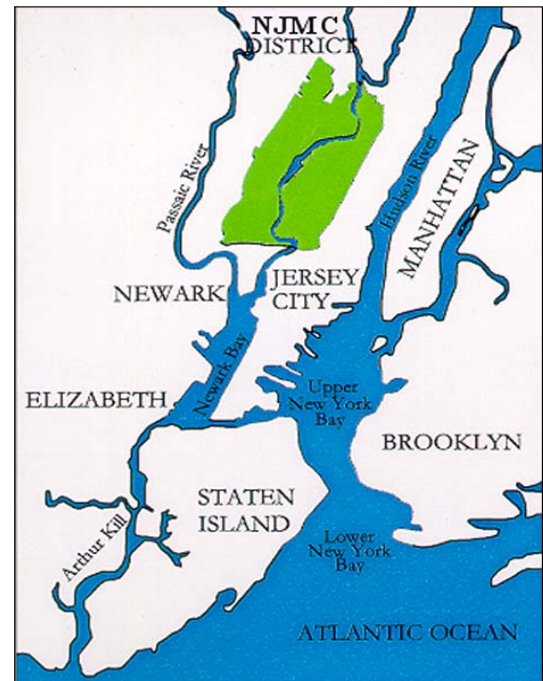


Section II. Coastal Management Program in the Hackensack Meadowlands District

The NJMC, formerly known as the Hackensack Meadowlands Development Commission is a State-level commission charged with regulating development and conservation in the Hackensack Meadowlands District. The 30.4 square-mile District encompasses portions of fourteen municipalities in two counties: Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford, South Hackensack, and Teterboro in Bergen County and Jersey City, Kearny, North Bergen, and Secaucus in Hudson County. The District includes the Hackensack River Estuary and associated uplands.

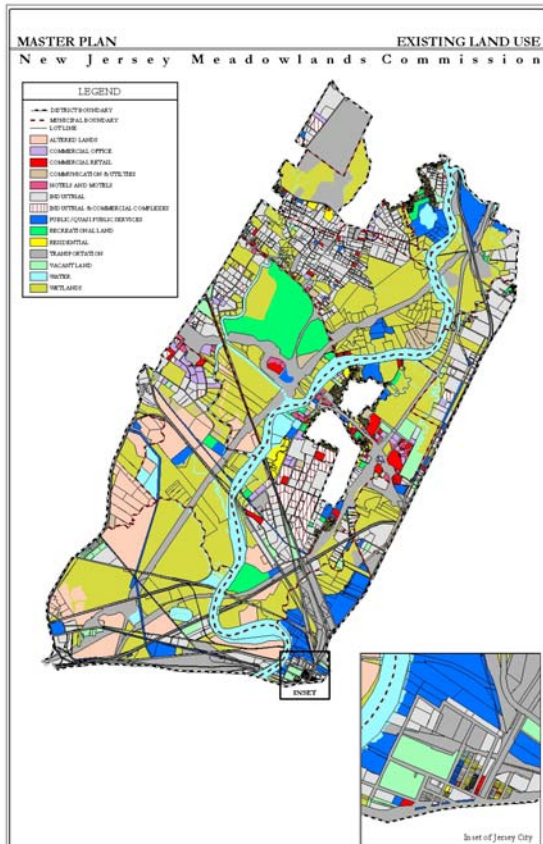
Current land uses in the District are quite diverse. The NJMC's primary planning document, the *NJMC Master Plan*, classifies the District's land uses into fourteen categories, as delineated by the table and the map on the following page. These general observations can be made from the land use data:

- Approximately 39 percent of the District consists of properties containing water and wetlands as the primary land use. A number of additional properties contain wetlands as a secondary land use. As a result, water and wetlands cover an even greater percentage of the District's surface area.
- Approximately one in five acres relates to transportation. Due to its prime location in the New York-Northern New Jersey metropolitan area, the District includes a number of major roadways and transit lines, including portions of the New Jersey Turnpike, Route 3 and the Northeast Corridor rail line.
- Industrial uses, including those occurring with commercial complexes, constitute the primary type of site development.
- Residential uses are not prevalent in the District. Although the District's population has increased by 23.6 percent from 1980 to 2000, residential uses continue to play a minor role in land use.
- Less than two percent of the District is comprised of vacant upland. According to the *NJMC Master Plan*, open areas that do not fall within any of the other land use categories are considered to be vacant.



Location of the Hackensack Meadowlands District within the greater geographic region. The eastern boundary of the 30.4 square-mile District is located approximately five miles west of Manhattan in Northern New Jersey.

Additional information concerning existing land uses appears in Chapter 3 of the *NJMC Master Plan*.



The District is designated as a Special Area within New Jersey’s coastal zone. The CZM rules define Special Areas as “areas that are so naturally valuable, important for human use, hazardous, sensitive to impact, or particular in their planning requirements, as to merit focused attention and special management rules” (N.J.A.C. 7:7E-3.1(a)). The District is also designated by the NJDEP as a Geographic Area of Particular Concern (see the New Jersey Coastal Management Program, Final Environmental Impact Statement, August 1980, page 263). In making this designation, the Department considered the District’s regional significance, its need for special attention, and the availability of a state legal authority (i.e., the NJMC) to promote desired uses.

The Department further recognizes the NJMC’s regional authority in comprehensive land use management and the fact that its objectives and policies are generally compatible with the NJCMP. Accordingly, the NJMC acts as the lead coastal planning and management agency for the Hackensack Meadowlands District. Its regulatory authority constitutes the District’s principal management mechanism. Hence, certain portions of the *NJMC Master Plan* and *District Zoning Regulations* serve as coastal policy for the District.

Existing Land Uses in the Meadowlands District		
CATEGORY	ACRES	PERCENT
Residential	291.4	1.5%
Commercial Retail	231.4	1.2%
Hotels and Motels	80.7	0.4%
Commercial Offices	209.8	1.1%
Industrial	2,793.3	14.3%
Industrial & Commercial Complexes	419.7	2.1%
Transportation	4,018.4	20.5%
Communication & Utilities	261.5	1.3%
Recreational Land	756.6	3.9%
Public/Quasi Public Services	965.0	4.9%
Water	1,869.7	9.6%
Wetlands	5,783.6	29.5%
Altered Land	1,444.0	7.4%
Vacant Land	360.4	1.8%
TOTAL ACRES	19,485.4	100%
<i>Sources: NJMC Geographic Information Systems and staff field inspections, 2002</i>		