

EXISTING LAND USE

The analysis of Hackensack's present development pattern is one of the fundamental steps in formulating the master plan *for* the community. The analysis of existing land use identifies both the extent of development in the City as well as the amount and location of vacant land remaining in Hackensack. This data, combined with an analysis of environmental constraints of the community, enables a determination of development potential of the community. This data is also useful in evaluating alternatives for undeveloped property, redevelopment of property and the formulation of the land use plan element.

Hackensack has prepared a lot line base map to facilitate the land use inventory of the City. Field surveys, the City's tax records and the 1989 Master Plan were utilized to update the present land use inventory of Hackensack. A number of categories of land were created to encompass Hackensack's area of 4.0 square miles. The resulting distribution of present land use is shown in Table 1. An analysis is also provided with a similar land use survey that was prepared in 1973 and 1989. A brief summary of existing land use in the City is provided in the following sections of this report.

Land Development Patterns in Hackensack

The city of Hackensack occupies a total of slightly more than 4 square miles which is described as a diverse, predominantly developed community. This diversity is expressed in a variety of housing types which ranges from low density single-family homes to garden apartments, mid-rise and high-rise apartment uses. The City also maintains an extensive base, of business, commercial industrial and institutional uses.

Hackensack serves as the County seat of Bergen County. This factor has led to the development of an extensive amount of commercial. land uses, particularly office space and a commercial core in the "downtown" area. A total of almost 16 percent of Hackensack is devoted to business and commercial uses.

Large institutional uses such a the Bergen County Courthouse and administrative offices, the Hackensack University Medical Center, a portion of the Fairleigh Dickinson University Campus, more than two dozen houses of worship and The Record newspaper, all represent key indices of the significant role that the City plays in the region.

Industrial development, one of the more important job generators in the past has been changing for the last two and one-half decades as land has become more valuable with changing economic conditions. There has been a substantial decline in the amount of Industrial development In the City.

Vacant land continues to decline. In 1989, a total of 77 acres, representing approximately 3 percent of the total land area of Hackensack, was reported to be vacant. A decade later, in 1999, this total has declined to 61 acres or 2.3 percent of the City's total land area. This relatively small

amount of vacant land represents the precursor of redevelopment in the community.

Residential Development

Residential land use accounts for more than one-third of the total area of Hackensack. The predominant land use is single-family detached homes. Almost 20 percent of Hackensack is occupied with single-family residences located along many attractive tree-lined streets. Single-family homes are primarily located in the western portion of the City. Other single-family residences are also located in the northern and central portions of Hackensack, as well as in mixed neighborhoods of the City.

Two, three and four-family residences are scattered throughout the City. Two-family uses are primarily concentrated in the central and southeastern portion of Hackensack. Three and four-family residences, primarily older dwellings, are located on scattered sites throughout Hackensack. A total of 132 acres of land are developed with these uses, representing approximately 5.1 percent of the land area.

Another major residential land use in Hackensack are garden apartments occupying 107 acres of land or 4.1 percent of the community. This land use classification includes multiple-family dwellings 2 or 3 stories in height. The land use survey identifies six major concentrations of development including:

- The northern portion of Main Street, near River Edge.
- The north central portion of Hackensack in the Clinton Place-Linden Street area;
- The Esplanade area from Passaic Street to Cub Way;
- The Cambridge Terrace, Arcadia Road, Berkshire Place and Tracy Place area;
- The Polifly Road-First Street general area;
- The southerly portion of the Hudson Street area; and
- Limited developments throughout the City.

Mid-rise apartments are described as multiple-family housing that range from 4 to 8 stories in height. Mid-rise buildings include a number of older 4 and 5 story apartment buildings constructed during the 1920's as well as many newer buildings developed after World War II. Mid-rise apartments occupy 54 acres and are concentrated principally in the following locations

- The northerly portion of Main Street and Johnson Avenue,
- The Anderson Street corridor extending from Union Street to Prospect Avenue,
- The southerly portion of Grand Avenue
- The Park Street area near Clay Street;
- The Prospect Avenue corridor from Passaic Street to Atlantic Street
- Portions of Polifly Road; and
- The Pleasantview Avenue area.

Mid-rise apartments are not located in the southeasterly quarter of the City, due, in general, to very small existing lot sizes which, in general, are not suitable for mid-rise apartment construction.

High-rise apartment Use is described as multi-family development nine stories or more in height. High-rise development totals 3D acres and is almost exclusively limited to development along Prospect Avenue, Overlook Avenue, Comet Way and Third Street. The only property that exceed nine stories that is not located in this area is the Widnall Towers on First Street.

Mixed residential uses occupy 27 acres of land representing slightly more than 1 percent of the City's land area. These uses include business and residential uses and residential and office uses on the same property. Mixed uses are generally scattered throughout Hackensack generally limited to some of the older areas of the community.

Business Uses

Business development in Hackensack is divided into four categories- retail and service uses, general business uses, offices and mixed uses. Business uses collectively occupy 409 acres of land, representing 15.9 percent of the City. Retail and service uses account for almost 7 percent of commercial development while general business uses and office development each account for approximately 4.2 percent respectively of all business uses.

Retail and service uses are identified in six general locations. The first area is related to development along Route 4 including the Riverside Square Shopping Center and the Bradlees shopping Center. The second major concentration of retail development includes the River Street-Hackensack Avenue area consisting of Sears Roebuck and the present Target store, Retail and service uses are also located along Main Street from Atlantic to Anderson Streets, and along River Street including Costco and Pep Boys developments.

Neighborhood type retail and service uses are located in the area of Anderson and Linden Streets, along the upper sections of Main Street, between Fairmount and Catalpa Avenues, and the westerly portions of Essex and Passaic Streets.

General business uses occupies acres of land totaling 4.2 percent of the City's general land area. These include such uses as gas stations, car washes, new and used automobile sales, tire sales, automobile repair establishments and other similar ~ type business uses.

These uses are concentrated along River Street throughout its entire length and portions of Hackensack Avenue. There is also evidence of a variety of such uses at the perimeter of certain residential neighborhoods Such uses are located along East Railroad Avenue, portions of First and second Street and areas of southeast Hackensack.

Office uses constitute the third major business category in Hackensack. Major office concentrations include the Continental Towers complex along HackenSac¹ Avenue, north of Route 4, the Court Plaza office complex along Main and Essex Streets and the University Plaza office building complex located on the east side of Hackensack Avenue. Office uses also include an extensive amount of new construction and rehabilitation along southern Main, State, Hudson and Essex Street particularly in the vicinity of the Court House complex. The new County office complex has recently been completed.

Additional development of new office buildings and conversions to office buildings have occurred along Summit Avenue between Essex and Beech Streets and in areas in close proximity to the Hackensack University Medical Center as well as the Hospital site itself

Other areas of office development include areas along the upper sections of Main Street and the lower portions of Passaic and Anderson Streets.

Industrial Development

Industrially developed lands occupy 166 acres or 6.4 percent of the total area of the City. Almost all industrial development in the City is categorized as light industrial uses which constitute light manufacturing, distribution and storage facilities. These uses are located along Rivet Street, generally south of East Kansas Street, along Lodi, Kenneth and South Newman Streets, along portions of East Railroad Avenue and areas generally east of Johnson Avenue in the vicinity of Orchard and Oak Streets.

Land Uses

Public land uses in the City serve the citizens and business community of Hackensack. Collectively, the City of Hackensack utilizes approximately 144 acres of land for its public schools, park and recreation facilities, police and fire fighting services, the department of public works, libraries and the City Hall.

Bergen County maintains the Court House Complex, a County jail, a vocational high school, a portion of Bergen County's Community College, Borgs Woods and a 27 acre County Park and other related facilities.

Collectively, 253 acres of land representing almost 10 percent of the City are utilized for public purposes.

There are six public schools in Hackensack that occupy 44 acres of land which include the Hackensack High School, the Middle School, and four elementary schools including the Fairmount, the Nellie I. Parker, the Fanny Hillers and the Jackson Avenue Schools.

There are fifteen municipal park and recreational facilities in Hackensack totaling 82 acres of land. The two largest facilities include the Foschini Memorial Park and Johnson Park. Additional parks and playground areas include Anderson Street Park, Baldwin Park, Carver Park, Columbus Park, the Esplanade, Fairmount Memorial Park, the Mellone-Mariniello Recreation Center, Rowland Avenue Park, Second Ward Park, Staib park, The Green and the Union Street Park.

In addition to school and recreational facilities, there are approximately 18 acres of land utilized by the City for its fire stations, City Hall complex including police and fire fighting facilities, library facilities, and the Department of Public Works facilities.

Semi-Public Uses

This land use category consists of a variety of institutional types of uses including cemeteries, religious institutions, nursing homes, hospitals, charitable institutions, and social and fraternal organizations. Semi-public uses total 135 acres of land or 5.2 percent of the land area of the City.

Cemeteries are the largest land use of this category occupying 64 acres of land. These include St. Joseph's and the Hackensack Cemeteries on the west side of Hackensack Avenue, the Maple Grove Park Cemetery on Hudson Street in the southern portion of Hackensack and several small cemeteries.

The Hackensack University Medical Center complex bounded by Prospect Avenue, Atlantic, Second and Essex Streets, occupies approximately 21 acres of land.

Fairleigh Dickinson University also maintains a portion of its campus function in Hackensack. The 19 acre portion of the campus is located on University Plaza Drive,

Hackensack is also the home of more than two dozen religious, facilities serving a variety of religious beliefs.

The second largest land use in Hackensack constitutes its streets and highways. The 78.5 miles of roadway in the community includes 1.3 miles of Interstate Route 80, 1.1 miles of State Highways 4 and 17 16.0 miles of county roadways and 60 miles of local streets which collectively occupy 539 acres or 20.9 percent of the total land area of Hackensack.

Railroads

The City is divided by two railroads. The New Jersey Transit, Pascack Valley Line, is 'a commuter railroad that has stops, at Anderson and Essex Streets. A stop is also provided in River Edge just north of Route 4. The railroad extends in a north-south direction. The second line, the New York Susquehanna and Western Railroad, is a freight line that extend in an east-west direction. Collectively, the two rail lines occupy 39 acres of land. There has been considerable discussion concerning 'reactivation of the Susquehanna rail line into an active passenger line.

Utilities

Public utilities total 15 acres of land which consist of lands of Public Service Electric and Gas Company, the Hackensack Water Company on Hackensack and Temple Avenues, and radio transmission towers located east of Commerce Way. These towers are no longer in use.

Water Areas

The entire easterly perimeter of Hackensack is bounded by the Hackensack River. A portion of the northerly' and westerly boundary is defined by Cole's Brook. A total of 104 acres or 4.0 percent of the total area of the City consists of water areas.

Trends in Land Use. City of Hackensack 1973. 1989 and 1990

Data from previous master plans for the City of Hackensack in 1973 and 1989, coupled with the present land use studies indicate certain trends in land use during the past quarter of a century.

As noted in Table 2, there are a number of variables that do not change substantially in a built-up community such as Hackensack. These include streets and highways, railroads, utilities and bodies of water.

These areas total approximately 700 acres or approximately 27.0 percent of Hackensack's total land area, which, with few exceptions, represents the City's ongoing physical infrastructure.

The balance of the City's land use, some 1,887 acres tend to change and modify itself somewhat through the last 26 years. As noted in Table 2, these principal changes are noted as follows:

There has been a substantial amount of residential development on Prospect and Overlook Avenues.

- In 1973, there were approximately 865 acres of residentially developed lands and in 1999, that total declined by 2 acres to 863 acres. Of course, the 2 acres represents a net condition of some of many individual developments within established residential neighborhoods.
- Business and commercial land uses increased by approximately 74 acres of land, representing a 22 percent increase during the last quarter century. These increases include the construction of several office building complexes the conversion of certain uses to office space and the expansion of the Bradlees Shopping Center along Hackensack Avenue and the construction of the Riverfront Shopping Center on South River Street.
- Industrial land uses have undergone the greatest decline of all land uses in Hackensack, reflecting the changing role of these facilities not only in New Jersey but throughout the northeastern portion of the United States. In 1973, 284 acres of industrial land uses were utilized. In 1999, industrial uses totaled 166 acres, a 41.5 percent decline.
- Public land use has increased from 184 to ²⁵³ acres, an increase of 69 acres. The largest proportion of this increase 'has been due to Bergen County, with the acquisition of Borg's Woods and the County Park east of Riverside Square. These County facilities add more than 40 acres of County parkland to Hackensack's open space inventory.

Semi-public uses includes cemeteries, churches and synagogues, Fairleigh Dickinson University, the Hackensack University Medical Center and various charitable and social organizations,

which have increased from 92 acres of land to 135 acres, This is reflective of the growth of the City and its divergent population as well as the growing influence of Hackensack University Medical Center as a major Statewide medical facility.

As a result of the growth taking place in Hackensack in residential, commercial public and semi public uses, it is not surprising that vacant land has substantively decreased. In 1973, there were slightly more than 100 acres of vacant land representing almost four percent of Hackensack's total area. Today, there are only 61 acres of vacant land in the community- representing about 2.3 percent of the total area of Hackensack.

Statistically, this very small percentage of vacant land in the community is representative of the changing role that redevelopment will play in the future.