5	4.5
W	TACK BOARDS (36" X 36" WALL MOUNTED)	6	0	0.0
X	BATHROOM	1	50	50.0
Y	MOVABLE WHITEBOARD (72" X 2")	1	1	1.0
Z	WHITEBOARD W/ MAP RAIL, FLAGS & TACK BOARD ABOVE (72" LONG WALL MOUNTED)	1	0	0.0
TOTAL AREA OF FURNITURE & EQUIPMENT				356.9
TOTAL USED SPACE				816.9
TOTAL ROOM AREA				950.0
REMAINING SPACE				133.1
STATE EARLY CHILDHOOD REQUIREMENTS FOR PRE-KINDERGARTEN				
GROSS SQUARE FOOTAGE ANALYSIS				
TOTAL 350 SF - 50 SF (BATHROOM) = 900 SF				
900 SF / 60 SF PER STUDENT = 15 STUDENTS				

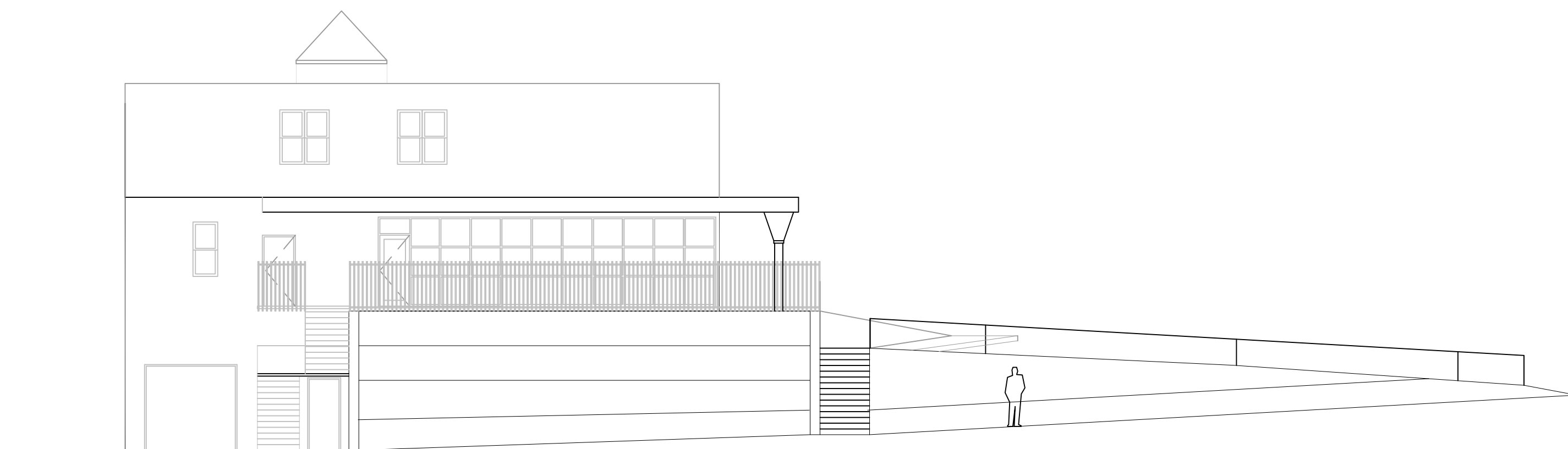




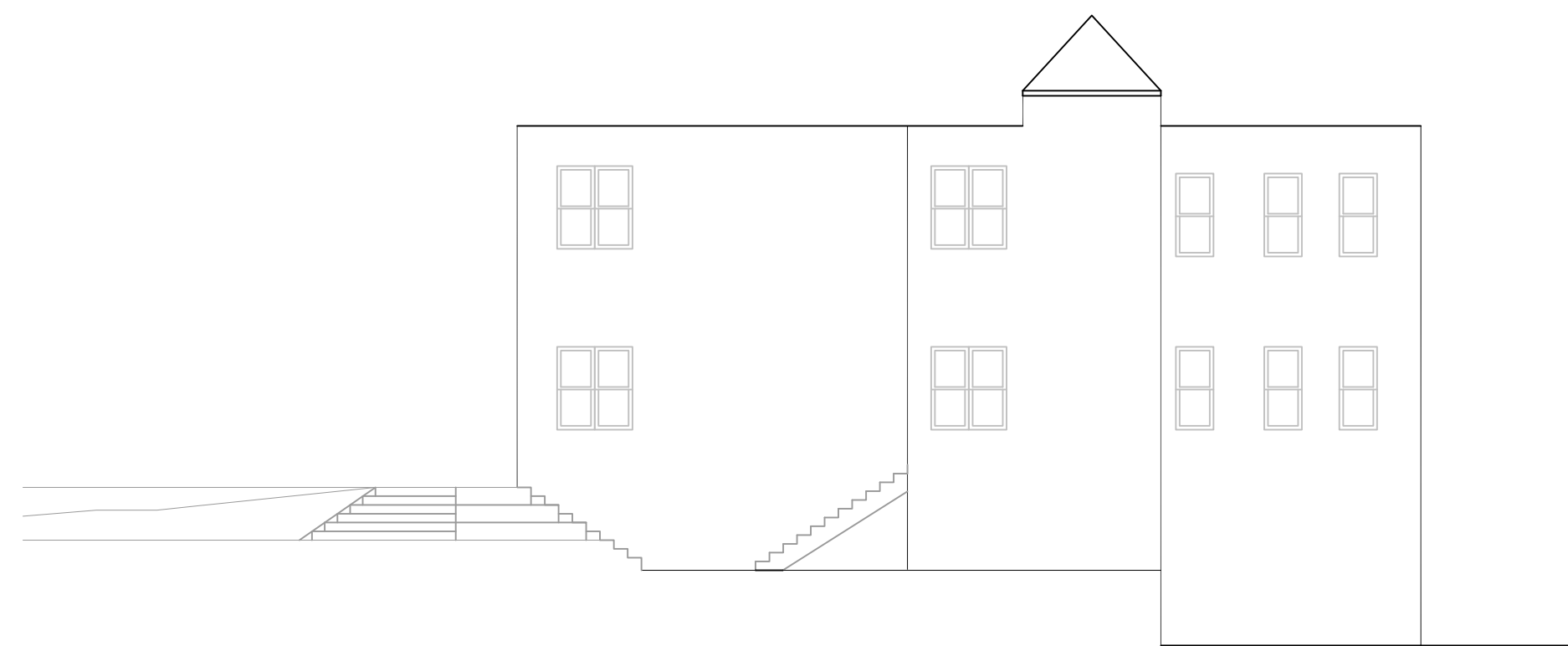
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SCALE: 3/32" = 1'-0"



2 WEST ELEVATION  
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

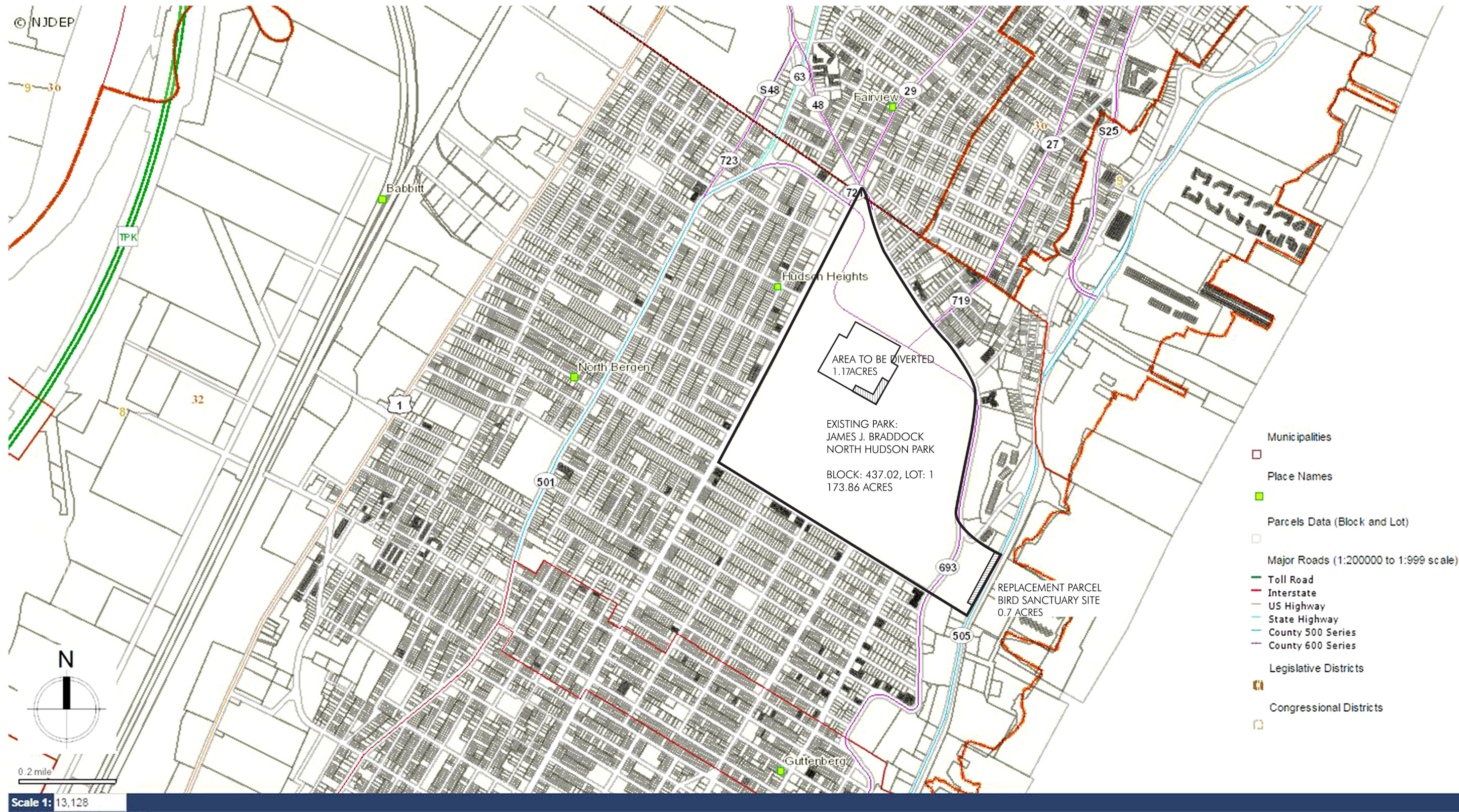
					DESIGNED BY:	DATE:	GRACE LYNCH AIA PP L+C DESIGN CONSULTANTS PA	GRACE LYNCH AIA PP L+C DESIGN CONSULTANTS PA	CARL A. JENNE, PE L+C DESIGN CONSULTANTS PA	BETH POCHTAR, PE L+C DESIGN CONSULTANTS PA	SCHEMATIC ELEVATIONS  EARLY CHILDHOOD CENTER - 64TH STREET  NORTH BERGEN BOARD OF EDUCATION	A-201  3610-N04-14-1018 3610-N04-14-3000 3610-N04-14-2100 GL-0900.2
					DRAWN BY:							
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NO.	DATE	DRAWN	CHECK'D	DESCRIPTION			ARCHITECTURE ENGINEERING PLANNING One Marine Plaza, North Bergen, New Jersey 07047	N.J. LIC. NO. 10917	N.J. LIC. NO. 24GE02628700	N.J. LIC. NO. GE36108		
REVISIONS												











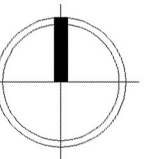
# BRADDOCK PARK DIVERSION [SHC #]

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM

## HUDSON COUNTY NORTH BERGEN MUNICIPALITY

## NJDEP COUNTY ROAD LOCATION MAP NORTH HUDSON BRADDOCK PARK & BIRD SANCTUARY SITES

1:13,128









ALLEN PASCUAL  
Commissioner

**TOWNSHIP OF NORTH BERGEN  
DEPARTMENT OF PUBLIC SAFETY  
POLICE DEPARTMENT**

LAW & PUBLIC SAFETY BUILDING  
4233 KENNEDY BOULEVARD  
NORTH BERGEN, NJ 07047



ROBERT J. DOWD  
Chief of Police

Caroline Armstrong  
Compliance Officer, Bureau of Legal Services and Stewardship  
New Jersey Department of Environmental Protection  
Green Acres Program  
Mail Code 501-01 / PO Box 420  
Trenton, NJ 08625-0420

Re: North Bergen BOE Diversion Preschool Diversion Alternate

August 17, 2016

Dear Ms. Armstrong,

The entrance drive to the parking lot is utilized by school personnel and visitors, as well as other park users and those accessing the sports amenities within the Township's leasehold, such as the track, field, bleachers, tot lot, and soccer fields. It is therefore not considered part of the proposed diverted area. The Board provides personnel in this driveway while the Pre-K is in session in order to create a safe environment for employees, students, parents and other visitors to the Pre-K facility. In addition, the Township of North Bergen provides paid crossing guards to facilitate the flow of pedestrian and vehicle traffic entering and exiting the area. **To date, no incidents or accidents have been reported.**

Furthermore, as the attached crime statistics prepared by the North Bergen Police Department Bureau of Criminal Investigations shows, incidents of violent crime in the area over the last five years is zero.

Please contact me if you have any further questions regarding this matter.

Yours truly,

Robert J. Dowd  
Chief of Police

## **North Bergen Pre-School 8701 Blvd East / 0 79<sup>th</sup> St, UCR Crime Stats**

The following crime statistics are for the area surrounding Braddock Park over the past five and a half years (January 2011 – July 2016). These are the surrounding areas from 87<sup>th</sup> Street and Blvd East to 79<sup>th</sup> Street. With the exception of 2014, there are only 1 to 2 each year in the surrounding areas and most of these were minor offenses and not violent crimes.

### **2011:**

UCR 24 Disorderly Conduct – 1

### **2012:**

UCR 5 Burglary – 1

UCR 24 Disorderly Conduct – 1

### **2013:**

UCR 24 Disorderly Conduct – 1

### **2014:**

UCR 5 Burglary – 1

UCR 8 Simple Assault – 1

UCR 14 Criminal Mischief – 2

UCR 24 Disorderly Conduct – 3

UCR 26 All Other Offence's – 1

### **2015:**

UCR 8 Simple Assault – 2

UCR 24 Disorderly Conduct – 1

### **2016: (to date)**

UCR 14 Criminal Mischief – 1





# TOWNSHIP OF NORTH BERGEN

DEPARTMENT OF PUBLIC AFFAIRS

4233 KENNEDY BOULEVARD  
NORTH BERGEN, NEW JERSEY 07047

ROBERT J. PITTFIELD  
CHIEF FINANCIAL OFFICER

TELEPHONE  
(201) 330-2629  
FAX  
(201) 330-7694  
RPITTFIELD@NORTHBERGEN.ORG

August 17, 2016

Caroline Armstrong  
Compliance Officer, Bureau of Legal Services and Stewardship  
New Jersey Department of Environmental Protection  
Green Acres Program  
Mail Code 501-01 / PO Box 420  
Trenton, NJ 08625-0420

Re: Municipal Funding Surplus

Dear Ms. Armstrong:

The Township of North Bergen's budgetary utilization and regeneration of surplus is one of the key elements that Moody's Investors Service cites as its core reason for the Township's strong financial position that allows for the very desirable Aa3 underlying rating of the Township's outstanding debt. Such bond rating enables Township taxpayers to save hundreds of thousands of dollars when the Township sells its debt. Since the market place is quite attracted to the Aa3 rating, multiple bidders participate in the Township's bonds and notes sales, which provide for even more interest savings for the taxpayer.

Maintaining a current fund balance of about 10% of current fund revenues, and replenishing as close to all of the amount of surplus that was utilized in the prior year's budget are prudent fiscal practices. Such efforts not only sustain the Township's excellent credit rating and debt service savings, but also allow for stable municipal property taxes with minimal increases over time. The Township of North Bergen residents receive the best of services while not experiencing significant spikes or increases in the local tax rate. Additionally, level tax rates contribute towards the Township's tax collection rate of nearly 98%, which aides in the very important regeneration of already utilized surplus in the budget.

Monies cannot be transferred to the Board of Education because of the devastating impact that such a depletion to the Township's fund balance would have on its financial stability, and therefore its taxpayers. As stated above, the Township strives to annually utilize only an amount of fund balance that can be reasonably be expected to be replenished. Any amount utilized for other than Township budget purposes would never be replenished and

Page 2

Ms. Armstrong

August 17, 2016

therefore could create a permanent deficit in the Township's cash position. The only way to cure such a deficit would be to substantially raise local property taxes. Further, such depletion of the Township's fund balance would result in decreasing the amount of monies available for the Township to anticipate in its budget in subsequent fiscal years, resulting in multiple year local property tax increases.

In conclusion, the utilization of surplus within a local municipality's budget should be treated quite delicately. Conservative budgeting not only saves the Township's taxpayers money during bond and notes sales, and avoids potential downgrades from Moody's, but also provides for unexpected factors that maintain a stable local property tax. With this in mind, transferring monies to the Board of Education is not a viable fiscal option.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Pittfield". The signature is fluid and cursive, with the first name "Robert" being more prominent.

Robert J. Pittfield

Chief Financial Officer