

# **Borough of Bergenfield**

## **Area in Need of Redevelopment Study**

**West Main Street, South Front Street, Van  
Houten Street, and South Washington Avenue**

**Block 133 – Lots 1, 2, & 20**

**Block 258 - Lot 5**

**Block 344 – Lot 4**

**Prepared For:**

**Borough of Bergenfield**

**198 North Washington Avenue**

**Bergenfield, New Jersey 07621**

**Prepared By:**

**Neglia Engineering Associates**

**34 Park Avenue, Lyndhurst, New Jersey 07071**



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Borough of Bergenfield  
Bergen County, New Jersey

December 2021

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## Introduction

Neglia Engineering Associates (“NEA”) has been retained by the Governing Body of the Borough of Bergenfield to determine whether the areas depicted in the Area of Need Study Context Map would qualify as Areas in Need of Redevelopment. These areas are identified as Areas A-C and include the following:

Area ‘A’: 60 W. Main Street, Block 133, Lots 1, 2, & 20

Area ‘B’: 314 S. Washington Avenue, Block 258, Lot 5

Area ‘C’: 358 S. Washington Avenue, Block 344, Lot 4

This analysis is based on the criteria published by the State of New Jersey in the Local Redevelopment and Housing Law (NJAC 40A:12A).

This report was prepared in accordance with the Local Redevelopment and Housing Law (“LRHL”) as follows:

*40A:12A-6a “No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in section 5 of P.L. 1992, c.79 (40A:12A-5). Such determination shall be made after public notice and public hearing as provided in subsection b of this section. The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.”*

*40A:12A-6b “Before proceeding to a public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting forth the basis for the investigation.”*

The Borough of Bergenfield authorized the Planning Board through resolution number R-21-292 adopted on September 21, 2021 and subsequent resolution adopted on November 15, 2021. This resolution was authorized to investigate the study area as an Area in Need of Redevelopment pursuant to 40A:12A-6a above. Subsequently, the Governing Body also retained NEA to address the basis for redevelopment designation pursuant to the Local Redevelopment and Housing Law.

Pending a presentation and public hearing of this report before the Planning Board of the Borough of Bergenfield, a determination will be made as to which portions of the study area are to be designated as being in need of redevelopment and forward a recommendation to the governing body for their consideration.

## Benefits of Redevelopment Designation

The purpose of a Redevelopment Designation is to stimulate re-utilization of the area in question in a manner more conducive to the needs of the municipality and its residents and addresses the Master Plan with sound planning practices. Accordingly, the designation of an area as being in need of

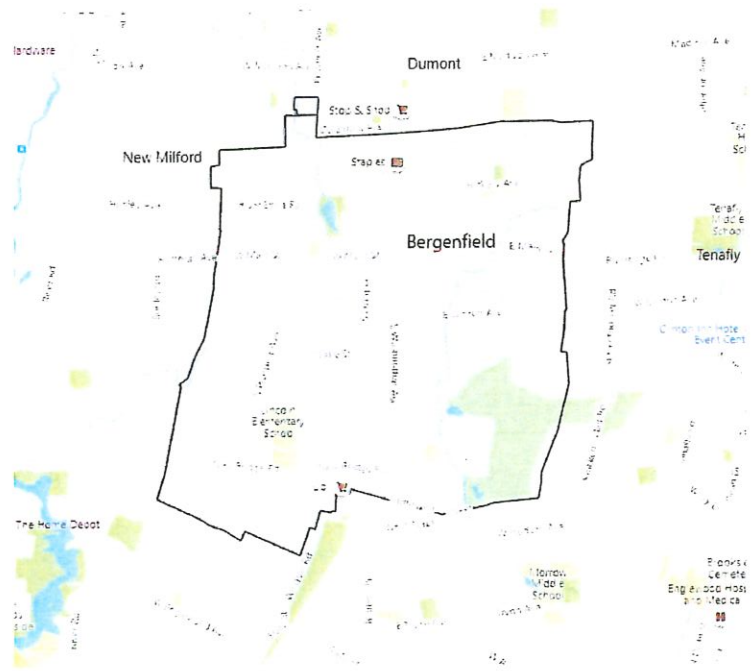


redevelopment, and subsequent introduction of a redevelopment plan allows the municipality to do the following:

- Increase control over development patterns for the properties within the redevelopment area;
- Enter a contractual agreement with a private developer to stimulate the revitalization of the redevelopment area;
- Apply for grant funding specific to the redevelopment area;
- Revise municipal ordinances and regulations to reflect the intent of the redevelopment plan; and
- Study the recommendations of the planning board or governing body for redevelopment of the area.

## Community Overview

The Borough of Bergenfield is located in the northeastern portion Bergen County, New Jersey. It borders the Borough of Dumont to the north, the Borough of Tenafly to the east, the Borough of New Milford to the north and west, and the Township of Teaneck to the South. Hirshfield Brook runs northeast along the northern boundary of the municipality. Metzler Brook runs along the eastern boundary of the municipality. Hirshfield Brook ultimately discharges into the Hackensack River to the west and Metzler Brook discharges into Overpeck Creek to the South.



**Borough of Bergenfield Location Map**

The Borough of Bergenfield was incorporated in 1894 and includes a total land area of 2.88 square miles, comprised mostly of land without a major water body. The population of Bergenfield is 26,764, based upon the municipal online web address. The State Development and Redevelopment Plan categorizes Bergenfield as a Metropolitan Planning Area (PA1).

## Borough Roads and Highways

The Borough of Bergenfield has a total of approximately 60.50 miles of roadways. Of which, 54.75 miles are maintained by the municipality and 5.75 miles by Bergen County. A major roadway within the municipality includes Washington Avenue which traverses north to south through the Borough.

## Public Transportation within the Borough

New Jersey Transit provides bus service through the Borough of Bergenfield to and from New York Port Authority in Midtown Manhattan with bus routes 166, 167, 177, and 186. Bus Route 11C provides local service to the George Washington Bridge Bus Terminal. Additional local service is provided on bus routes 753, 756, and 772. Furthermore, a portion of the West Shore Railroad (now known as the CSX River Line) is located immediately east of South Front Street within the Borough of Bergenfield. However, passenger service along this railway has been suspended since 1959.

## Redevelopment Study Areas

The study areas are described as Block 133, Lots 1, 2, and 20 with frontages on West Main Street, South Front Street, and Van Houten Street (Area 'A'); Block 258, Lot 5 with frontage on South Washington Ave (Area 'B'); and Block 344, Lots 4 with frontage on South Washington Ave (Area 'C'). Based on the current available tax map data provided by the Borough, the study area contains a total of five (5) lots which are illustrate below in Figures 1, 2, and 3 as well as in Appendix B. The study area contains an area of approximately 2.41 acres. Study Area 'A' is within the B2 (Business and Professional) Zone and R5 (5,000 SQ.FT. Residential One and Two Family Dwelling Zone) Zone. Area 'B' is in RM (Garden Apartment Zone) Zone. Area 'C' is in the B2 (Business and Professional) Zone.

Currently, a significant portion of the subject area properties are underutilized and some facilities are now vacant. As operations at these facilities have gone dormant, these properties have failed to remain marketable for renovation and reuse for new business opportunities. As such, per Resolution R-21-292, dated September 21, 2021, the Borough of Bergenfield Planning Board has been authorized to investigate the aforementioned areas as potential **Non-Condemnation** Redevelopment Areas.

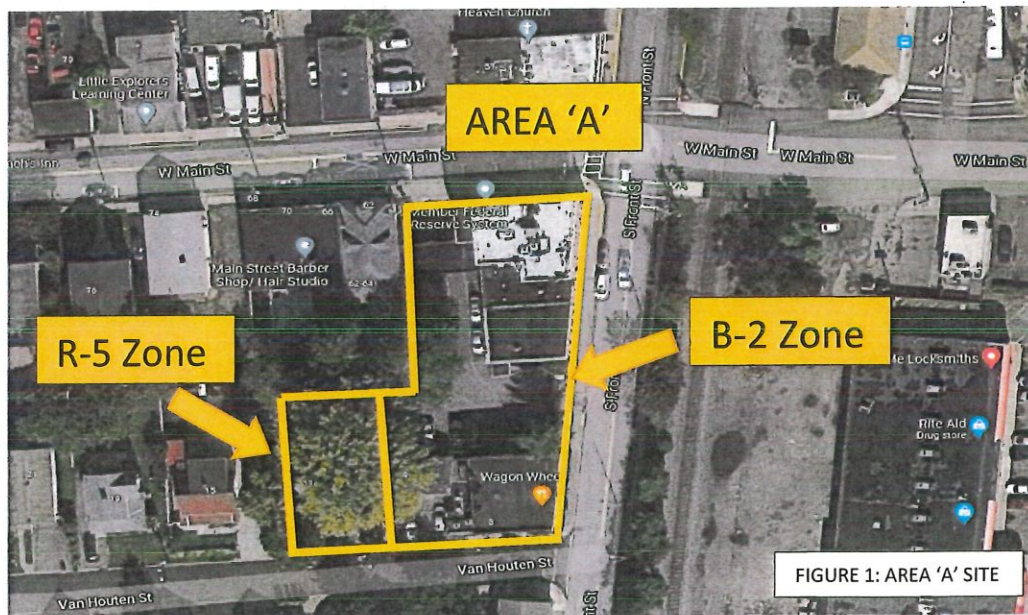


Figure 1: 60 West Main Street, 16 South Front Street, & 11 Van Houten Street



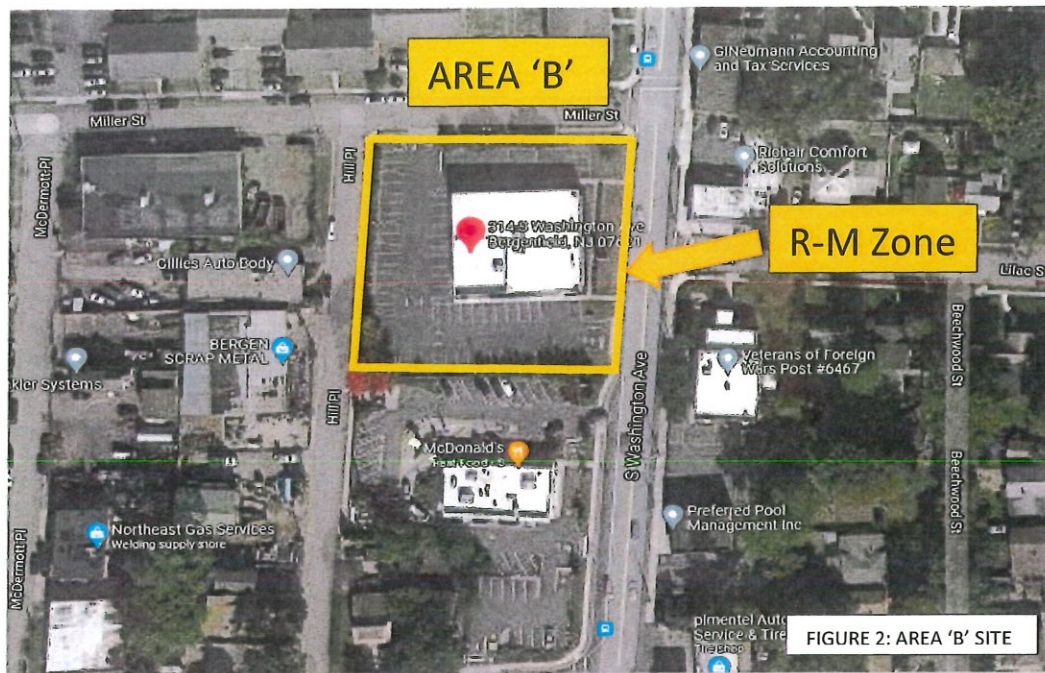


Figure 2: 314 South Washington Avenue



Figure 3: 358 South Washington Avenue



## Criteria for Redevelopment Areas

Pursuant to N.J.S.A. 40A:12A-5, a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in section 6 of P.L. 1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c. 303 ( [C.52:27H-60 et seq.](#) ) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of [P.L.1992, c. 79](#) ( [C.40A:12A-5](#) and [40A:12A-6](#) ) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of [P.L.1991, c. 431](#) (

[C.40A:20-1 et seq.](#) ) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of [P.L.1991, c. 441](#) ( [C.40A:21-1 et seq.](#) ). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in [P.L.1992, c. 79](#) ( [C.40A:12A-1](#) et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

## Existing Zoning

The tables below illustrate the bulk standards and permitted uses based upon current zoning with the study areas.

Area 'A', Block 133, Lot 2 is within the R-5 (5,000 Sq. Ft. Residential One-and Two-Family Dwelling Zone). The remaining properties within Area 'A' and 'C' are within the B-2 (Business and Professional Zone). The property in Area 'B' is within the RM (Garden Apartment Zone). On the following pages are the bulk standards, permitted uses, accessory uses, and conditional uses for each zone that the subject properties are in.

Below are the current bulk standards, permitted uses, accessory uses, and conditional uses for **Zone R-5:**

### Bulk Standards

❖ Minimum Lot Area (SF):	5,000 (One Family) 10,000 (Two Family)
❖ Minimum Lot Width (LF):	50 (One Family) 100 (Two Family)
❖ Minimum Front Yard (LF):	25 (One & Two Family)
❖ Minimum Side Yard (LF):	5/10 (One Family) 15/30 (Two Family)
❖ Minimum Rear Yard (LF):	25 (One & Two Family)
❖ Maximum Improved Lot Coverage (%):	40 (One & Two Family)
❖ Maximum Lot Coverage (%):	30 (One & Two Family)
❖ Maximum Building Height (Ft/Stories):	30/2 (One & Two Family)

### Principal Permitted Uses



- ❖ One-Family Houses
- ❖ Two-Family Houses
- ❖ Parks and Playgrounds
- ❖ Horticultural establishment
- ❖ Houses of worship on 15,000 square feet

#### **Accessory Uses**

- ❖ Off-street parking for permitted uses
- ❖ Home occupations
- ❖ Home professional offices
- ❖ Storage Shed
- ❖ Swimming Pool

#### **Conditional Uses**

- ❖ Nursery Schools
- ❖ Public utility use

Below are the current bulk standards, permitted uses, accessory uses, and conditional uses for **Zone B-2:**

#### **Bulk Standards**

❖ Minimum Lot Area (SF):	10,000
❖ Minimum Lot Width (LF):	100
❖ Minimum Front Yard (LF):	15
❖ Minimum Side Yard (LF):	15/30
❖ Minimum Rear Yard (LF):	25
❖ Maximum Improved Lot Coverage (%):	70
❖ Maximum Lot Coverage (%):	35
❖ Maximum Building Height (Ft/Stories):	40/3

#### **Principal Permitted Uses**

- ❖ Air conditioning and heating sales and services
- ❖ Antique store
- ❖ Appliance store
- ❖ Art goods and artist supply store
- ❖ Automobile supplies and accessories
- ❖ Bakery, retail sales on premises
- ❖ Banks and financial institutions
- ❖ Barber shop
- ❖ Beauty parlor and supplies
- ❖ Bicycle sales and service
- ❖ Billiard parlor
- ❖ Bookstores, except pornographic bookstores
- ❖ Bowling alley



- ❖ Butcher shop
- ❖ Camera and photography store
- ❖ Candy and confectionery store
- ❖ Carpet and floor covering sales
- ❖ Churches and other places of worship including parish house and Sunday school building
- ❖ Clothing store
- ❖ Dairy product sales
- ❖ Data processing sales and service
- ❖ Delicatessen
- ❖ Department store
- ❖ Drug and pharmacy store
- ❖ Dry-cleaning establishment
- ❖ Dry goods and notions sales
- ❖ Decorator sales and service
- ❖ Electrical fixtures
- ❖ Electrical sales and service
- ❖ Fabric and yard store
- ❖ Fitness centers
- ❖ Florist
- ❖ Food and grocery store
- ❖ Funeral home
- ❖ Fur sales and service
- ❖ Garden supplies
- ❖ Gift shop
- ❖ Glass sales and service
- ❖ Hardware store
- ❖ Household furnishings
- ❖ Jewelry sales and service
- ❖ Liquor package store
- ❖ Luggage and leather goods
- ❖ Locksmith
- ❖ Luncheonettes and restaurants with no drive through facilities
- ❖ Movie theater, indoors
- ❖ Municipal buildings
- ❖ Music store
- ❖ Offices, business, professional and medical
- ❖ Office and store equipment sales and service
- ❖ Optical, orthopedic and medical supplies
- ❖ Paint store Pet sales and supplies except clinics or kennels
- ❖ Photographic studios
- ❖ Planned commercial development groups and shopping centers
- ❖ Plumbing supplies
- ❖ Post office
- ❖ Precision and professional instruments sales and service
- ❖ Public parks, public and private schools (see conditional uses) and other public buildings

- ❖ Photocopy store
- ❖ Record sales
- ❖ Residential units above ground floor commercial retail uses
- ❖ Shoe store
- ❖ Shoe repair store
- ❖ Sporting goods and equipment
- ❖ Stationery and card store
- ❖ Studios for teaching of drama, dance, arts, language, music and photography
- ❖ Supermarket Tailor and dressmaking store
- ❖ Television and radio sales and service
- ❖ Tobacco and cigar store
- ❖ Toys and games store
- ❖ Upholstery store
- ❖ Aluminum siding establishment
- ❖ Ambulance service and storage
- ❖ Bus storage facilities
- ❖ Carpet maintenance establishments
- ❖ Carpentry shops manufacturing and assembling cabinets and furniture
- ❖ Club and social recreation buildings
- ❖ Home maintenance and repair store
- ❖ Newspaper, printing and publishing establishment
- ❖ Nursery and plant sales
- ❖ New car sales and service
- ❖ Overhead door sales and storage
- ❖ Roofing supplies and sales
- ❖ Termite and insect control service
- ❖ Tire sales
- ❖ Vocational school

#### **Accessory Uses**

- ❖ Off-street parking and loading zones in accordance with § 186-49
- ❖ Signs in accordance with § 186-48
- ❖ Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises
- ❖ Landscaping and buffer strips

#### **Conditional Uses**

- ❖ Outdoor storage subject to § 186-65
- ❖ Essential services subject to §§ 186-66 and 186-67
- ❖ Gasoline stations subject to § 186-68
- ❖ Restaurants and luncheonettes subject to § 186-69
- ❖ Dry cleaning, coin-operated, subject to § 186-80
- ❖ Laundry, coin-operated, subject to § 186-80
- ❖ Taxi stands subject to § 186-81
- ❖ Animal clinic and kennels subject to § 186-70

- ❖ Automobile, truck, trailer and recreational vehicles sales and service leasing, subject to § 186-71
- ❖ Automobile service and repairs subject to § 186-72
- ❖ Automobile body repairs, transmission sales and service subject to § 186-72
- ❖ Hospitals and nursing homes subject to § 186-73
- ❖ Private schools subject to § 186-74
- ❖ Club houses, subject to § 186-75
- ❖ Hotels and motels subject to § 186-76
- ❖ Veterinarians, subject to § 186-78

Below are the current bulk standards, permitted uses, accessory uses, and conditional uses for **Zone RM:**

#### **Bulk Standards**

❖ Minimum Lot Area (SF):	6,000 (One Family) 10,000 (Two Family) 20,000 (Multi-Family) 20,000 (Townhouses)
❖ Minimum Lot Width (LF):	200
❖ Minimum Front Yard (LF):	15
❖ Minimum Side Yard (LF):	15/30
❖ Minimum Rear Yard (LF):	25
❖ Maximum Improved Lot Coverage (%):	65
❖ Maximum Lot Coverage (%):	20
❖ Maximum Building Height (Ft/Stories):	40/3 (Multi-Family) 35/2 (Townhouses) 30/2 (One & Two Family)

#### **Principal Permitted Uses**

- ❖ Garden apartments on lots of 20,000 square feet
- ❖ One-Family Houses
- ❖ Two-Family Houses

#### **Accessory Uses**

- ❖ Off-street parking
- ❖ Swimming Pool

## **Relationship to the Master Plan**

The 2015 Reexamination of the Master Plan Report was Bergenfield's first comprehensive planning update in 10 years. The plan includes a myriad of components including general planning objectives, land use trends and external influences, changing general land use on Washington Avenue, amendments for various refinements to the development regulations related to garages, permitted residential building height, re-zoning of certain properties and zones, and refinements to the zoning permissions relating to establishment of houses of worship. The 2015 Master Plan Reexamination's



goal was to review and identify issues that remain prevalent which were identified as planning goals and objectives within the original 2005 Master Plan to encourage Borough actions to guide the appropriate use or development of all lands in Bergenfield, in a manner which promote the public health, safety, morals and general welfare. The 2015 Master Plan Reexamination Report concluded that the 2005 Master Plan has continued applicability in terms of providing planning policy guidance. The 2005 Master Plan sought to preserve existing residential neighborhoods and offer a variety of housing types, support the upgrading of substandard properties through the Borough code enforcement efforts, zoning ordinance amendments, and other initiatives, and develop a program to identify the development potential of remaining underdeveloped and/or vacant parcels and provide through the zoning ordinance for development and redevelopment options at a scale consistent with the Borough's pattern of development. The 2015 Master Plan Reexamination Report agreed that these goals remain applicable, relevant, and should be retained. Therefore, this Redevelopment Study is in agreement and follows the current planning goals and seeks to accomplish objectives which remain ongoing planning concerns, as identified within the 2015 Reexamination of the Master Plan.

## **Application of Redevelopment Criteria**

In order to evaluate the subject parcels as an Area in Need of Redevelopment, NEA visited the study area on June 7<sup>th</sup>, 9<sup>th</sup>, and 14<sup>th</sup> and December 2<sup>nd</sup> of this year to compare the existing conditions to the criteria defined by N.J.S.A. 40A:12A-5. The parcels were also evaluated based on tax records and aerial photographs.

### **Area 'A' Based on Context Map**

#### **60 West Main Street, Block 133, Lot 20**

Area – 0.38 acres

Assessed Land Value - \$602,600.00

Assessed Improvement Value - \$897,400.00

Owner – Withinvestors Bergenfield LLC – 420 Broadway 2<sup>nd</sup> Floor, Bayonne, NJ 07002

This parcel is currently vacant with an existing building that was previously occupied by a Bank and a Member of the Federal Reserve System. The lot currently has the vacant building with an attached overhang that spans over a three-car lane drive-through and a parking area. The building has frontage along West Main Street, with a parking lot entrance on South Front Street. The building and exterior site conditions relate to Criterion A, since the generality of the building is substandard, as it is conducive to unwholesome living or working conditions. The site exhibits dilapidated pavement sections and missing asphalt that can create tripping hazards. This property also relates to Criterion B due the discontinuance of the use of a building previously used for commercial / retail purposes; the abandonment of such building; and significant vacancy of building for at least two consecutive years. Furthermore, this parcel is non-conforming to the lot front and side yard setback requirements of the B-2 District. The non-conforming nature of the lot limits the potential for successful stimulus through individual lot redevelopment, relating to Criterion D. Furthermore, Criterion H also applies since the entirety of the study area is located within a Smart Growth area.

#### **16 South Front Street, Block 133, Lot 1**

Area – 0.14 acres

Assessed Land Value - \$295,200.00

Assessed Improvement Value - \$333,000.00

Owner – Dagmar Libonati – 16 South Front Street, Bergenfield, NJ 07621

This corner lot parcel is occupied by a two-story commercial building with frontage along South Front Street and a side driveway and garage along Van Houten Street. The first floor is currently occupied by The Wagon Wheel Restaurant; the second floor appears to be occupied by residential use through apartments. The B-2 District permits the use of restaurants without drive-throughs and residential units above ground floor commercial retail uses. Due to the residential unit located above a restaurant, this would classify this parcel as a non-conforming use. This parcel is non-conforming to the lot setback requirements of the B-2 District. The non-conforming nature of the lot limits the potential for successful stimulus through individual lot redevelopment, relating to Criterion D. The building and exterior site conditions relate to Criterion A, since the generality of the building is substandard, as it is conducive to unwholesome living or working conditions. The building contains a brick face with multiple point repairs, a dilapidated roof and partial wood façade that permits interior building infiltration, condensation, and damage. The parking area contains unsuitable line sites for egress, creating potential safety concerns due to the setback of the existing building. Criterion H also applies since the entirety of the study area is located within a Smart Growth area.

#### **11 Van Houten Street, Block 133, Lot 2**

Area – 0.11 acres

Assessed Land Value - \$127,800.00

Assessed Improvement Value - \$205,100.00

Owner – Donald Libonati – 11 Van Houten Street, Bergenfield, NJ 07621

The site is occupied with a two-family residential dwelling frontage along Van Houten Street. The parcel is non-conforming to the minimum area, side yard setback, and front yard setback requirements for a two-family dwelling in the R-5 district. Criterion H applies since the entirety of the study area is located within a Smart Growth area. Furthermore, this property can be included based upon the Section 3 provision which states that a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.

#### **Area 'B' Based on Context Map**

##### **314 South Washington Avenue, Block 258, Lot 5**

Area – 0.95 acres

Assessed Land Value - \$1,067,800.00

Assessed Improvement Value - \$1,968,100.00

Owner – Washington Ave Associates, LLC – 314-318 South Washington Ave, Bergenfield, NJ 07621

This parcel is currently vacant and consists of a former Nissan Car Dealership. The parcel consists of a building frontage on South Washington Avenue and parking lot with entrances on South Washington Avenue and Miller Street. Based on the town zoning map and ordinances, the property is in a R-M District which is a garden apartment zone. Due to the non-conforming use in the zoning district and its front yard setback requirement, this property relates to Criterion D. The discontinuance of the use of buildings previously used for commercial uses and abandonment of such buildings relates to



Criterion B. Criterion H also applies since the entirety of the study area is located within a Smart Growth area.

### **Area 'C' Based on Context Map**

#### **358 South Washington Avenue, Block 344, Lot 4**

Area – 0.82 acres

Assessed Land Value - \$1,366,500.00

Assessed Improvement Value - \$933,500.00

Owner – Washington Avenue Associates, LLC – 1000 Portside Drive, Edgewater, NJ 07020

This parcel is currently vacant and was previously occupied by a Nissan Car Dealership. The parcel consists of frontages along South Washington Avenue and North Street. This parcel is non-conforming to the corner lot setback requirements of the B-2 District. The non-conforming nature of the lot setback requirements limits the potential for successful stimulus through individual lot redevelopment, relating to Criterion D. In addition, the non-compliant setbacks has created a non-compliant sidewalk as it relates to the Americans with Disabilities Act. The parking area contains unsuitable line sites for egress, creating potential safety concerns due to the setback of the existing building and fence. The discontinuance of the use of buildings previously used for commercial/retail uses and abandonment of such buildings relates to Criterion B. Additionally, Criterion H also applies since the entirety of the study area is located within a Smart Growth area.

### **Conclusion**

This study has been prepared at the request of the Borough of Bergenfield Mayor and Council along with the Planning Board. Based on the evaluation performed by NEA, the study areas meet the criteria to be classified as Areas in Need or Redevelopment as defined by N.J.S.A. 40A:12A-5. Photographs provided in Appendix A correlate directly to the conditions outlined within this report. The Borough is reminded of the "Section 3" provision set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part." In addition, the goals and objectives of the 2005 Master Plan & 2015 Master Plan Reexamination would be advanced and further accomplished by the designation of these study areas as "Areas in Need of Redevelopment."

Through analysis and feedback from this report, Neglia Engineering Associates would require a resolution to initiate a formal "Area in Need of Redevelopment" study for the remaining Areas D-H which were previously preliminarily studied in June of 2021.

# **Appendix A**

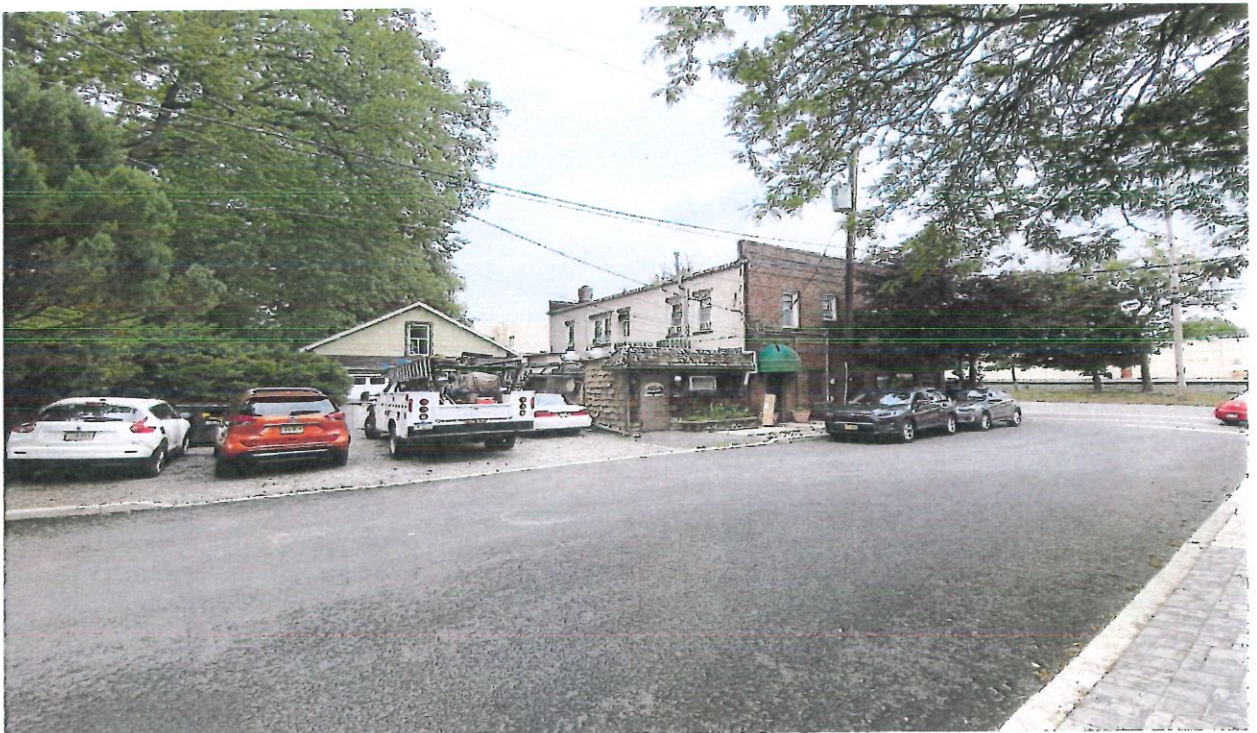
*Site Inspection Photographs Prepared by Neglia  
Engineering Associates*





Location: 11 Van Houten St (Block 133, Lot 2) – Area ‘A’

Description: View of the study area from the southern side of Van Houten St. facing northwest along Van Houten St.



Location: 16 S Front St (Block 133, Lot 1) – Area ‘A’



Description: View of the study area from the southern side of Van Houten St. facing northeast along Van Houten St. The second-story apartments are occupied while the commercial space on the first floor is vacant and underutilized, the property is in the B-2 District.



Location: 16 S Front St (Block 133, Lot 1) – Area 'A'

Description: View of the study area from the southern side of Van Houten St. facing north along Van Houten St and S Front St. The second-story apartments are occupied while the commercial space on the first floor is vacant and underutilized, the property is in the B-2 District.



Location: 16 S Front St (Block 133, Lot 1) – Area 'A'



Description: View of the study area from the southern side of Van Houten St. facing north along Van Houten St and S Front St. The second story apartments are occupied while the commercial space on the first floor is vacant and underutilized, the property is in the B-2 District.



Location: 60 West Main St. (Block 133, Lot 20)– Area 'A'

Description: View of the study area parking lot from the eastern side of S Front St. facing northwest along S Front St. The site was formerly occupied by a Bank and is in the B-2 District.





Location: 60 West Main St. (Block 133, Lot 20) – Area ‘A’

Description: View of the study area parking lot from the eastern side of S Front St. facing west along S Front St. The site was formerly occupied by a Bank and is in the B-2 District.



Location: 60 West Main St. (Block 133, Lot 20) – Area ‘A’

Description: View of the study area from the eastern side of S Front St. facing northwest along S Front St. The site was formerly occupied by a Bank and is in the B-2 District





Location: 60 West Main St. (Block 133, Lot 20) – Area ‘A’

Description: View of the study area from the eastern side of S Front St. facing west along S Front St. The site was formerly occupied by a Bank and is in the B-2 District



Location: 60 West Main St. (Block 133, Lot 20) – Area ‘A’

Description: View of the study area from the northern side of W Main St. facing south along W Main St. The site was formerly occupied by a Bank and is in the B-2 District





**Location:** 60 West Main St. (Block 133, Lot 20) – Area ‘A’

**Description:** View of the study area from the northern side of W Main St. facing south along W Main St. The site was formerly occupied by a Bank and is in the B-2 District



**Location:** 314 S Washington Ave (Block 258, Lot 5) – Area ‘B’

**Description:** View of the study area from the northern side of Miller St. facing southwest along Miller St. The site is currently not occupied and is in zone RM, which is a garden apartment zone.





Location: 314 S Washington Ave (Block 258, Lot 5) – Area ‘B’

Description: View of the study area from the eastern side of S Washington Ave. facing southwest along S Washington Ave. The site is currently not occupied and is in zone RM, which is a garden apartment zone.



Location: 314 S Washington Ave (Block 258, Lot 5) – Area ‘B’

Description: View of the study area from the eastern side of S Washington Ave. facing west along S Washington Ave. The site is currently not occupied and is in zone RM, which is a garden apartment zone.





Location: 314 S Washington Ave (Block 258, Lot 5) – Area ‘B’

Description: View of the study area from the eastern side of S Washington Ave. facing northwest along S Washington Ave. The site is currently not occupied and is in zone RM, which is a garden apartment zone.



Location: 314 S Washington Ave (Block 258, Lot 5) – Area ‘B’

Description: View of the study area from the northern side of Miller St. facing southeast along Miller St. The site is currently not occupied and is in zone RM, which is a garden apartment zone.





**Location:** 358 S Washington Ave (Block 344, Lot 4) – Area ‘C’

**Description:** View of the study area from the eastern side of S Washington Ave. facing west along S Washington Ave. The site is currently not occupied and is in zone B-2.



**Location:** 358 S Washington Ave (Block 344, Lot 4) – Area ‘C’

**Description:** View of the study area from the southern side of North St. facing north along North St. The site is currently not occupied and is in zone B-2.





**Location:** 358 S Washington Ave (Block 344, Lot 4) – Area ‘C’

**Description:** View of the study area from the southern side of North St. facing northwest along North St. The site is currently not occupied and is in zone B-2.



**Location:** 358 S Washington Ave (Block 344, Lot 4) – Area ‘C’

**Description:** View of the study area parking lot from the northern side of North St. facing northwest along North St. The site is currently not occupied and is in zone B-2.





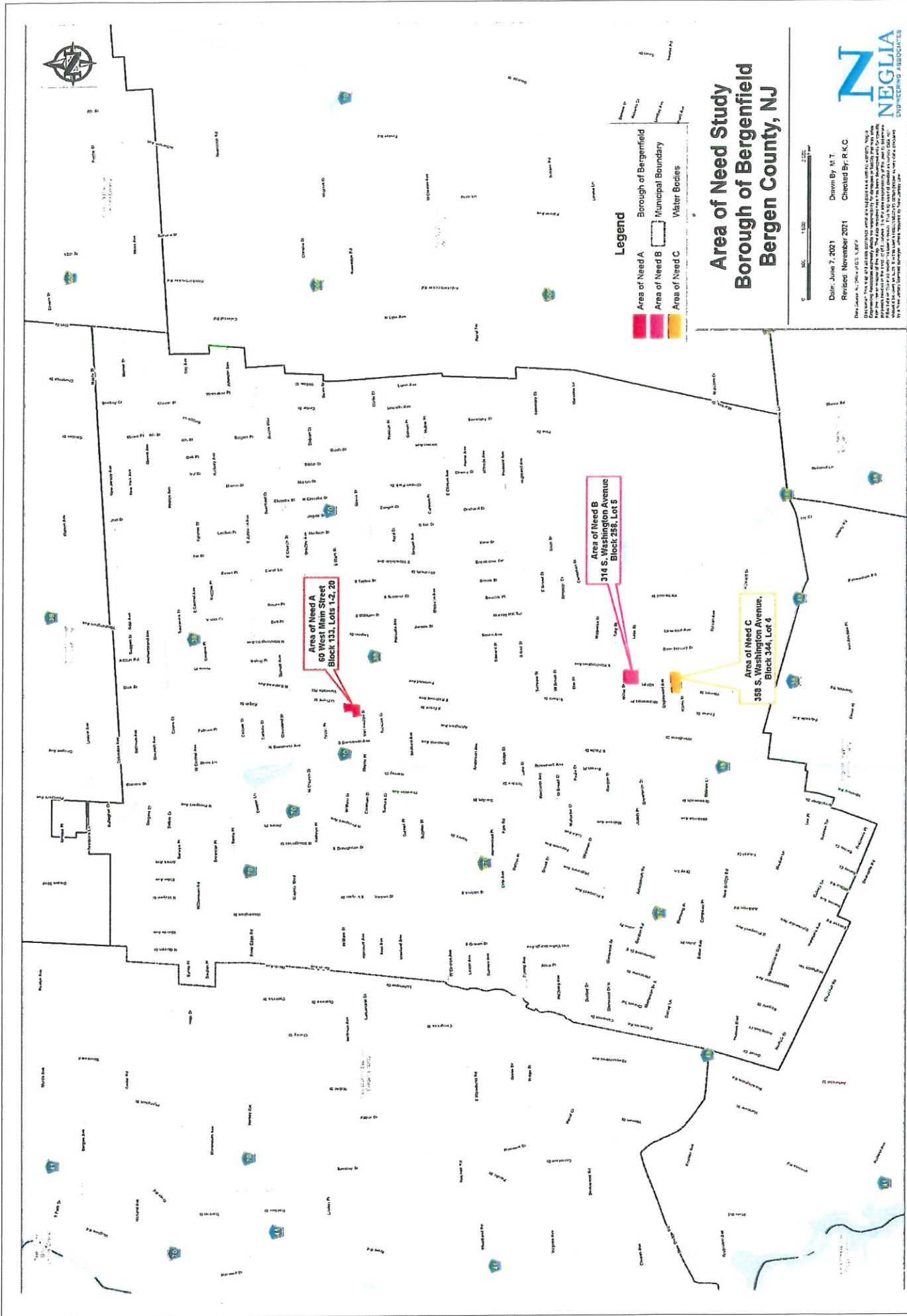
Location: 358 S Washington Ave (Block 344, Lot 4) – Area ‘C’

Description: View of the study area from the northern side of North St. facing northeast along North St. The site is currently not occupied and is in zone B-2.



# Appendix B

## *Area of Need Study Map for Borough of Bergenfield*



Date: June 7, 2021  
 Revised: November 2021  
 Drawn By: M.T.  
 Checked By: R.K.C.

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