

# CONCLUSION/NEXT STEPS

The Bergen County Master Plan seeks to recognize and meet present day challenges and address the jurisdictional fragmentation that constitutes the county's landscape. It identifies ways to reinforce the county's strengths and mitigate its challenges and weaknesses through a critical examination and evaluation of current conditions, and develops a common vision that transcends individual municipal boundaries and empowers small local governments to collaborate on shared initiatives, key to a smarter, more efficient future.

The master plan provides a snapshot of existing conditions, a vision for the future (including built and natural environments, as well as programming for future programs, projects, and improvements), aspirational goals for future projects and implementation, and a compendium of current "best practices". As such, it also serves as a strategic tool for which agencies can tie future budgeting and priorities.

The master plan also provides direction and a "big picture" to help guide municipalities in their planning, development, and environmental efforts. In this manner, the county provides a regional perspective related to inter-jurisdictional and broad-sweeping matters, and promotes a number of best practices and innovative tools.

Going forward, Bergen County and each of its 70 municipalities will face different opportunities and challenges. To evaluate and respond to these, this plan examines the following factors:

- Land availability for new development and redevelopment;
- Challenges and opportunities inherent in redevelopment and shifting economies;
- Population growth and demographic changes, including necessary services to address growth and change, trends in housing, settlement patterns, etc.;
- Mobility and accessibility, including matching transportation to shifting land use patterns, provision of public transit services, state of good repair, traffic congestion, and the like;
- Provision of open space and recreation;

- Fostering arts, culture, and historic resources;
- Preserving water quality and natural resources;
- Ensuring availability of public services; and
- Preparedness through resilient and sustainable practices.

It is important to note that a master plan should serve as a "living document", one which is as comprehensive as possible at the time of publication (which represents a present-day "slice in time"), but that is revisited periodically in order to ensure it remains as current as possible and responsive to new challenges, trends, and dynamics. Some examples of these include:

- New technology
- Demographic/economic trends
- Shifting development patterns
- New data releases (Census, etc.)
- New legislation/policy directives
- Response to emerging issues
- Changes to best practices, and corrective action for outdated processes/concepts
- Revisiting to stay as current as possible in our operations as a county (county departments, agencies, administrative guidelines, etc.)

Similarly, the master plan's currency will be addressed through various degrees of modifications over time. An annual "Year in Planning" review of recent trends and developments in the field, emerging issues and best practices, and the like will be prepared for the Administration in order to keep them current with the issues and be able to advise on upcoming edits and corrections to the master plan. Minor errors and corrections may be addressed through issuance of "Errata" sheets, to be compiled in an ongoing appendix to the current plan. Larger, more broad-sweeping changes should be addressed through Amendments that are addressed by the Planning Board.

# ENDNOTES

## Introduction and Overview

1. Master Plan of Bergen County, adopted December 10, 1962, and amended March 14, 1966.
2. Following the adoption of the County Master Plan in 1962, and amendments through 1966, the County prepared individual subject reports under the umbrella of this master planning effort, through 1973-1974, however there is no record that these documents were formally adopted as plan elements. These documents included inventories of existing features, but others included more detail. Other planning related efforts followed, however these were more tied to specific projects and initiatives than a comprehensive plan or subject-related elements.
3. The 2015-2019 5-Year Estimate produced by the US Census Bureau's American Community Survey indicates that the median household income for Bergen County, \$101,144 exceeds the national median of \$62,843. Of the 3,142 counties (or equivalent) in the country, Bergen County's median household income is in the top 1 percent.
4. US Census Bureau. Understanding and Using American Community Survey Data: What All Data Users Need to Know, July 2018. Accessed March 19, 2019.
5. US Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. Accessed on January 3, 2022.
6. US Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. Accessed on January 3, 2022.
7. US Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. Accessed on January 3, 2022.
8. US Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. Accessed on January 3, 2022.
9. ESRI. 2021 Daytime Population: Workers. Accessed on December 14, 2021.
10. NJTPA Population Forecast by County 2015-2050. Accessed January 4, 2022.
11. NJTPA, Plan 2050: Transportation. People. Opportunity. NJTPA Regional Transportation Plan (2021)--Executive Summary, Page 1.
12. "New Jersey State Development and Redevelopment Plan." Page 188.
13. "New Jersey State Development and Redevelopment Plan." Page 190.

## LAND USE & HOUSING

1. Highlands Regional Master Plan. Highlands Water Protection and Planning Council. 2008. Accessed on July 29, 2013. [www.highlands.state.nj.us. http://www.highlands.state.nj.us/njhighlands/master/rmp/final/highlands\\_rmp\\_112008.pdf](http://www.highlands.state.nj.us/http://www.highlands.state.nj.us/njhighlands/master/rmp/final/highlands_rmp_112008.pdf).
2. About My Water. SUEZ. [www.mysuezwater.com](http://www.mysuezwater.com). <https://www.mysuezwater.com/water-in-my-area/about-my-water>. Accessed June 10, 2019.
3. Additional analysis of commute data is reviewed as part of the Transportation and Mobility Element of this Master Plan.
4. Housing Authority of Bergen County's Mission Statement. [www.habcnj.org](http://habcnj.org). <http://habcnj.org/mission-statement-2/>. Accessed October 1, 2018.
5. American Dream homepage: <http://www.americandream.com/>. Accessed October 2, 2018.
6. A Guide to the Future--Repurposing Stranded Assets & Revitalizing New Jersey's Suburbs, 2016, page 6.
7. "New Jersey Construction Reporter" - New Jersey Department of Community Affairs.

## ECONOMIC VITALITY

1. Plan 2050 was approved by the NJTPA Board on September 13, 2021.
2. US Census, 2015-2019 American Community Survey 5-Year Estimates. Accessed December 23, 2021.

# ENDNOTES (cont.)

3. “New Jersey Construction Reporter” - New Jersey Department of Community Affairs.
4. US Census, 2015-2019 American Community Survey 5-Year Estimates. Accessed January 10, 2022.
5. Represents the proportion of the total 16 years old and over population that is in the labor force.
6. ESRI Business Summary by NAICS Code for 2021. Accessed December 14, 2021.
7. Saulsbery, Gabrielle. “Developer: American Dreams Meadowlands 60 Percent Built,” NJ Biz. Accessed May 9, 2018. [www.njbiz.com. http://www.njbiz.com/article/20180509/NJBIZ01/180509790/developer-american-dream-meadowlands-60-percent-built](http://www.njbiz.com/article/20180509/NJBIZ01/180509790/developer-american-dream-meadowlands-60-percent-built). Accessed June 4, 2018.
8. Catellus. Teterboro Landing. [www.catellus.com. http://www.catellus.com/projects/teterboro-landing](http://www.catellus.com/projects/teterboro-landing). Accessed February 28, 2019.
9. Skymark Development Company. Skymark: Project Facts. [Skymarkcenter.com. http://skymarkcenter.com/](http://skymarkcenter.com). Accessed February 28, 2019.
10. Business ownership is defined as having 51 percent or more of the stock or equity in the business and is categorized by: (1) Gender: Male; female; or equally male/female; (2) Ethnicity: Hispanic; equally Hispanic/non-Hispanic; non-Hispanic; (3) Race: White; Black or African American; American Indian or Alaska Native; Asian; Native Hawaiian or Other Pacific Islander; or some other race.
11. [www.co.bergen.nj.us. https://www.co.bergen.nj.us/165/Financing](http://www.co.bergen.nj.us), Accessed June 6, 2018.
12. [www.state.nj.us. http://www.state.nj.us/dca/divisions/lps/opp\\_zones.html](http://www.state.nj.us/dca/divisions/lps/opp_zones.html). Accessed June 6, 2018.
13. Riu, Ronfang, “Hudson Bergen Light Rail Customer Impact and Retention Study,” NJIT, 2009.
14. [Bergenworkforce.org. http://jobfair.bergenworkforce.org/](http://jobfair.bergenworkforce.org/). Accessed June 6, 2018.
15. [Bergenworkforce.org. http://bergenworkforce.org/about-bergen-county-wib/](http://bergenworkforce.org/about-bergen-county-wib/). Accessed June 6, 2018.
16. [www.visitnj.org. www.visitnj.org. https://www.visitnj.org/sites/default/files/2017-nj-economic-impact.pdf](https://www.visitnj.org/sites/default/files/2017-nj-economic-impact.pdf).
17. Rivera, Andreas. What is E-Commerce? Business News Daily, December 2021.
18. UBS Wealth Management – Global, “E-commerce growth is here to stay,” October 2021.
19. Nisenson, Lisa. Primed for Deliveries. American Planning Association, Planning magazine, April 2020.
20. Metropolitan Area Planning Council, “Hidden and in Plain Sight: Impacts of E-Commerce in Massachusetts,” February 2021.
21. Amador, Cecilia. “Coworking is the New Normal, and These Stats Prove It,” March 18, 2018. AllWork.com. <https://allwork.space/2018/03/coworking-is-the-new-normal-and-these-stats-prove-itt/>. Accessed June 1, 2018.
22. [Bergen.edu. https://bergen.edu/about-us/locations/bergen-at-the-meadowlands/fuse/](https://bergen.edu/about-us/locations/bergen-at-the-meadowlands/fuse/). Accessed July 25, 2018.
23. [www.americandream.com. http://www.americandream.com/our-team](http://www.americandream.com/our-team), Accessed January 11, 2022.

## ARTS, HISTORY & HISTORIC RESOURCES

No endnotes

## OPEN SPACE, AGRICULTURE, PARKS & REC.

1. Bergen County Parks Master Plan, November 27, 2019, page 57. It should be noted that the calculation of open space was based on the NJDEP Green Acres ROSI (Recreation and Open Space Inventory). The authors provide a caveat that these numbers do not reflect privately owned golf courses, or any other properties not included in the ROSI database. This data was then

mapped using Geographic Information Systems (GIS) software to identify and quantify additional municipal parcels that may not have been included in the ROSI database.

2. New Jersey Statewide Comprehensive Outdoor Recreation Plan, [https://www.nj.gov/dep/greenacres/pdf/2018\\_draft\\_SCORP.pdf](https://www.nj.gov/dep/greenacres/pdf/2018_draft_SCORP.pdf). Accessed on June 18, 2019.
3. At present, the county has been engaged in the process of updating its Farmland Preservation Plan.
4. Additional information on the County's Historic Structures and Monuments can be found in the Arts, History, and Historic Preservation Element of this Master Plan.
5. The Parks Master Plan contains a complete listing of the county's park amenities.
6. Bergen County Golf. <http://www.golfbergencounty.com/> Accessed September 3, 2019.
7. Estimates of land dedicated to agriculture vary. One explanation for this is methodology, and what operations and uses of land are considered to be "farms." Agricultural operations can vary from the general conception of agriculture--a tilled field with crops, and can include, but is not limited to greenhouse operations, silviculture (timber management), equine (riding, boarding, and breeding of horses), and livestock-based agriculture, to even more non-traditional forms of agriculture, such as indoor farming. The most recently available data from the US Census of Agriculture, from 2017, identified 74 farms in Bergen County, totaling 1,051 acres of land in farms. Property tax assessment data from 2018 indicates that the acreage of assessed agricultural land is approximately 1,050 acres. The County's 2014 Farmland Preservation Plan cites the 2007 and 2012 Census of Agriculture, which identified 1,177 and 1,432 acres, respectively. The 2014 Farmland Preservation Plan also cited the number of acres of qualified farmland under the state's Farmland Assessment Act, which in Tax Year 2012 totaled 1,008 acres of land dedicated to agricultural use, and 1,072 acres under farmland assessment.
8. U.S. Department of Agriculture, 2017 Census of Agriculture. It should be noted, however, that the County's 2014 Farmland Preservation Plan identified a total of 54 farms, based on 2012 Farmland Assessment Data. It also cited 2012 Census of Agriculture Data, which found 60 farms in Bergen County.
9. U.S. Department of Agriculture, 2007, 2012, and 2017 Census of Agriculture.
10. Rutgers Cooperative Extension, <http://bergen.njaes.rutgers.edu/ag/index.html>.
11. New Jersey Farmland Preservation Program Summary of Preserved Farmland as of August 28, 2018.
12. Master Gardeners of Bergen County, <http://mgofbc.org/about-us.html>
13. Association of New Jersey Environmental Commissions. Open Space is a Good Investment. 2014 update. <http://anjec.org/PubsNew.htm>. Accessed July 24, 2018.

## ENVIRONMENTAL & NATURAL RESOURCES

1. Koppen Climate Classification
2. NRCS Soil Survey for Bergen County (1995)
3. Building America Best Practices Series
4. New Jersey State Health Assessment Data. New Jersey's Public Health Data Resource (Complete Health Indicator Report of Fine Particulate Matter (PM2.5) in Outdoor Air): <https://www-doh.state.nj.us/doh-shad/indicator/view/EPHTAIR.PMannavgtrend.html>. Accessed on January 11, 2022.
5. New Jersey State Health Assessment Data. Complete Health Indicator Report of Fine Particulate Matter (PM2.5) in Outdoor Air: <https://www-doh.state.nj.us/doh-shad/indicator/view/EPHTAIR.PMannavgtrend.html>. Accessed on January 11, 2022.
6. New Jersey State Health Assessment Data. Health Indicator Report of Ozone in Outdoor Air: <https://www-doh.state.nj.us/doh-shad/indicator/view/EPHTAIR.O3violdaytrend.html>. Accessed on January 11, 2022.
7. New Jersey State Health Assessment Data. Health Indicator Report of Asthma Hospitalizations and Emergency Department Visits: <https://www-doh.state.nj.us/doh-shad/indicator/view/NJASTHMAHOSP.countyAAR.html>. Accessed on January 11, 2022.
8. NRCS Soil Survey, for Bergen County.

# ENDNOTES (cont.)

9. “Physiographic Provinces of New Jersey” New Jersey Geological Survey: [www.nj.gov/dep](http://www.nj.gov/dep). <https://www.nj.gov/dep/njgs/enviroed/infocirc/provinces.pdf>. Accessed October 15, 2018.
10. Federal Emergency Management Agency Community Status Book Report, New Jersey. <https://www.fema.gov/cis/NJ.pdf>. Accessed January 11, 2022.
11. Integrated Water Quality Monitoring and Assessment Report 2010
12. Highlands Regional Master Plan. Highlands Water Protection and Planning Council. 2008. [www.highlands.state.nj.us](http://www.highlands.state.nj.us). [https://www.highlands.state.nj.us/njhighlands/master/rmp/final/highlands\\_rmp\\_112008.pdf](https://www.highlands.state.nj.us/njhighlands/master/rmp/final/highlands_rmp_112008.pdf). Accessed on July 29, 2013.
13. United Water. [www.unitedwater.com](http://www.unitedwater.com). <http://www.unitedwater.com/newjersey/water.aspx>
14. A listing of Sewer and Water Authority utilized by municipality is included in the Public Facilities and Services Element. It should be noted that in some cases, municipal water service is provided by a municipal department, with water purchased from a larger utility, or neighboring municipality. The Sewer and Water data was collected and updated by Peter Kortright of Bergen County Planning through January 5, 2022.
15. Ibid.
16. United Water NJ Source Water Assessment Summary. [www.state.nj.us/dep](http://www.state.nj.us/dep). [https://www.state.nj.us/dep/swap/reports/sumdoc\\_0238001.pdf](https://www.state.nj.us/dep/swap/reports/sumdoc_0238001.pdf)
17. United Water NJ—Franklin Lakes System Source Water Assessment Summary. [www.state.nj.us/dep](http://www.state.nj.us/dep). [https://www.nj.gov/dep/swap/reports/sumdoc\\_0220001.pdf](https://www.nj.gov/dep/swap/reports/sumdoc_0220001.pdf)
18. “Wastewater Effluent Beneficial Reuse Program.” Bergen County Utilities Authority. [www.bcua.org](http://www.bcua.org). Accessed on October 19, 2018.
19. LEED, or Leadership in Energy and Environmental Design, is a rating system for green building from the U. S. Green Building Council (USGBC).
20. Grant F. Walton Center for Remote Sensing and Spatial Analysis (CRSSA), Rutgers University, in partnership with the Jacques Cousteau National Estuarine Research Reserve (JCNER), and in collaboration with the NOAA Office for Coastal Management (OCM), 2021. <http://njfloodmapper.org/>. Accessed February 10, 2022.
21. A Summary of Climate Change Impacts and Preparedness Opportunities Affecting Natural Resources in New Jersey, March 2014. New Jersey Climate Adaptation Alliance. Accessed on February 10, 2022. <https://njadapt.rutgers.edu/>. <https://njadapt.rutgers.edu/docman-lister/working-briefs/106-nj-cao-natural-resources/file>
22. 2020 Bergen County Multi-Jurisdictional All-Hazards Mitigation Plan.
23. A Summary of Climate Change Impacts and Preparedness Opportunities for the Water Resources Sector in New Jersey. New Jersey Climate Adaptation Alliance, March 2014. Accessed on February 10, 2022. <https://njadapt.rutgers.edu/>. <https://njadapt.rutgers.edu/docman-lister/resource-pdfs/98-nj-cao-water/file>
24. A Summary of Climate Change Impacts and Preparedness Opportunities for the Transportation Sector in New Jersey. NJ Climate Adaptation Alliance, March 2014. Accessed on February 10, 2022. <https://njadapt.rutgers.edu/>. <https://njadapt.rutgers.edu/docman-lister/resource-pdfs/100-njcaa-transportation/file>
25. 2020 Bergen County Multi-Jurisdictional All-Hazards Mitigation Plan.
26. 2020 Bergen County Multi-Jurisdictional All-Hazards Mitigation Plan.
27. 2020 Bergen County Multi-Jurisdictional All-Hazards Mitigation Plan.
28. Digital Geodata Series DGS 04-1 Earthquakes Epicentered in New Jersey, New Jersey Geological and Water Survey, updated September 17, 2018.
29. 2020 Bergen County Multi-Jurisdictional All-Hazards Mitigation Plan.
30. Known and Suspected Sites by County data accessed from the New Jersey Department of Environmental Protection Data Miner site on November 13, 2018.

## TRANSPORTATION & MOBILITY

1. U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).
2. US Census Bureau, 2015-2019 American Community Survey, 5-Year Estimates DP-03.
3. US Census Bureau, 2015-2019 American Community Survey, 5-Year Estimates, table B08130 (Means of Transportation to Work by Place of Work).
4. US Census Bureau, 2015-2019 American Community Survey, 5-Year Estimates DP-03.
5. US Census Bureau, 2015-2019 American Community Survey, 5-Year Estimates DP-03.
6. New Jersey State Police: [www.njsp.org](http://www.njsp.org/division/operations/troop-b.shtml). <http://www.njsp.org/division/operations/troop-b.shtml>. Accessed June 20, 2018
7. Palisades Scenic Byway Corridor Management Plan, May 2011.
8. New Jersey State Police: [www.njsp.org](https://www.njsp.org/about/core-functions.shtml). <https://www.njsp.org/about/core-functions.shtml>. Accessed November 1, 2018.
9. NJDOT Enlarged Jurisdictional Road Plan: [www.state.nj.us](http://www.state.nj.us/transportation/refdata/sldiag/enlarged_view_02.pdf). [https://www.state.nj.us/transportation/refdata/sldiag/enlarged\\_view\\_02.pdf](https://www.state.nj.us/transportation/refdata/sldiag/enlarged_view_02.pdf). Accessed November 1, 2018.
10. Bergen County Department of Planning & Engineering, The Central Bergen Bicycle & Pedestrian Plans. May 2015.
11. NJ Bicycle & Pedestrian Resource Center. Complete Streets Policy Compilation. [njbikeped.org](http://njbikeped.org/services/complete-streets-policy-compilation/). <http://njbikeped.org/services/complete-streets-policy-compilation/>. Accessed February 11, 2022.
12. NJDOT Complete Streets Guide 2017. [www.state.nj.us](http://www.state.nj.us/transportation/eng/completestreets/pdf/NJCS_DesignGuide.pdf). [https://www.state.nj.us/transportation/eng/completestreets/pdf/NJCS\\_DesignGuide.pdf](https://www.state.nj.us/transportation/eng/completestreets/pdf/NJCS_DesignGuide.pdf). Accessed November 2, 2018.
13. Data provided by NJ Transit, January 2, 2019.
14. Bergen County System Map, July 2014. [www.njtransit.com](http://www.njtransit.com/pdf/bus/Bergen_County_Map). [https://www.njtransit.com/pdf/bus/Bergen\\_County\\_Map](https://www.njtransit.com/pdf/bus/Bergen_County_Map). Accessed June 21, 2018.
15. Bergen County System Map, July 2014. [www.njtransit.com](http://www.njtransit.com/pdf/bus/Bergen_County_Map). [https://www.njtransit.com/pdf/bus/Bergen\\_County\\_Map](https://www.njtransit.com/pdf/bus/Bergen_County_Map). Accessed July 23, 2018.
16. NJTRANSIT. Private Carriers. [www.njtransit.com](http://www.njtransit.com/sf/servlet.srv?hdnPageAction=BusPCTo). <https://www.njtransit.com/sf/servlet.srv?hdnPageAction=BusPCTo>. Accessed July 23, 2018.
17. “Port Authority Unveils New Plan for Bus Terminal Replacement.” Port Authority of NY NJ, January 21, 2021. <https://www.panynj.gov/port-authority/en/press-room/press-release-archives/2021-press-releases/port-authority-unveils-new-plan-for-bus-terminal-replacement.html>. Accessed February 21, 2022.
18. Bergen County Bus Rapid Transit Implementation Study. [www.bergenbrt.com](http://www.bergenbrt.com/wp-content/uploads/2017/07/BergenCounty-BRT-Implementation-Study_072017.pdf). [http://www.bergenbrt.com/wp-content/uploads/2017/07/BergenCounty-BRT-Implementation-Study\\_072017.pdf](http://www.bergenbrt.com/wp-content/uploads/2017/07/BergenCounty-BRT-Implementation-Study_072017.pdf). Accessed July 17, 2018.
19. Alan M. Voorhees Transportation Center. An Assessment of “Last Mile” Shuttles in New Jersey. March 2012. Edward J. Bloustein School of Planning and Public Policy at Rutgers, The State University of New Jersey.
20. Alan M. Voorhees Transportation Center. An Assessment of “Last Mile” Shuttles in New Jersey. March 2012. Edward J. Bloustein School of Planning and Public Policy at Rutgers, The State University of New Jersey.
21. Rail System Map, May 2016. [www.njtransit.com](http://www.njtransit.com/pdf/rail/Rail_System_Map.pdf). [http://www.njtransit.com/pdf/rail/Rail\\_System\\_Map.pdf](http://www.njtransit.com/pdf/rail/Rail_System_Map.pdf). Accessed June 20, 2018.
22. Main/Bergen Co. as of 6/3/18. [www.njtransit.com](http://www.njtransit.com/pdf/rail/R0020.pdf). <https://www.njtransit.com/pdf/rail/R0020.pdf>. Accessed July 13, 2018.
23. Pascack Valley. As of 6/3/18. [www.njtransit.com](http://www.njtransit.com/pdf/rail/R0010.pdf). <https://www.njtransit.com/pdf/rail/R0010.pdf>. Accessed July 13, 2018.
24. NJ Transit Customer Satisfaction Survey: Rail. [www.njtransit.com](http://www.njtransit.com/var/var_servlet.srv?hdnPageAction=SurveyRail5To). [http://www.njtransit.com/var/var\\_servlet.srv?hdnPageAction=SurveyRail5To](http://www.njtransit.com/var/var_servlet.srv?hdnPageAction=SurveyRail5To). Accessed June 21, 2018.
25. NJ Transit Customer Satisfaction Survey: Rail. [www.njtransit.com](http://www.njtransit.com/var/var_servlet.srv?hdnPageAction=SurveyRail5To). [http://www.njtransit.com/var/var\\_servlet.srv?hdnPageAction=SurveyRail5To](http://www.njtransit.com/var/var_servlet.srv?hdnPageAction=SurveyRail5To). Accessed June 21, 2018.
26. Rail System Map, May 2016. [www.njtransit.com](http://www.njtransit.com/pdf/rail/Rail_System_Map.pdf). [http://www.njtransit.com/pdf/rail/Rail\\_System\\_Map.pdf](http://www.njtransit.com/pdf/rail/Rail_System_Map.pdf). Accessed June 20, 2018.
27. Woodhouse, Skylar. “NYC Commutes Push N.J. Transit Riding to 55% of

# ENDNOTES (cont.)

- Pre-Covid Levels,” Bloomberg. December 9, 2021. bloomberg.com. <https://www.bloomberg.com/news/articles/2021-12-09/nyc-commutes-push-n-j-transit-riding-to-55-of-pre-covid-levels>. Accessed February 21, 2022.
28. “NJ Transit Board Approves Purchase of Additional Multilevel Rail Cars,” NJ Transit, February 9, 2022. <https://www.njtransit.com/press-releases/nj-transit-board-approves-purchase-additional-multilevel-rail-cars>. Accessed February 21, 2022.
29. “NJ Transit Previews New Service on Pascack Valley Line,” October 21, 2007. www.njtransit.com. [http://www.njtransit.com/tm/tm\\_servlet.srv?hdnPageAction=PressReleaseTo&PRESS\\_RELEASE\\_ID=2371](http://www.njtransit.com/tm/tm_servlet.srv?hdnPageAction=PressReleaseTo&PRESS_RELEASE_ID=2371). Accessed June 21, 2018.
30. McGeehan, Patrick. “Christie Halts Train Tunnel, Citing Its Cost,” The New York Times. October 7, 2010. www.nytimes.com. <https://www.nytimes.com/2010/10/08/nyregion/08tunnel.html>. Accessed June 21, 2018.
31. “About the Program” The Gateway Program Development Corporation. www.gatewayprogram.org. <http://www.gatewayprogram.org/about-program.html>. Accessed June 21, 2018.
32. “THE GATEWAY PROGRAM” The Gateway Program Development Corporation. www.gatewayprogram.org. <http://www.gatewayprogram.org/index.html>. Accessed June 21, 2018.
33. “About the Program” The Gateway Program Development Corporation. www.gatewayprogram.org. <http://www.gatewayprogram.org/about-program.html>. Accessed June 21, 2018.
34. “\$1.56B” NJ Spotlight News, October 13, 2021. <https://www.njspotlightnews.org/2021/10/portal-north-bridge-northeast-corridor-delays-bottle-necks-new-replace-construction-nj-transit-amtrak/>. Accessed February 21, 2022.
35. Schaffler, Rhonda. “Gateway tunnel project gets ‘medium-high’ rating from federal agency,” NJ Spotlight News, January 21, 2022. <https://www.njspotlightnews.org/video/gateway-tunnel-project-gets-medium-high-rating-from-federal-agency/>. Accessed February 21, 2022.
36. “NJ Transit Previews New Service on Pascack Valley Line,” October 21, 2007.
37. Northern Branch Corridor Project. <http://www.northernbranchcorridor.com/>. Accessed July 17, 2018.
38. Governor Murphy Outlines How \$242 Million in New Funding for NJ Transit Will Help Reinvent Agency. www.state.nj.us. [https://www.state.nj.us/governor/news/news/562018/approved/20180320a\\_transit.shtml](https://www.state.nj.us/governor/news/news/562018/approved/20180320a_transit.shtml)
39. NJ Transit. 2016 Annual Report. www.njtransit.com. [https://www.njtransit.com/pdf/NJTRANSIT\\_2016\\_Annual\\_Report.pdf](https://www.njtransit.com/pdf/NJTRANSIT_2016_Annual_Report.pdf). Accessed July 23, 2018.
40. NJDOT. Transit Village Initiative Frequently Asked Questions. www.njtransit.com. <https://www.state.nj.us/transportation/community/village/faq.shtml>. Accessed February 21, 2022.
41. NJTRANSIT. 2016 Annual Report. www.njtransit.com. [https://www.njtransit.com/pdf/NJTRANSIT\\_2016\\_Annual\\_Report.pdf](https://www.njtransit.com/pdf/NJTRANSIT_2016_Annual_Report.pdf). Accessed July 23, 2018.
42. Burd, Joshua. Russo, Dinallo open new 110-unit rental unit project in Waldwick. Real Estate NJ. <https://re-nj.com>. <https://re-nj.com/russo-dinallo-open-new-110-unit-rental-project-in-waldwick/>. Accessed July 23, 2018.
43. NJ Transit. 2016 Annual Report. www.njtransit.com. [https://www.njtransit.com/pdf/NJTRANSIT\\_2016\\_Annual\\_Report.pdf](https://www.njtransit.com/pdf/NJTRANSIT_2016_Annual_Report.pdf). Accessed July 23, 2018.
44. Subregional Freight Profile: Bergen County (2020). NJTPA. <https://www.njtpa.org/NJTPA/media/Documents/Planning/Regional-Programs/Studies/2050%20Freight%20Industry%20Level%20Forecasts/Bergen-Screen-View-2020.pdf>. Accessed: February 22, 2022.
45. Subregional Freight Profile: Bergen County (2020). NJTPA. <https://www.njtpa.org/NJTPA/media/Documents/Planning/Regional-Programs/Studies/2050%20Freight%20Industry%20Level%20Forecasts/Bergen-Screen-View-2020.pdf>. Accessed: February 22, 2022.
46. Subregional Freight Profile: Bergen County (2020). NJTPA. <https://www.njtpa.org/NJTPA/media/Documents/Planning/Regional-Programs/Studies/2050%20Freight%20Industry%20Level%20Forecasts/Bergen-Screen-View-2020.pdf>. Accessed: February 22, 2022.

47. NJTPA, Bergen County Freight Profile, NJTPA, Rail Freight Capacity and Needs Assessment to the Year 2040. Final Report, March 2013.
48. Air Traffic Activity System (ATADS), Airport Operations for January 2017-December 2017. Federal Aviation Administration. <https://aspm.faa.gov>. <https://aspm.faa.gov/opsnet/sys/airport.asp>. Accessed December 27, 2018.
49. Ridership data from 2009-2012 for the Edgewater Ferry indicates that daily average ridership has trended upwards, from 471 to 644 passengers. By comparison, however, Weehawken's daily average ridership in 2009 was 6,641 passengers. Despite a slight dip in ridership in 2010, Weehawken's service has remained fairly constant, with daily average ridership in 2012 of 6,634 passengers.
50. Per communications with Tom Murphy, Director of Bergen County Community Transportation, January 30, 2019, and Anthony Suarez, Director of Bergen County Transportation, January 21, 2022.
51. Senior Citizens & Disabled Residents Transportation Assistance Program – Bergen County Community Transportation. [www.co.bergen.nj.us](http://www.co.bergen.nj.us). [https://www.co.bergen.nj.us/images/Departments\\_\\_Services/Public\\_Works/Community\\_Transportation/SCDRTAP\\_2019\\_Final.pdf](https://www.co.bergen.nj.us/images/Departments__Services/Public_Works/Community_Transportation/SCDRTAP_2019_Final.pdf). Accessed on November 2, 2018.
52. Per communications with Tom Murphy, Director of Bergen County Community Transportation, January 30, 2019, and Anthony Suarez, Director of Bergen County Transportation, January 21, 2022.
53. Regional Plan Association, The Fourth Regional Plan, November 2017.
54. Under the Meadowlands Adaptive Signal System for Traffic Reduction (MASSTR), the New Jersey Sports and Exposition Authority (NJSEA) maintains 124 adaptive traffic signals. In addition, the NJSEA maintains the internal driveways and roadways in the Meadowlands Sports Complex.
55. Communication with Nadereh Moini, Ph.D., PE, PTOE, Chief of Transportation for the NJSEA, January 31, 2019.
- recreation Element), workforce development (Economic Vitality Element), transportation (Transportation and Mobility Element), and housing (Land Use and Housing Element).
2. Historic Sites and Parks are described in further detail as part of the Arts, History, and Historic Preservation Element, and the Open Space, Agriculture, Parks and Recreation Element, respectively.
3. Adopted by the Board of Chosen Freeholders (known as the Board of Commissioners as of 2021) on February 21, 2018 via Freeholders' Resolution No. 148-18.
4. Bergen County. History of Bergen County. [www.co.bergen.nj.us](http://www.co.bergen.nj.us). [https://www.co.bergen.nj.us/images/About\\_Bergen\\_County/History\\_of\\_Bergen\\_County/bergencountyoverview.pdf](https://www.co.bergen.nj.us/images/About_Bergen_County/History_of_Bergen_County/bergencountyoverview.pdf). Accessed November 21, 2018.
5. New Jersey Office of GIS, Elementary School Districts, Unified School Districts, and Secondary School Districts, 2021.
6. New Jersey 2018 Generation, Disposal and Recycling Statistics. [www.nj.gov](http://www.nj.gov)/dep. [https://www.nj.gov/dep/dshw/recycling/stat\\_links/2018disposalrates.pdf](https://www.nj.gov/dep/dshw/recycling/stat_links/2018disposalrates.pdf) Accessed February 16, 2022.
7. "Defining Hazardous Waste." US Environmental Protection Agency. [http://www.epa.gov/superfund/students/clas\\_act/haz-ed/def\\_hazw.htm](http://www.epa.gov/superfund/students/clas_act/haz-ed/def_hazw.htm). Accessed on August 1, 2013.
8. Bergen County District Solid Waste Management Plan Amendment: Summary, page 1 of 2. [https://www.bcua.org/vertical/Sites/%7BF76805AC-71CD-427F-AD9B-9E08876F224A%7D/uploads/exsummaryfreeholders\(2\).pdf](https://www.bcua.org/vertical/Sites/%7BF76805AC-71CD-427F-AD9B-9E08876F224A%7D/uploads/exsummaryfreeholders(2).pdf).
9. In addition to municipalities in Bergen County, the Bergen County Animal Shelter also provides animal control services for the Hudson County municipalities of Kearny, Harrison, and East Newark.
10. NJSSA Powerpoint presentation by Maria M. Sirimis, Middlesex County Director of Shared Services, at 2008 League of Municipalities Conference, November 19, 2008. <https://www.slideserve.com/Patman/new-jersey-shared-services-association-njssa-nj-state-league-of-municipalities-conference-november-19-2008>.

## PUBLIC FACILITIES & SERVICES

1. Some of these programs are described in further detail in other Elements of this Master Plan, such as Parks (Open Space, Agriculture, Parks and Rec-



# ENDNOTES (cont.)

## SUSTAINABILITY

1. Definition of Sustainability. New Jersey Department of Environmental Protection. [www.nj.gov/dep](http://www.nj.gov/dep). <https://www.nj.gov/dep/qaes/definition-sustainability.html>. Accessed February 18, 2019.
2. Upgrading to World Class: The Future of the Region's Airports Revisited, June 2018. Regional Plan Association. [Library.rpa.org](http://library.rpa.org/pdf/RPA-Upgrading-to-World-Class-Revisited.pdf). <http://library.rpa.org/pdf/RPA-Upgrading-to-World-Class-Revisited.pdf>. Accessed February 6, 2019, page 23.
3. Surging Seas Risk Finder: New Jersey, USA. <https://riskfinder.climatecentral.org>. [https://riskfinder.climatecentral.org/state/new-jersey.us?comparison-Type=county&forecastType=NOAA2017\\_inthi\\_p50&level=5&unit=ft](https://riskfinder.climatecentral.org/state/new-jersey.us?comparison-Type=county&forecastType=NOAA2017_inthi_p50&level=5&unit=ft). Accessed February 6, 2019.
4. National Research Council. 2012. Disaster Resilience: A National Imperative. Washington, DC: The National Academies Press.
5. American Planning Association, "Climate Change Policy Guide," December 2020.
6. State of New Jersey, "Climate Change Resilience Strategy," October 2021.
7. Gibbens, Sarah. Hurricane Sandy, explained. National Geographic, February 2019.
8. American Planning Association, "Hazard Mitigation Policy Guide," July 2020.
9. Alpine and Englewood Cliffs do not participate in the National Flood Insurance Program.
10. While USGBC's LEED program is one of the more well-known and adopted sustainable design assessment and certification programs, particularly in the United States, this should not suggest that it is the only program available. The Living Building Challenge, a program created by the Living Future Institute, is a building certification program that recognizes buildings that produce more energy than they use and collect and treat all water on site, among other requirements. The United Kingdom's BREEAM (Building Research Establishment Environmental Assessment Method) is another sustainable construction certification program, that is used in more than 70 countries (including the United States). There are also "green" certification programs for different products, such as the EPA's Energy Star program, which certifies electronics, appliances, and new homes that utilize energy efficiency. The Forest Stewardship Council certifies forest products that utilize sustainable forestry practices.
11. Electric Vehicles in New Jersey: Opportunities and Obstacles. Presentation by Melissa Evanego, Bureau of Mobile Sources, New Jersey Department of Environmental Protection Air Quality, Energy and Sustainability. Northern Transportation Air Quality Summit, August 7, 2018.
12. These ordinances are referred to in this Master Plan Element as the County's 2018 subdivision and site plan ordinances.
13. NJDOT Complete Streets Guide 2017. [www.state.nj.us](http://www.state.nj.us). [https://www.state.nj.us/transportation/eng/completestreets/pdf/NJCS\\_DesignGuide.pdf](https://www.state.nj.us/transportation/eng/completestreets/pdf/NJCS_DesignGuide.pdf). Accessed November 2, 2018.
14. Smart Growth America. "Complete Streets policy development." [smartgrowthamerica.org](http://smartgrowthamerica.org). <https://smartgrowthamerica.org/program/national-complete-streets-coalition/publications/policy-development/>. Accessed February 27, 2019.
15. New Jersey Department of Transportation. 2012. "Making Complete Streets a Reality: A Guide to Complete Streets Policy Development." [www.state.nj.us](http://www.state.nj.us). <https://www.state.nj.us/transportation/eng/completestreets/pdf/cspolicydevelopmentguide2012.pdf>. Accessed February 27, 2019.
16. NJ Bicycle & Pedestrian Resource Center. Complete Streets Policy Compilation. [njbikeped.org](http://njbikeped.org). <http://njbikeped.org/services/complete-streets-policy-compilation/>. Accessed February 11, 2022.
17. Sustainable Jersey participation as of August 2021.
18. What You Should Know About Sustainability in New Jersey. New Jersey Department of Environmental Protection, Division of Science, Research and Environmental Health. [www.state.nj.us](http://www.state.nj.us). <https://www.state.nj.us/dep/dsr/>

- governing/you-should-know.htm. Accessed February 1, 2019.
19. General Information about Lead in Drinking Water. United States Environmental Protection Agency. [www.epa.gov](https://www.epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water). <https://www.epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water>. Accessed February 6, 2019.
  20. Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates.
  21. PolicyLink, “The Equity Manifesto.” [www.policylink.org/resources-tools/equity-manifesto](http://www.policylink.org/resources-tools/equity-manifesto). Accessed January 2022.
  22. American Planning Association, “Planning for Equity Policy Guide,” May 2019.
  23. United States Environmental Protection Agency. “Learn About Environmental Justice.” <https://www.epa.gov/environmentaljustice/learn-about-environmental-justice>. Accessed January 2022.
  24. American Public Health Association, “What is Public Health?” <https://www.apha.org/What-is-Public-Health>. Accessed January 2022.
  25. American Public Health Association, “Creating the Healthiest Nation: Advancing Health Equity,” May 2015.
  26. Braveman P, Arkin E, Orleans T, Proctor D, and Plough A. What Is Health Equity? And What Difference Does a Definition Make? Princeton, NJ: Robert Wood Johnson Foundation, 2017.
  27. American Planning Association, “Healthy Communities Policy Guide,” October 2017.
  28. What You Should Know About Sustainability in New Jersey. New Jersey Department of Environmental Protection, Division of Science, Research and Environmental Health. [www.state.nj.us](http://www.state.nj.us). <https://www.state.nj.us/dep/dsr/governing/you-should-know.htm>. Accessed February 1, 2019.
  29. Strong Towns, The Strong Towns Strength Test, prepared June 21, 2016. [www.strongtowns.org](http://www.strongtowns.org). <https://www.strongtowns.org/journal/2016/6/15/greatest-hits-the-strong-towns-strength-test>. Accessed February 1, 2019.
  30. New Jersey Future and Smart Growth America. The Fiscal Implications of Development Patterns: Roads in New Jersey, November 2015. [www.njfuture.org](http://www.njfuture.org). <https://www.njfuture.org/wp-content/uploads/2015/11/fiscal-implications-roads-in-new-jersey.pdf>. Accessed February 28, 2019.
  31. 2019 New Jersey Energy Master Plan: Pathway to 2050. [https://nj.gov/emp/docs/pdf/2020\\_NJBPU\\_EMP.pdf](https://nj.gov/emp/docs/pdf/2020_NJBPU_EMP.pdf). Accessed February 15, 2022.
  32. Action: Energy Efficiency for Municipal Facilities. Sustainable Jersey. [www.sustainablejersey.com](http://www.sustainablejersey.com). <http://www.sustainablejersey.com/actions-certification/actions/#close>. Accessed February 4, 2019.
  33. 2016 Community Health Needs Assessment: Bergen County, October 2016, revised February 27, 2017. Prepared by Professional Research Consultants, Inc. for the Community Health Improvement Partnership of Bergen County.
  34. Health Impact Assessment, Centers for Disease Control and Prevention. <https://www.cdc.gov/healthyplaces/hia.htm>. Accessed February 6, 2019.
  35. What You Should Know About Sustainability in New Jersey. New Jersey Department of Environmental Protection, Division of Science, Research and Environmental Health. [www.state.nj.us](http://www.state.nj.us). <https://www.state.nj.us/dep/dsr/governing/you-should-know.htm>. Accessed February 1, 2019.
  36. Gibbs, Robert J. AICP, ASLA. The Value of Street Trees (2016). Smart Growth Online. [smartgrowth.org](http://smartgrowth.org). <https://smartgrowth.org/value-street-trees/>. Accessed February 18, 2019.
  37. Ripple Effects: The State of Water Infrastructure in New Jersey Cities and Why it Matters. New Jersey Future (2014). [www.njfuture.org](http://www.njfuture.org). <https://www.njfuture.org/wp-content/uploads/2014/05/RIPPLE-EFFECTS-Final.pdf>. Accessed February 13, 2019, page 9.
  38. Minutes of the State Planning Commission for November 13, 2012. [www.nj.gov](http://www.nj.gov). <https://www.nj.gov/state/planning/meeting-materials/spc/spc-minutes-2012-1113.pdf>. Accessed February 27, 2019.

