

ALTERNATIVE PROPERTIES REVIEWED IN NORTH BERGEN. For Potential Use as replacement site for a New Pre-K Site Based on NJDOE Criteria.

Links & References:

- 1. Reference Public Efficiency Standards
- 2. Reference N.J.A.C. 6A:26, Educational Facilities
- 3. Costs per square foot.
- 4. NJ Flood Mapper

Target:	
22 Classrooms w/ 25 students:	100 Students
Bldg. total gross sq ft. based on a number of classrooms:	46,425 SF
100 Students (1/3) of student body outdoor space	11,000 SF
30% of bldg. gross sq ft. for parking and dropoff:	12,120 SF
Minimum lot size: 11.47 Acres	
At \$480/SF bid/est. estimated bldg. construction	63,883 SF
	238,191,250

Schedule Color Legend:

Lot Under Consideration:	8701 Boulevard East
Current School District:	PS #2 Robert Fulton School & Annex
Adjacent School District:	PS #9 Horace Mann School
Terminated Sites:	See Summary for reasons
Located in Industrial Zone:	1 (educational outparcels)
Lot sizes greater than:	1.47 Acres
Current Class. School Site:	8701 Boulevard East

Zones Legend:

P-1: Low Density Residential	C-1: General Business
P-2: Intermediate Density Residential	C-2: Highway Business
P-3: Moderate Density Residential	C1-C: General Business Mixed Use
P-4: Paterson Plank Road Residential	H: No MC Zoning
ET: East Side Tonawalla Ave Zone	P-1: Riverside
K-0 Kennedy Overlay Zone	P-2: EdgeOff
I: Industrial	P-3: River Road West



NB Elementary School District	Property Typ.	Site Status as of 4/2023	Description	Address	Block	Lot(s)	Lot Area (±Acres)	Zone	Estimated Value	Ruling*	Reasons**	SUMMARY	ADD'L. COMMENTS
PS #7 John F. Kennedy School	Township Property	Already a school bldg.	PS #7 John F. Kennedy School	1210 11th St.	22	13	1.26	R-1	\$ 13,126,200	YES		Already a school bldg. Site is outside of the school district Proposed site is too small	Facility is at capacity and can not accommodate additional students.
PS #7 John F. Kennedy School	Private Property	Lot was recently developed	Hudson Mews	1305, 1407, & 1717 Paterson Plank Rd.	27	1, 2, 16.01, 21, 22, 23.01	110.76	R-4	\$ 4,592,900	NO	B	Lot was recently developed Site is outside of the school district Warehouse / Storage Lot	
PS #7 John F. Kennedy School	Private Property	Warehouse / Storage Lot	Scaffolding Today	1400 Tonawalla Ave	27	16.02	0.98	C-2	\$ 2,693,500	NO	B	Site is outside of the school district Proposed site is too small	
PS #7 John F. Kennedy School	Replacement Property	Lot is developed	Water splash park	1811 Paterson Plank Road	27	27	1.57	R-4	\$ 3,874,000	NO	B	Lot is developed Site is outside of the school district	
PS #7 John F. Kennedy School	Township Property	Playground / Park	10th Street Splash Park	1024 Columbia Ave.	27	9	1.13	C-2	\$ 3,784,000	NO	A/C	Site is outside of the school district Proposed site is too small	
PS #7 John F. Kennedy School	Private Property	Lot is developed	Kennedy Commons	1445 Kennedy Boulevard	40	1	4.59	R-3	\$ 23,133,800	NO	B	Lot is developed Site is outside of the school district	
PS #7 John F. Kennedy School	Private Property	Lot is not available	Mid-rise Apartment Bldg.	1703-1721 Kennedy Boulevard	40	3.02	3.66	R-3	\$ 28,848,300	NO	B	Lot is not available Site is outside of the school district	
PS #7 John F. Kennedy School	Private Land Alt. in Pre-App.	Lot was recently developed	Mid-rise Apartment Bldg.	1706 Paterson Plank Road	40	3.03, 3.031	1.53	R-3	\$ 3,372,200	NO	B	Lot was recently developed Site is outside of the school district	
PS #7 John F. Kennedy School	Private Property	Lot is developed	Residence	2020 Paterson Plank Road	40	15.01	0.20	R-3	\$ 335,300	NO	B	Site is developed Site is outside of the school district Proposed site is too small	
PS #10 McKinley School	Private Property	Lot is developed	Shopping Strip & Parking Lot	2819 Kennedy Boulevard	60	1.01	4.82	C-2	\$ 19,072,600	NO	B	Lot is developed Site is outside of the school district	
PS #10 McKinley School	Township Property	Already a school bldg.	PS #10 McKinley School	3110 Liberty Ave.	63	33	1.53	C-2	\$ 10,338,600	YES		Already a school bldg. Site is outside of the school district Lot is developed	Facility is at capacity and can not accommodate additional students.
PS #3 Franklin School & Annex	Private Property	Lot is developed	Warehouse & Parking Lot	3801 Liberty Avenue	88	25	1.19	C-2	\$ 2,689,400	NO	B	Site is outside of the school district Proposed site is too small	
PS #3 Franklin School & Annex	Private Property	Lot is developed	Warehouse & Parking Lot	3901 Liberty Avenue	88	26	1.86	C-2	\$ 10,125,200	NO	B	Lot is developed Site is outside of the school district Lot is not available	
PS #3 Franklin School & Annex		Lot is not available	NB EMT South Bldg.	1814 43rd St.	103	127	0.14	R-2	\$ 3,316,600	NO	B	Site is outside of the school district Proposed site is too small	
PS #3 Franklin School & Annex	Private Property	Available lot but developed	Pope John Paul II Social Center	4201 Kennedy Blvd	134	10	0.48	R-2	\$ 2,823,900	NO	B	Available lot but developed Site is outside of the school district Proposed site is too small Lot is developed	
PS #3 Franklin School & Annex	Private Property	Lot is developed	1600-1806 53rd Street Condos	1600 53rd Street	183	20.02	0.79	R-2	\$ 2,587,000	NO	B	Site is outside of the school district Proposed site is too small	
PS #5 Lincoln School & Annex	Private Property	Lot was recently developed	Mid-rise Apartment Bldg.	5665 Kennedy Blvd.	195	61	2.14	K-O	\$ 33,088,400	NO	B	Lot was recently developed Site is outside of the school district	
PS #5 Lincoln School & Annex	Private Property	Lot was recently developed	Mid-rise Apartment Bldg.	5711 Kennedy Boulevard	195	68	2.26	C1-C	\$ 7,979,700	NO	B	Lot was recently developed Site is outside of the school district	
PS #5 Lincoln School & Annex	Replacement Property	Playground / Park / Rec. Site	NB Recreation Baseball Field	1401 64th Street and 6300 Meadowview Av	205	22, 30	14.81	R-1	\$7,320,600 \$6,292,700	NO	A/C	Playground / Park / Rec. Site Site is outside of the school district Available vacant lot	
PS #5 Lincoln School & Annex	Private Property	Available vacant lot		6217 Meadowview Avenue	205	81	0.58	R-1	\$ 674,900	NO	C	Site is outside of the school district Proposed site is too small	
PS #5 Lincoln School & Annex	Township Property	Lot is not available	NB Public Works	6004 Tonawalla Ave.	208	2	2.00	ET	\$ 8,552,300	NO	A	Lot is not available Site is outside of the school district Lot is not available	
PS #5 Lincoln School & Annex	Township Property	Lot is not available	NB Public Works	6016 Tonawalla Ave	208	5.01	1.27	ET	\$ 4,619,900	NO	A	Site is outside of the school district Proposed site is too small	
PS #5 Lincoln School & Annex	Township Property	Already a school bldg.	Lincoln School Childhood Annex	1206 63rd St.	215	1	1.74	R-1	\$ 11,023,600	YES		Already a school bldg. Site is outside of the school district	Facility is at capacity and can not accommodate additional students.
PS #5 Lincoln School & Annex	Township Property	Playground / Park / Rec. Site	Victor Kilken Field	1308 64th St.	221	10	4.67	R-1	\$ 1,365,500	NO	A	Playground / Park / Rec. Site Site is outside of the school district	
PS #9 Horace Mann School	Property Type	Lot is not for sale	Warehouse & Parking Lot	1601 75th St.	254	130	2.02	R-1	\$ 4,029,300	NO	A/C	Lot is not for sale Site is outside of the school district	
PS #9 Horace Mann School	Private Property	Lot is not for sale	Office & Parking Lot	1453 75th St.	254	117	1.17	R-1	\$ 5,184,400	NO	A/C	Lot is not for sale Site is outside of the school district Proposed site is too small	
PS #9 Horace Mann School	Township Property	Already a school bldg.	North Bergen High School	7417 Kennedy Blvd.	263	2	9.63	R-1	\$ 41,213,500	YES		Already a school bldg. Site is outside of the school district	Facility is at capacity and can not accommodate additional students.
PS #2 Robert Fulton School & Annex	Township Property	Already a school bldg.	Fulton School Annex Bldg.	7111 Polk St.	271	45, 38	0.64	R-1	\$ 6,361,400	YES		Already a school bldg. Proposed site is too small	
PS #2 Robert Fulton School & Annex	Private Property	Lot is developed	Hudson Vineyard Church	300 79th Street	287	1	1.26	R-1	\$ 3,389,900	NO	B	Lot is developed Proposed site is too small	
PS #2 Robert Fulton School & Annex	Township Property	Already a school bldg.	Robert Fulton School	7415 Hudson Ave.	288	1	1.26	R-1	\$ 14,602,400	YES		Already a school bldg. Proposed site is too small	
PS #2 Robert Fulton School & Annex	Township Property	Inadequate for school construction	Vacant green space	7306 Park Ave. 79th St.	315	8	0.20	R-1	\$ 678,700	NO	A/C	Inadequate for school construction Proposed site is too small	
PS #2 Robert Fulton School & Annex	County Property	Site is inadequate for construction	Palisade Cliff	7800 Blvd. East	316	7.02	2.37	P-3	\$ 2,370,000	NO	A/C	Site is inadequate for construction Lot is not for sale	
PS #2 Robert Fulton School & Annex	Township Property	Lot is not for sale	Woodcliff Treatment Plant	7109 River Rd.	316	8	1.33	P-3	\$ 14,145,500	NO	A	Proposed site is too small Inadequate for school construction Proposed site is too small	
PS #2 Robert Fulton School & Annex	County Property	Inadequate for school construction	Vacant green space	7809 & 7801 River Rd.	316	23, 24	0.74	P-3	\$ 740,000	NO	A/C	Inadequate for school construction Proposed site is too small	
PS #9 Horace Mann School	Township Property	Playground / Park / Rec. Site	Robert Allen Baseball Field	1212 76th St.	324	13	1.47	R-1	\$ 12,028,200	NO	A	Playground / Park / Rec. Site Site is outside of the school district	
PS #9 Horace Mann School	Private Property	Already a school bldg.	Horace Mann Elementary School	1215 83rd St.	354	11	1.03	R-1	\$ 18,644,100	YES		Already a school bldg. Site is outside of the school district Proposed site is too small	
PS #2 Robert Fulton School & Annex	Private Property	Lot is not for sale	Sacred Heart Catholic Church	9034 Barr Place	423	30	0.77	R-1	\$ 3,737,400	NO	A/C	Lot is not for sale Proposed site is too small	
PS #2 Robert Fulton School & Annex	Replacement Property	Available vacant lot	Bottom of Palisade Cliff	7903-7909 River Road	437	2.01, 2.02	0.69	P-2	\$ 683,000	NO	C	Available vacant lot Proposed site is too small	
PS #2 Robert Fulton School & Annex	County Property	Playground / Park / Rec. Site	Current NB Pre-K Tot Lot	8701 Boulevard East	437.02	1	±1.34	R-1	\$ 260,333,100	NO	A/C	Playground / Park / Rec. Site Proposed site is too small	
PS #2 Robert Fulton School & Annex	Private Property	Lot is not available	Hudson River waterfront	8200 River Road	438	17	36.45	P-1	\$ 9,105,000	NO		Lot is not available	
Not in a School District	Private Property	Lot is developed	Warehouse & Parking Lot	2700 Secaucus Road	449	3.03	3.15	H	\$ 3,169,200	NO	A	Lot is developed Site is outside of the school district	
Not in a School District	Private Land Alt. in Pre-App.	Lot is developed	Warehouse & Parking Lot	1 Delfy's Way/ 2701 Route 3 East	451.05	14.011	19.53	H	\$ 8,413,200	NO		Lot is developed Site is outside of the school district	
Not in a School District	Private Property	Lot is developed	Warehouse & Parking Lot	4300 West Side Ave.	452.04	6.05	1.63	H	\$ 11,288,000	NO	B	Lot is developed Site is outside of the school district	
Not in a School District	Private Property	Available vacant lot		6000 W. Side Ave.	453.01	5.012	3.24	H	\$ 3,340,000	NO	A	Available vacant lot Site is outside of the school district	
Not in a School District	Private Property	Lot is developed		6800 W. Side Ave.	453.01	11	9.45	H	\$ 1,521,000	NO	B	Lot is developed Site is outside of the school district	
Not in a School District	Private Property	Inadequate for school construction	Warehouse & Parking Lot	2551 71st St.	453.05	3	5.88	H	\$ 5,880,000	NO	A	Inadequate for school construction Site is outside of the school district	
Not in a School District	Township Property	Available vacant lot	Warehouse & Parking Lot	Meadowland 71 St.	453.05	16.012	15.85	H	\$ 1,585,000	NO	A	Available vacant lot Site is outside of the school district	
Not in a School District	Private Property	Available vacant lot		800 West Side Ave	453.08	3.012	3.63	H	\$ 3,630,000	NO	A	Available vacant lot Site is outside of the school district	
PS #9 Horace Mann School	Private Property	Lot is developed	Warehouse & Parking Lot	2102 83rd Street	458	8	2.10	I	\$ 9,389,400	NO	B	Site is outside of the school district Located in an Industrial Zone	
Not in a School District	Township Property	Warehouse / Storage	Warehouse & Parking Lot	2136 85th St.	458	15	2.07	I	\$ 8,863,000	NO	B/D	Warehouse / Storage Site is outside of the school district Located in an Industrial Zone	
Not in a School District	Private Property	Inadequate for school construction	Warehouse & Parking Lot	8511 Tonawalla Ave	458.01	1	4.26	I	\$ 12,074,800	NO	A/D	Inadequate for school construction Site is outside of the school district Located in an Industrial Zone	
Not in a School District	Township/County Property	Inadequate for school construction	Hudson County Schools of Technology	2100 85th St.	458.01	6.01	3.07	I	\$ 9,779,300	NO	A/D	Inadequate for school construction Site is outside of the school district Located in an Industrial Zone	
PS #2 Robert Fulton School & Annex	Private Property	Inadequate for school construction	Parking Lot	9519 Railroad Ave.	461	1	1.05	I	\$ 2,340,800	NO	A/C/D	Inadequate for school construction Located in an Industrial Zone Proposed site is too small	
Not in a School District	Township Property	Inadequate for school construction	North Bergen Pool	2111 91 St.	468	1	14.46	H	\$ 14,625,400	NO	A/C	Inadequate for school construction Site is outside of the school district	
PS #2 Robert Fulton School & Annex	Private Property	Inadequate for school construction	Liberty Contracting Corp.	2531 94th St.	480	6	10.78	I	\$ 9,620,000	NO	A/C/D	Inadequate for school construction Located in an Industrial Zone	
PS #2 Robert Fulton School & Annex	Private Property	Inadequate for school construction	material recycling facilities	9505-9519 Fairview Ave	480	4	3.39	I	\$ 2,350,000	NO	A/C/D	Inadequate for school construction Located in an Industrial Zone	

* NJDOE Criteria - Analysis was conducted using the standards set forth in the N.J. Admin. Code § 6A:26-6.4 Section 6A:26-6.4 - Educational facility planning standards for school facilities housing preschool students

** Primary Reasons include the following:

A - Unable to meet standards of NJDOE on Land Acquisition based on subcode: 6A:26-7.1 Approval of the acquisition of land

B - Unable to meet NJDOE standards for the acquisition of an existing facility 6A:26-7.3 Approval for the acquisition of existing facilities

C - Unable to meet NJDOE standards for preschool design based on 6A:26-6.4 Educational facility planning standards for school facilities housing preschool students

D - Unsafe site conditions based on observations of site approach / traffic / lack of frontage.