

Identification and Description of Each Alternative (NJAC 7:36-26.9(d)2i-ii)

As per NJAC 7:36-26.9(d)2, the following lists each alternative course of action that could be taken to fulfill the compelling public need for or yield the significant public benefit to be derived from the project for which the applicant proposed to dispose of or divert parkland including all alternatives presented at the scoping hearing by the applicant pursuant to NJAC 7:36-26.8(d), any other alternative suggested by the public at the scoping hearing during the public comment period for the scoping hearing and the alternative of locating the applicant's project on the proposed replacement land.

- [Alternatives Suggested by the Public at the Scoping Hearing](#)

Address	Block	Lot	Citation Location
<u>1445 Kennedy Boulevard</u>	40	1	None
<u>1600 53rd Street</u>	183	20.02	Nathan Burroughs on Page 13, Line 13 as "54th Street and Tonnelle Avenue"
<u>3801 Liberty Avenue</u>	88	25, 26	Nathan Burroughs on Page 14, Line 7 as "Liberty Avenue"
<u>1703-1721 Kennedy Boulevard</u>	40	3.02	Nathan Burroughs on Page 13, Line 20 as "16th Street"
<u>1305, 1407 and 1717 Paterson Plank Road</u>	27	1, 2, 16.01, 16.02, 21, 22, 23.01	Nathan Burroughs on Page 15, Line 2 as "Hudson News"
<u>9034 Baar Place</u>	423	30	resident John Amato on Page 31, Line 13 as "Baar Place" and by resident Peggy Wong on Page 36, Line 18 as "Sacred Heart"
<u>300 75th Street</u>	287	1	resident John Amato on Page 31, Line 14 as "Beth El Temple" and by resident Peggy Wong on Page 36, Line 17 as "Temple Beth El"
<u>2819 Kennedy Boulevard</u>	60	1.01	resident John Amato on Page 36, Line 15 as "Old Toys R Us"
<u>5711 Kennedy Boulevard</u>	195	68	resident Larry "Waistein" (sic) ¹ on Page 44, Line 2 as "North of Avalon Cove"

- [Alternatives Suggested by the Public in the Written Comments Submitted During the Public Comment Period for the Scoping Hearing](#)

Not Applicable.

¹ Correct spelling is "Wainstein," which was incorrectly recorded in the hearing transcript as "Waistein."

- [Alternative of Locating the Applicant's Project on the Proposed Replacement Land](#)

Address	Block	Lot
<u>1811 Paterson Plank Road</u>	27	27
<u>7903-7909 River Road</u>	437	2.01, 2.02
<u>14th Street Viaduct</u>	N/A	N/A

- [Alternatives of "No Build" or "No Action"](#)
 - There is one "no build" alternative available to the North Bergen Board of Education, which will allow the Board to comply with the state mandate to provide public Pre-K and Kindergarten services. In accordance with the Board's Long Range Facilities Plan, as well as the State's educational facility planning standards for school facilities housing preschool students (NJAC 6A:26-6.4), the size of the existing plant is insufficient to serve the number of current and projected students. The Board must create new classrooms to accommodate all current and future students at the existing Pre-K or an alternative site. One alternative that would result in limited construction as a "no-build" alternative is the Hudson County Schools of Technology property located at 2000 85th Street, North Bergen, NJ (Block 458, Lot 1). For further information on the potential use of the Hudson County Schools of Technology property as an alternative to diversion, please see [page 40](#). There is not a "no action" alternative available to the Board, due to the state mandate to provide public Pre-K and Kindergarten services.
- [Alternatives that Use Private Lands or Other Public Lands](#)
 - Private and other properties, as referenced in the Pre-App Response Memo (April 2016) and in recent (June 2016) correspondence from Green Acres

Address	Block	Lot	Citation Location
<u>1 Daffy's Way</u>	451.05	14.011	Green Acres Pre-App Response Memo dated April 12, 2016 as "Daffy's"
<u>1706 Paterson Plank Road</u>	40	3.03, 3.031	Green Acres Pre-App Response Memo dated April 12, 2016
<u>1401 64th Street and 6300 Meadowview Avenue</u>	205	22 and 30	Green Acres Pre-App Response Memo dated April 12, 2016 as "64th Street Rec Center and Ball Field"

- Properties owned by the North Bergen Board of Education or the County of Hudson as referenced in the Pre-App Response Memo (April 2016) and in recent (June 2016) correspondence from Green Acres

Address	Block	Lot	Citation Location
<u>North Bergen High School 7417 Kennedy Boulevard</u>	263	2	Jandoli email June 3, 2016
<u>Robert Fulton School 7407 Hudson Avenue</u>	288	1	Jandoli email June 3, 2016
<u>Lincoln School 1206 63rd Street</u>	215	1	Jandoli email June 3, 2016

JF Kennedy School 1210 11th Street	22	1	Jandoli email June 3, 2016
McKinley School 3110 Liberty Avenue	63	33	Jandoli email June 3, 2016
Franklin School 5211 Columbia Avenue	176	13	Jandoli email June 3, 2016
Hudson County Schools of Technology 2000 85th Street	458	1	Jandoli email June 3, 2016

o [Other Public Community Facilities](#)

Address	Block	Lot
North Bergen Housing Authority – Meadowview Village 5828 Meadowview Avenue	199 200	29-30 43-44
North Bergen Housing Authority – Lawler Towers 6121 & 6131 Grand Avenue	205	68
North Bergen Housing Authority – Terrace Apartments 6800 Columbia Avenue	235	22
North Bergen Housing Authority – Cullum Tower 6299 Grand Avenue	205	67
North Bergen Free Public Library 8411 Bergenline Avenue	383	27
North Bergen Free Public Library – Kennedy Branch 2123 Kennedy Boulevard	43	45
43rd Street Park	103	107, 127
46th Street Park	150	54-55
50th Street Park	161	17
Kilkenny Field	221	10
67th Street Park	225	57
71st Street Park	241.01	77
10th Street Park	27	9
74th Street Park	311	17.02
Fredman Park	316	6
River View Park	316	7.02
Robert Allen Field	324	13
82nd Street Park	351	24
88th Street Park	368	1.01
North Bergen Municipal Pool	460 468	A 1
28th Street Park	60	5
38th Street Park	79	16

Alternatives Suggested by the Public at the Scoping Hearing

- **1445 Kennedy Boulevard, Block 40, Lot 1 – “14th Street / Food Basics”**

The site of the former “Food Basics” is a 4.5 acre lot zoned for commercial use in the southwest area of North Bergen. Lot 1 consists of the former Lot 1, Lot 126, Lot 125 and Lot 127, and is the site of two commercial buildings. The entire former “Food Basic” building and parking lot are now occupied by the “Food Bazaar” supermarket, a commercial tenant. “Food Bazaar” is slated to open this summer, with renovations underway at this time. The site is not for sale and is occupied. The site is not available as per NJAC 7:36-26.9(e)3ii as condemnation of the land is not reasonable as per NJAC 7:36-26.9(e)2iv as it would result in adverse social and economic impacts of an extraordinary magnitude. The site is developed for commercial use with a large retail building, loading docks, parking on lower levels, and large open parking area. The facility is undergoing renovations for continued use as a grocery store. Condemnation of the site would result in the loss of an essential commercial property as well as adverse social impacts due to the loss of an affordable grocery store in a neighborhood where 18% of residents live in poverty.² The owner is listed on tax records as NBVF LLC Voronado Re Trust (210 Route 4 East, Paramus, NJ 07652).

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in commercial use for decades, with established parking for cars and trucks. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the R-3 zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$6.276 million. The land was assessed at \$2.1 million and the improvements to the property were assessed at \$4.176 million. The property tax rate for tax year 2015 was \$332,063.16.

² United States Census Bureau, “2014 American Community Survey, 5-Year Estimates,” Hudson County Census Tract 148.

- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within an R-3 zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the R-3 zone. As the site is not available as per NJAC 7:36-26.9(e)3ii or reasonable as per NJAC 7:36-26.9(e)2iv, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **1600 53rd Street (Block 183, Lot 20.02) – “54th Street and Tonnelle Avenue”**

“Crib World,” also referred to during the scoping hearing as “54th Street and Tonnelle Avenue,” is a 0.78 acre property located across the street from Franklin Elementary School. The property currently contains an open lot and a long warehouse building. The owner is listed on tax records as Crib Re Inc (1600 53rd Street, North Bergen, NJ 07047). The site does not provide adequate space for the construction of a preschool. It is therefore not feasible as per NJAC 7:36-26.9(e)1i as it cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices. It is also not reasonable as per NJAC 7:36-26.9(e)2iii as it would cause extraordinary operational or safety problems, specifically with respect to providing sufficient space for required site setbacks, emergency access, parking, and outdoor play areas. According to the State of New Jersey’s educational facility planning standards (NJAC 6A:26-1.2), the area allowance per full time equivalent student must be at least 125 square feet for preschool through grade five. This would require a facility totaling at least 33,750 square feet (0.77 acres) to house the existing levels of Pre-K enrollment in North Bergen. Further pursuant to the State’s educational facility planning standards for school facilities housing preschool students (NJAC 6A:26-6.4(b)2 and (d)), “preschool classrooms shall be no higher than the second floor of a school facility” and the facility is required to have “100 square feet of outdoor play space for each child using the space at one time.” The Crib World property is too small to construct a preschool facility that would comply with these requirements. At least 4 to 5 additional adjoining residential and commercial properties would have to be acquired to assemble sufficient area to construct a preschool or house Temporary Classroom Units (TCUs) at the site.

Considering use of the space for educational purposes, the TCUs alone on the parking area located at Lot 20.02 would occupy a minimum of 1.1 acres, similar in size to the current configuration of TCUs at Braddock Park. Required play areas as per NJAC 6A:26-6.4(d), vehicular access including emergency access, car and bus drop off areas, and parking for staff and visitors would require an additional minimum of 0.5 acres. The total footprint of the area necessary for TCU relocation (including TCU footprint, vehicular and pedestrian circulation, play area, required side and front yard setbacks, and access way of level area) is estimated at 1.8 to 2.2 acres, depending upon the final configuration. If leveled, the existing building would yield approximately 0.78 acres and thus be unusable for complete TCU relocation.

A two story permanent preschool building as per NJAC 6A:26-6.4(b)2 would require approximately 1.6 to 2 acres, depending on site configuration. The property does not provide adequate space for such construction. Substantially more property would have to be acquired to provide for required site setbacks, emergency access, parking, and play areas. The other adjacent properties near Franklin School, which were an integral part of the earlier preliminary study and schematic layout completed for the site, are privately owned, primarily residential properties, and are not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or use of the land. Condemnation of residential and commercial property would be required.

Additionally, Franklin Elementary School already has an annex which shares core facilities (administration, gym, auditorium, play space, and cafeteria) with Franklin School. Thus, consideration of use of the “Crib World” property for another annex is not feasible as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems with respect to providing required core facilities as stated in NJAC 6A:26-6.4(h).

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in commercial

use for decades, with established parking for cars and trucks. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.

- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the R-2 zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$609,000. The land was assessed at \$150,500 and the improvements to the property were assessed at \$458,500. The property tax rate for tax year 2015 was \$32,222.19. The property was last purchased in March 1998 for \$650,000.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within an R-2 zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the R-2 zone. As the site is not feasible, reasonable or available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **3801 Liberty Avenue (Block 88, Lots 25 and 26) – “Liberty Avenue”**

The 2.83 acre site is located between Tonnelle Avenue and Liberty Avenue at 39th Street. The site is commonly referred to as “Westchester Lace” and was referred to as “Liberty Avenue” during the scoping hearing. The site is not available as per NJAC 7:36-26.9(e)3i as the site is an occupied property with active commercial use in the R-2 and C-2 zones and the owners are unwilling to sell or transfer the land or allow for the lease or use of the land. Use of the site as an alternative is not reasonable as per NJAC 7:36-26.9(e)2iv as condemnation of a commercial property would be required, resulting in adverse economic impacts of an extraordinary magnitude. The site is also not feasible as per NJAC 7:36-26.9(e)1ii as TCU placement would bring about unresolvable logistical problems as the open area is too small to relocate the entire preschool program and the lots do not provide area for play space as per NJAC 6A:26-6.4(d), access and parking requirements.

The lot measures approximately 2.83 acres, including a 1.3 acre actively used commercial building at the north end of Lot 26 and 1 acre open paved parking area on Lot 25 that is a partially sloping and flat lot. The owner of both Lot 25 and 26 is listed on tax records as Liberty Ave LLC (PO Box 180, Monsey, NY 10952). The State of New Jersey owns adjacent lots to the south of the site (Block 88, Lots 23 and 24 – 3726 Tonnelle Avenue and 3725 Liberty Avenue). The site is partially in an R-1 zone and partially in a C-2 commercial zone. One side of the site abuts the Union Turnpike/Tonnelle Avenue entry ramp and the other is on Liberty Avenue facing a small residential area. It is in active use by a commercial tenant.

Considering use of the space for educational purposes, the TCUs would occupy a minimum of 1.1 acres, similar in size to the current configuration of TCUs at Braddock Park. Required play areas as per NJAC 6A:26-6.4(d), vehicular access including emergency access, car and bus drop off areas, and parking for staff and visitors would require an additional half acre at a minimum. The total footprint of the area necessary for TCU relocation (including TCU footprint, vehicular and pedestrian circulation, play area, required side and front yard setbacks, and access way of level area) is estimated at 1.8 to 2.2 acres, depending upon the final configuration.

A two story permanent preschool building as per NJAC 6A:26-6.4(b)2 would require approximately 1.6 to 2 acres, depending on site configuration. The existing building would need to be demolished and rebuilt or heavily renovated, and safe play areas would have to be created which do not expose children to the noise and pollution from the heavily trafficked Tonnelle Avenue.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in commercial use for decades, with established parking for cars and trucks. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to educational in the area of the property within the C zone. The site is subject to environmental testing and remediation.

- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property (inclusive of Lots 25 and 26) was assessed for \$3,261,600. The land was assessed at \$1.495 million and the improvements to the property were assessed at \$1,766,600. The property tax rate for tax year 2015 was \$172,571.26.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within an R-2 zone which allows for educational use and a C-2 zone which would require a variance for educational use. The North Bergen Zoning Board of Adjustment adopted a resolution (Case #02-15 – heard June 10, 2015 and September 30, 2015) for improvement and expansion of the non-conforming use variance and various improvements to the site. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the R-2 zone. As the site is not feasible, reasonable or available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **1703-1721 Kennedy Boulevard (Block 40, lot 3.02) – “16th Street”**

A portion of this 3.65 acre private property at the west end of 16th Street was referenced during North Bergen Board of Education RFP/RFQ process in 2013. It was mentioned in error during the Scoping Hearing. This is private land with garage, parking and storage in active use for the adjacent multi-family apartment complex. The owner is listed on tax records as 1631 Kennedy Assocs LLC (1807 Kennedy Bld #1F, North Bergen, NJ 07047). The site is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or use of the land. Condemnation of residential and commercial property would be required.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits and New Jersey Department of Education and Hudson County Department of Education review.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$8,276,100. The land was assessed at \$2.092 million and the improvements to the property were assessed at \$6,184,100. The property tax rate for tax year 2015 was \$437,888.45.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is not available as per NJAC 7:36-26.9(e)3i, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **1305, 1407, and 1717 Paterson Plank Road (Block 27, Lots 1, 2, 16.01, 16.02, 21, 22, and 23.01) – “Hudson News”**

The old “Hudson News” property, now under development by Hudson Mews is not reasonable as per NJAC 7:36-26.9(e)2v as it would create unique problems, specifically the retroactive cancellation of an approved multifamily residential development. The approximately 11 acre property is part of the R-4 “Paterson Plank Road Residential” zone and has been approved by the Township for multifamily residential development. It is not reasonable for the Township to consider retroactively canceling the approved housing development in the specially designated zone. The approved project includes a tiered tax payment plan for the property that will significantly increase the value of the ratable during the first 15 years of the agreement, and further increase the ratable in the final 30 years of the PILOT agreement. According to tax records, the property has multiple owners, including HPPR LLC (One Meadowlands Pkwy #902, East Rutherford, NJ 07073 – Lots 1, 2, 16.01, 21 and 23.01), and B&S Property Mgmt Inc (92 Hoboken Road Rutherford, NJ 07073 – Lot 16.02). The property currently contains several industrial, warehouse, and office structures. Much of the site is developed or paved with several areas of trees and brush. The site has tiered and level areas at Paterson Plank Road and slopes down steeply to the west to Tonnelle Avenue.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in commercial use for decades, with established parking for cars and trucks. There is a steep slope on the edge of the property with existing vegetation that is not suitable for construction and will not be disturbed by approved development. There is no established vegetation on the flat part of the lot that has been developed. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits and New Jersey Department of Education and Hudson County Department of Education review.
- (3) Threatened Species: New Jersey Division of Fish & Wildlife (NJ DFW) Landscape Project Mapping and related documents indicate no critical habitats, and no state or federal threatened or endangered species on the parcel site. There are no classified biological resources on the parcel.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property (inclusive of Lots 1, 2, 16.01, 16.02, 21, 22, and 23.01) was assessed for \$3,043,800. The land was assessed at \$3,043,800 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$462,657.
- (7) Zoning, Land Use, Environmental or Other Constraints: The North Bergen Planning Board approved Hudson Mews, LLC on July 7, 2015 for a 288 unit residential

development including 5 residential structures and a club house in the R-4 "Paterson Plank Road Residential" zone. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from residential to the permitted educational use in the R-4 zone. As the site is not reasonable as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

▪ **9034 Baar Place (Block 423, Lot 30) – “Sacred Heart Church”**

The 0.76 acre “Sacred Heart Church” site includes an existing church and parochial school building, as well as a parking lot. The property is home to an established church, with approximately 0.5 acres for parking, which is in active use by the church. The owner of the property is listed in tax records as Sacred Heart Church (9034 Baar Place, North Bergen, NJ 07047). The site is not reasonable as per NJAC 7:36-26.9(e)2ii as it would result in the incurring of additional construction costs of an extraordinary magnitude. The site is also not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease of the property.

Educational use is permitted in this R zone and the building is currently used for educational purposes by a parochial school. Configuration of the existing building does not suit preschool use as it is too small to house the full enrollment of the North Bergen preschool program as per NJAC 6A:26-6.4(b)2. The main gathering spaces are on the double-height ground floor, and the 8 classrooms and office spaces are on the 3rd and 4th floors, with access by stair only. There is no elevator and the building is not compliant with the Americans with Disabilities Act (ADA). The building would require remediation due to reported asbestos. Pursuant to NJAC 6A:26-6.4(h) and NJAC 6A:26-6.4(b)2, New Jersey Department of Education early childhood standards require classrooms of 950 square feet with toilets, located on first or second floor. To comply with the State’s educational standards for preschool facilities, extensive renovations and remediation would be required at this location.

Additionally, the site is not currently for sale and a lease of a portion of the building would not allow the Board to seek state funding for renovations. This option is only available for Board-owned facilities. Extensive renovations and asbestos remediation would be required to bring the building up to State standards for preschool facilities and to meet ADA requirements.

The parking area, if not used to capacity during times of worship and community events hosted by the congregations, could accommodate a maximum of 4 TCUs. However, there is no adjacent North Bergen School District school facility to provide the required administration, nursing, and other support space as per NJAC 6A:26-6.4(h). Isolation of several classrooms from the Board administration, support, and nursing staff is not allowable under New Jersey Department of Education regulations for educational facilities. Use of the parking lot for temporary location of the TCUs would render the lot unusable by the active church.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for religious purposes for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits and New Jersey Department of Education and Hudson County Department of Education review.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.

- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property assessed for \$1.711 million. The land was assessed at \$522,400 and the improvements to the property were assessed at \$1,188,600. The property tax rate for tax year 2015 was \$0 as the owner is tax-exempt for religious purposes.
- (7) Zoning, Land Use, Environmental or Other Constraints: Educational use is permitted in the R zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not reasonable or available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

300 75th Street (Block 287, Lot 1) – Beth El Temple

This 0.1172 acre property, the site of formerly a temple, is located across from Fulton School and is not available as per NJAC 7:36-26.9(e)3i as it is currently actively occupied by another religious organization (Hudson Vineyard Church) and the owner is unwilling to allow the Board to lease or otherwise utilize or manage the land for the purposes of operating a preschool facility. As such, the Township will not condemn the property for public purpose. The owner is listed in tax record as Temple Beth El Woodcliff (300 75th Street, North Bergen, NJ 07047).

Educational use is permitted in this R zone. The Board has previously reviewed this property and found it was not suitable for preschool use. The existing building occupies nearly the entire lot and the existing floor plan does not conform to NJAC 6A:26-6.4, which details guidelines for size and spatial allowances for preschool facilities. The site is not feasible as per NJAC 7:36-26.9(e)1i as the project cannot be carried out using sound engineering principles and practices and current construction methods, technologies or practices. There is no exterior play space and it is not possible to create play space in compliance with the 3,000 square foot minimum requirement as per NJAC 6A:26-6.4(d). Further, the existing building is not ADA compliant. Retrofitting this building with compliant preschool classrooms of 950 square feet with bathrooms would require near or complete demolition of the existing building in order to construct a preschool facility that complies with the State's requirements for such facilities.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for religious purposes for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits and New Jersey Department of Education and Hudson County Department of Education review.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property assessed for \$1.175 million. The land was assessed at \$162,000 and the improvements to the property were assessed at \$1.013 million. The property tax rate for tax year 2015 was \$0 as the owner is tax-exempt for religious purposes.
- (7) Zoning, Land Use, Environmental or Other Constraints: Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is neither

feasible nor available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **2819 Kennedy Boulevard (Block 60, Lot 1.01) – “Old Toys R Us”**

The 4.8 acre site was formerly used as a “Toys-R-Us” retail store. It is now a split lot where a Sonic fast food restaurant and Aldi grocery store are now active, operating businesses. The gently sloping, fully paved lot contains two active businesses and the parking areas are utilized by these businesses. The drive-in restaurant “Sonic” consists of a main building and is surrounded by a parking and service area. The “Aldi” retail store is a single “big box” store with parking. The owner of the site is listed on tax records as AMCB Kennedy LLC (1311 Mamaroneck Avenue #260, White Plains, NY 10605). The property is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to allow the Board to lease or utilize the land for the purposes of operating a preschool.

The site is also not reasonable as per NJAC 7:36-26.9(e)2ii as it would result in the incurring of additional construction costs of an extraordinary magnitude. Occupancy of the retail building currently used as a grocery store would require extensive interior and exterior renovations and creation of safe play space.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for religious purposes for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to educational in the area of the property within the C zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property assessed for \$2,544,800. The land was assessed at \$1.928 million and the improvements to the property were assessed at \$616,800. The property tax rate for tax year 2015 was \$134,645.37.
- (7) Zoning, Land Use, Environmental or Other Constraints: The North Bergen Planning Board approved use for the Sonic in this C-2 highway commercial zone. The Sonic has been constructed and is an active business. Educational would be a variation in this Commercial Zone. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change

of use from commercial to the permitted educational use in the R zone. As the site is not reasonable or available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **5711 Kennedy Boulevard (Block 195, Lot 68, 68B) – “North of Avalon Cove”**

The “North of Avalon Cove” site is 2.26 acres of cleared open land. There is some plant growth on the lot, yet it is without substantial flora or fauna. The land is relatively flat. The northern boundary is 58th Street, the eastern boundary is Kennedy Boulevard, the southern boundary is “Avalon Cove” residential apartment complex and the western boundary is comprised of a retaining wall that separates the lot from Hoboken Cemetery. According to tax records, the site is owned by JFK Condo Developers LLC (PO Box 5200, Weehawken, NJ 07086). The property is not reasonable as per NJAC 7:36-26.9(e)2v as it would create unique problems as the site was approved by the North Bergen Zoning Board of Adjustment for residential development in October 2015. It is not reasonable for the Township to consider retroactively canceling the approved housing development in the specially designated zone.

Temporary placement of the preschool TCUs on the empty lot would require acquisition and/or lease. Substantial site improvement and preparation for the TCUs and play areas will be required, including grading, site landscaping, paving, entrance and exits to Kennedy and 58th via new curb cuts, water and sewer connections, site drainage and related connections, emergency vehicle paved access, new play area with surfacing and equipment/apparatus, electrical connections, and site lighting for safety and security. All proposed work would have to be filed with New Jersey Department of Education for educational review. All work would have to be filed with North Bergen Building Department. All work impacting roadways and sewer requires review by the Township of North Bergen.

TCUs alone would occupy a minimum of 1.1 acres, similar in size to the existing preschool footprint at Braddock Park. Play areas as per NJAC 6A:26-6.4(d), vehicular access including emergency access, car and bus drop off areas, and parking for staff and visitors would require an additional half acre at a minimum. The total footprint of the area necessary for TCU relocation (including TCU footprint, vehicular and pedestrian circulation, play area, required side and front yard setbacks, and access way of level area) is estimated at 1.8 to 2.2 acres, depending upon the final configuration.

A two story permanent preschool building as per NJAC 6A:26-6.4(b)2 would require approximately 1.6 to 2 acres, depending on site configuration. Substantial site improvement would be required to prepare for a new facility, including site circulation, required play areas, and other preparation work including grading, site landscaping, paving, entrance and exits to Kennedy and 58th via new curb cuts, water and sewer connections, site drainage and related connections, emergency vehicle paved access, new play area with surfacing and equipment/apparatus, electrical connections, and site lighting for safety and security.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits and New Jersey Department of Education and Hudson County Department of Education review. The site is subject to environmental testing and remediation.

- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property assessed for \$2.2 million. The land was assessed at \$2.2 million and the improvements to the property were assessed at \$0 as the property is not developed. The property tax rate for tax year 2015 was \$116,402.
- (7) Zoning, Land Use, Environmental or Other Constraints: The North Bergen Zoning Board of Adjustment adopted a resolution (Case #13-15 – heard September 30, 2015 and October 27, 2015) for approved development in the C-1C general business mixed use zone of a 128 unit residential building with 244 off street parking spaces, with conditions for approval noted. This is privately held land, approved for residential development. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the R zone. As the site is not reasonable or available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

Alternative of Locating the Applicant's Project on the Proposed Replacement Land

▪ 1811 Paterson Plank Road (Block 27, Lot 27)

At approximately 1.57 acres, the replacement property located at 1811 Paterson Plank Road is not feasible pursuant to NJAC 7:36-26.9(e)1 as the size and configuration of the property would not allow for the construction of a preschool compliant with NJAC 6A:26-6.4 and thus, cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices. Half of the site is steeply sloped and not suitable for construction. Paterson Plank Road slopes past the site, and the site itself is relatively flat to steeply sloping, paved land, with the sloped and treed area along the western boundary. There is a non-operational car wash facility on the parcel, and the parcel site itself is nearly 50% paved (over the level areas) in its current condition. The relatively level area of 0.76 acres (about half) of this replacement parcel is suitable for improvement.

The area required for relocation of TCUs alone is approximately 0.6 acres. Providing for vehicular/pedestrian circulation, play area, and required side yard and front yard site setbacks would increase the required area to approximately 1.67 acres. A two story permanent preschool would require only slightly less area (approximately 1.4 acres). As only 0.76 acres of this lot is suitable for improvement, the site is undersized for the construction of a temporary or permanent preschool pursuant to NJAC 6A:26-6.4.

- (1) Environmental Impact: Use of the site for educational purpose would create no further detrimental environmental impact to the site or the surrounding area. The replacement parcel at Paterson Plank Road in North Bergen is on the western side of the Palisades ridge offering views of the Meadowlands. The New Jersey Department of Environmental Protection's Environmental Management System (NJ EMS) program lists the parcel within the Hackensack River watershed. There are no streams on the site. There are no extreme geological conditions on the site. However, the western third of the parcel is a steep escarpment dropping down to Tonelle Avenue. The area is urban in a commercial zone, with industrial, commercial and mid density housing in proximity.

Paterson Plank Road slopes past the site, and the developed portion of the replacement parcel is relatively flat to gently sloping, paved land. There is a steep slope and treed area along the western boundary. There was a car wash facility on the parcel that has since been demolished to make room for park improvements. The parcel site itself is nearly 50% paved (over the level areas) in its current condition. The nearest body of water is the Meadowlands. Suggested conversion of the site from abandoned car wash to educational use will not impact that body of water or any other. Impervious area (paved area) will not be increased from existing condition. The embankment may require stabilization and the sloped half of the parcel will remain heavily planted or plantings will need to be enhanced to increase the natural stabilization afforded by the trees and other plants. There will be no impact on ground water. Surface water runoff will be reduced through catchment of storm water at Paterson Plank Road in North Bergen.

No historic, archaeological, or cultural resources have been documented on the replacement parcel. It is not listed on the State or National Register. There are no historic or cultural features that would meet eligibility requirements.

- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, County of Hudson review as the property is on a county road, New Jersey Department of Education and Hudson County Department of Education review and approval for modification of the approved Long Range Facilities Plan. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative. New Jersey Division of Fish & Wildlife Landscape Project Mapping and related documents indicate no critical habitats, and no State or Federal threatened or endangered species on the parcel site. There are no classified biological resources on the parcel.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property assessed for \$282,600. The land was assessed at \$282,600 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$21,518.50. In September 2014, the Tax Assessor for the Township of North Bergen estimated the market value of the site for its intended use at \$1.88 million, with a valuation of \$2.5 million for its highest and best use.
- (7) Zoning, Land Use, Environmental or Other Constraints: The R-4 zone allows for educational use. Use of the alternative site as a preschool would require local building permits, County of Hudson review as the property is on a county road, New Jersey Department of Education and Hudson County Board of Education review and approval for modification of the approved Long Range Facilities Plan. As the site is not feasible as per NJAC 7:36-26.9(e)1i, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **7903-7909 River Road (Block 437, Lots 2.01 and 2.02)**

When combined, the lots form a long, narrow property on River Road. River Road forms the 750 foot eastern boundary and Braddock Park is the western boundary, with the full depth measured at 40 feet. Much of the site is tree and brush-filled and slopes upward steeply from the road to the park.

The 0.7 acres property is not a feasible as per NJAC 7:36-26.9(e)1i as a location for the preschool due to the size and configuration of the property, which is very long and narrow, steep, and fronts on a busy road. Pursuant to NJAC 6A:26-6.4, the minimum size of a preschool classroom is 950 square feet (typically roughly square at 30 feet x 32 feet) and the TCUs are 24 feet wide x 50 feet long. Accounting for required setbacks and access roads, no TCU or permanent preschool facility could be properly sited on these lots, as there is no buildable area after required setbacks are taken.

The area required for the TCU footprint and spacing alone is approximately 1.1 acres, without additional consideration given to vehicular/pedestrian circulation, play area, and required side yard and front yard site setbacks, which would bring the minimum area needed for a preschool facility to approximately 1.8 to 2.2 acres, depending on configuration. A two story permanent preschool would require only slightly less working area (approximately 1.6 to 2 acres). A permanent preschool facility compliant with NJAC 6A:26-6.4 cannot be constructed at the site as it measures 0.7 acres in total.

- (1) Environmental Impact: Development of the site would require clearing trees and brush from much of the site, which would displace wildlife. The site abuts the Braddock Park “bird sanctuary” and development may also impact wildlife at the edge of that area.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, County of Hudson review as the property is on a county road, New Jersey Department of Education and Hudson County Department of Education review and approval for modification of the approved Long Range Facilities Plan. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative. New Jersey Division of Fish & Wildlife Landscape Project Mapping and related documents indicate no critical habitats, and no State or Federal threatened or endangered species on the parcel site. There are no classified biological resources on the parcel.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property assessed for \$407,700, inclusive entirely of land as the property is not developed. The property tax rate for tax year 2015 was

\$21,571.41. In December 2015, the Tax Assessor for the Township of North Bergen estimated the market value of the site for its intended use at \$157,800, with a valuation of \$657,400 for its highest and best use. The County of Hudson (567 Pavonia Avenue, Jersey City, NJ 07306) has since acquired the property with funding from the North Bergen Board of Education for the intended use of including the site in the footprint of an expanded Braddock Park.

- (7) Zoning, Land Use, Environmental or Other Constraints: The parcel is in the special P-2 Edgecliff Zone, where parks are permitted. Educational use would require a variation. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the R-4 zone. As the site is not feasible as per NJAC 7:36-26.9(e)1i, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **14th Street Viaduct - Hoboken, New Jersey**

The 1.1 acre 14th Street Viaduct property is a replacement parcel located beneath a bridge in Hoboken and Union City, New Jersey. The 14th Street Viaduct is a recently reconstructed four-lane roadway which spans New Jersey Transit Hudson-Bergen Light Trail and five local roads. The bridge replaced a 100 year old structure spanning the same distance. The replacement parcel represents an innovative use of public land beneath a bridge to expand active and passive recreational opportunities in a fast developing residential area of a densely populated region of the state. It is not a feasible alternative as per NJAC 7:36-26.9(e)1ii as use of the site would bring about unresolvable logistical problems as the site is not located in the city limits of North Bergen. The site is also not available as per NJAC 7:36-26.9(e)3i as it is located within the county right-of-way and has already been developed for use as a public park.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, County of Hudson review as the property is on a county road, New Jersey Department of Education and Hudson County Department of Education review and approval for modification of the approved Long Range Facilities Plan.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative. New Jersey Division of Fish & Wildlife Landscape Project Mapping and related documents indicate no critical habitats, and no State or Federal threatened or endangered species on the parcel site. There are no classified biological resources on the parcel.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: The replacement parcel is within the county right-of-way and therefore does not have an appraisable land value or lease cost.
- (7) Zoning, Land Use, Environmental or Other Constraints: It is not possible to construct a preschool at this site. Therefore, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

Alternatives that Use Private Land or Other Public Lands

▪ **1 Daffys Way (Block 451.05, Lot 14.011) – “Daffys”**

This 20 acre parcel contains parking and a large “big box” type retail building that is currently not in use and was recently acquired for a sum of \$19.5 million by a real estate equity firm for commercial use. It is best suited for commercial development as the location is remote from residential neighborhoods, isolated from the rest of North Bergen by highway, Paterson Plank Road intersections, ramps and bridges, and it has no viable pedestrian access. The site is not feasible as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems with transporting children to and from school. It is not reasonable as per NJAC 7:36-26.9(e)2iii as it would cause extraordinary operational or safety problems. The site is not available as per NJAC 7:36-26.9(e)3i as the site was recently acquired for commercial improvement/development and use and the costs would be significantly higher than any other alternate under consideration. According to tax records, the owner of the site is MEPT Lincoln Crossing LLC Altus (PO Box 92129, Southlake, TX 76092).

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in commercial use for decades, with established parking for cars and trucks. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review and North Bergen Zoning Board of Adjustment review for change of use from commercial to educational use. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$8,413,200. The land was assessed at \$5,582,200 and the improvements to the property were assessed at \$2.831 million. The property tax rate for tax year 2015 was \$445,142.41.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within a commercial zone. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use. As the site is not feasible, reasonable or available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **1706- 1904 Paterson Plank Road (Block 40, Lot 3.03 and 3.031)**

The 1.54 acres property at 1706 Paterson Plank Road (Block 40, lot 3.03) is not a viable location for the preschool due to the size and configuration of the property. The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices. Paterson Plank Road slopes past the relatively flat site. The property fronts on a busy road and is divided into two tiers, with one warehouse-type structure existing at the south end, with slope abutting the long eastern boundary, and a retaining wall facing Paterson Plank Road. The relatively level area of 1.2 acres of this replacement parcel is suitable for improvement. If the building was removed, an area of approximately 100 feet x 500 feet may be suitable for placement of a limited number of TCUs on the two different levels. According to tax records, the owner of the site is RG Re Co (725 Tonnelles Avenue, Jersey City, NJ 07307). The site is also not reasonable as per NJAC 7:36-26.9(e)2v as it would create unique problems. The property has been approved by the North Bergen Planning Board for residential development. It is not reasonable for the Township to consider retroactively canceling the approved housing development. Further, the site is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or utilization of the property.

Considering use of the space for educational purposes, the TCUs alone would occupy a minimum of 1.1 acres, similar in size to the current configuration of TCUs at Braddock Park. Play areas as per NJAC 6A:26-6.4(d), vehicular access including emergency access, car and bus drop off areas, and parking for staff and visitors would require an additional half acre at a minimum. The total footprint of the area necessary for TCU relocation (including TCU footprint, vehicular and pedestrian circulation, play area, required side and front yard setbacks, and access way of level area) is estimated at 1.8 to 2.2 acres, depending upon the final configuration. If leveled, the existing building would yield approximately 0.78 acres and thus be too small for full TCU relocation.

A two story permanent preschool building as per NJAC 6A:26-6.4(b)2 would require approximately 1.6 to 2 acres, depending on site configuration. The property is too small for such construction. Only 1.25 acres of this lot is suitable for improvement, with possible reinforcing of the retaining walls, possible additional guard rails at each tier, and building removal. However, the site would still be undersized for TCU relocation and for a permanent 2-story school location. It is therefore not feasible to consider a temporary or permanent preschool at this location.

- (1) Environmental Impact: Use of the site for educational purpose would create no further detrimental environmental impact to the site or the surrounding area. The property is on the western side of the Palisades ridge, with views of the Meadowlands. The NJ EMS program lists the parcel in the Hackensack River watershed. There are no streams on the site. There are no extreme geological conditions on the site. The area is urban in a commercial zone, with industrial, commercial and mid-density housing in proximity.

Paterson Plank Road slopes past the site, and the parcel itself is relatively flat to gently sloping, with site walls along the road that divide the site into two tiers. There is partially paved land with a limited sloped and treed area along the eastern boundary. There is a warehouse building with attached office on the parcel. The bluestone retaining wall along Paterson Plank Road restricts vehicular access to the south end. The nearest body of water is the Meadowlands. Suggested conversion of the site to educational use will not impact that body of water. Impervious areas (paved

areas) at the site will not be increased from its existing condition. The walls may require stabilization, removal or reconstruction. There will be no impact on ground water. Surface water runoff will be reduced through catchment of storm water at Paterson Plank Road in North Bergen.

No historic, archaeological, or cultural resources have been documented on the parcel. It is not listed on the State or National Register. There are no historic or cultural features that would meet eligibility requirements.

The parcel is the site of a warehouse and parking areas, and the majority of the site is paved or built. The area along the eastern boundary is partially vegetated. There will be no loss or gain of wild habitat.

- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, County of Hudson review as the property is on a county road, and New Jersey Department of Education and Hudson County Department of Education review and approval for modification of the approved Long Range Facilities Plan. The site is subject to environmental testing and remediation.
- (3) Threatened Species: NJ DFW Landscape Project Mapping and related documents indicate no critical habitats, and no State or Federal threatened or endangered species on the site. There are no classified biological resources on the parcel. There will be no loss or gain of wild habitat.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$475,000. The land was assessed at \$139,000 and the improvements to the property were assessed at \$336,000. The property tax rate for tax year 2015 was \$25,132.25.
- (7) Zoning, Land Use, Environmental or Other Constraints: On September 8, 2011 the North Bergen Planning Board approved construction of 12 townhouses on the site, which is in an R-3 moderate density residential zone. Educational Use is permitted in the R zone. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use to the permitted educational use. As the site is not feasible, reasonable or available, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **1401 64th Street and 6300 Meadowview Avenue (Block 205, Lots 22 and 30) – 64th Street Recreation Center (Parking Area)**

The site was under consideration prior to the November 2014 Pre-Application Hearings. Documentation of the process submitted to Green Acres was extensive. Since 2014, lots adjacent to Lot 30 have been developed. These lots were necessary in order to provide parking and access to the proposed preschool. Without these lots, Lot 30 is too small to accommodate the preschool as per NJAC 6A:26-6.4 including required parking, play areas, safe drop offs, emergency access and required site set-backs. The use of Block 205, Lots 22 and 30 as an alternative is not feasible as per NJAC 7:36-26.9(e)1i as the project cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices and not available as per NJAC 7:36-26.9(e)3i as acquisition of adjacent properties is necessary and the owner is unwilling to sell or transfer the land or allow for the lease or utilization of the land for preschool purposes.

Up to three TCU's could be placed on the existing parking lot. The North Bergen Parks & Recreation Department currently utilizes park of the lot, with a small garage, sand storage, and several storage containers on the lot. The Board currently utilizes the lot for Lincoln School and Lincoln Annex parking during school days and the Rec Center utilizes this lot during games and Rec Center events during evenings, weekends, and summer. Access to the classrooms, including bus access, emergency access, and student drop off, will be difficult due to the narrow Meadowview Avenue to the south, and the lack of a vehicular or ADA complaint pathway from the 64th Street side. Parking for the Rec Center and Lincoln School would be eliminated if TCUs were to be placed on the lot.

The ballfield located at 64th Street (Block 205 Lot 22) is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, specifically the loss of irreplaceable community resources. The field at Block 205 Lot 22 is heavily utilized by the North Bergen Parks & Recreation Department as the site of regularly scheduled practices and games necessary for organized youth athletic programming. Along with fields located across 64th Street at Block 221, Lot 10, the fields represent half (3 of 6) baseball/softball fields located within North Bergen and half (1 of 2) soccer fields located within North Bergen. There are more than 8,000 children ages 5 to 16 in North Bergen that are eligible to participate in Township recreation programs who would be negatively impacted by the reduction in public health benefits resulting from removal of the athletic fields.³ Other park features located at Block 205, including a play area and dog run, are frequented by many of the more than 62,000 residents of North Bergen Township. Removal of this heavily utilized and fully developed community facility would result in an adverse impact of an extraordinary magnitude on public health, especially for the 24% of North Bergen youth who live below the federal poverty line. Construction of a preschool at this location would constitute an extraordinary burden to the community and loss of irreplaceable community resources.

- (1) Environmental Impact: The site is developed with parking and recreational use and further use of the site for the anticipated educational purpose would create limited adverse environmental impact. There are several large trees on the site which may require removal for proper roadways and access.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits and New Jersey Department of

³ United States Census Bureau, "2014 American Community Survey, 5-Year Estimates."

Education and Hudson County Department of Education review and approval for modification of the approved Long Range Facilities Plan.

- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Not applicable. The site is owned by the North Bergen Board of Education.
- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not feasible, reasonable or available as per NJAC 7:36-26.9, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

▪ **7417 Kennedy Blvd (Block 263, Lot 2) – “North Bergen High School”**

The property that is home to North Bergen High School measures 10.1 acres, with the school building occupying the eastern side of the property, from 74th Street to 76th Street, a parking lot at the northwest along 76th Street, a fenced in practice field (not regulation size) from north to south in the center of the property, and a steeply sloped area approximately 60 feet wide to the west of the fence, which is not suitable for building. This site is not feasible as an alternative as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems.

The High School houses grades 9 to 12 and is overcrowded as more than 2,900 students attend the school. The level open area behind the school measures approximately 1.4 acres and contains a practice field that is heavily utilized not only by physical education classes throughout the day, but also after school and weekends by teams and the marching band. The parking lot at 76th Street is a paved, gradually sloped area of approximately 0.4 acres, and is primarily used by teachers and staff. The lot, like the school itself, is at usage capacity.

Temporary placement of the preschool TCUs on the practice field would occupy a minimum of 1.1 acres, similar in size to the current configuration of TCUs at Braddock Park. This would render the practice field unusable by the High School and leave the School with minimal outdoor space for state-mandated physical education classes, as well as extracurricular activities such as team athletics, recreation and other uses. This alternative would require additional parking spaces for the preschool staff and visitors which are not available at the high school lot nor at the adjacent parking area serving the Board of Education offices. Further, accommodating the drop off and pick up of 250 preschool students on the same property as the 2,900 high school students would present untenable logistical difficulties to not only the District, but also to the Township as the impact to vehicular traffic along 76th Street and Kennedy Boulevard would be significant.

- (1) Environmental Impact: The High School site was developed in 1960. Further use of the site for the anticipated educational purpose would not create adverse environmental impact.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local code review and building permits, New Jersey Department of Education and Hudson County Department of Education review and approval for all school projects, including educational review for any project that modifies an educational space, including play areas.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Not applicable. The site is owned by the North Bergen Board of Education.

- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not feasible as per NJAC 7:36-26.9(e)1ii, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **7407 Hudson Avenue (Block 288, Lot 1) “Fulton Elementary School Play Area”**

This 1.26 acre site has no level area large enough to accommodate a single TCU. Paved lots on the west side of the school are level and surrounded on all sides by walls. The lot is too narrow to accommodate any TCUs. The west lot is used as the play space for all grades at Fulton. The site is not feasible as per NJAC 7:36-26.9(e)1i as there is insufficient space to carry out the project using sound engineering principles and practices and current construction methods, technologies and practices.

- (1) Environmental Impact: The Fulton School site was developed in 1926. Further use of the site for the anticipated educational purpose would not create adverse environmental impact.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local code review and building permits, New Jersey Department of Education and Hudson County Department of Education review and approval for all school projects, including educational review for any project that modifies an educational space, including play areas.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Not applicable. The site is owned by the North Bergen Board of Education.
- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not feasible as per NJAC 7:36-26.9(e)1i, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **1206 63rd Street and 6319 Smith Street (Block 215, Lot 1) – “Lincoln Elementary School Play Area”**

The play areas at Lincoln Elementary School are not a feasible alternative as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems, specifically with providing for required outdoor play spaces mandated by the New Jersey Department of Education.

Lincoln School and the Early Childhood Annex have three main outdoor play areas: the open lot, the elementary play area and apparatus, and the early childhood play area with apparatus. Two TCUs maximum can be placed into the existing 0.11 acre open lot play area, entered from Smith Avenue, leaving only a path for egress from the exits that face this lot. The administration and support for the classes would have to be re-assigned to the Lincoln School. This would render the “open lot” play area unusable by the more than 650 elementary school children in grades 1 through 8 at Lincoln School, and confine use of the elementary play area (with apparatus) to one class at a time. The preschool play area (with apparatus) near entry to Early Childhood Annex on Smith Ave is already programmed for use by the more than 425 students who attend full day Kindergarten and has no available time for additional preschool classes.

Placing these restrictions on play areas would make the North Bergen School District noncompliant with state educational standards. As per NJAC 6A:26-6.2(e)4, “all construction or alteration of playgrounds, playground equipment, and surfacing, including materials provided at the base of playground equipment, shall comply with the playground-safety subcode of the UCC at N.J.A.C. 5:23-11, and with N.J.A.C. 5:23-7, the Barrier Free Subcode of the UCC.” Also, pursuant to NJAC 6A:26-6.4(d), there shall be 100 square feet of outdoor play space for each child using that space at one time, the Lincoln Elementary School site is not feasible for TCU relocation.

- (1) Environmental Impact: The Lincoln School was constructed in 1915, and the Annex was occupied in 2004. Further use of the site for the anticipated educational purpose would not create adverse environmental impact.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local code review and building permits, New Jersey Department of Education and Hudson County Department of Education review and approval for all school projects, including educational review for any project that modifies an educational space, including play areas.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Not applicable. The site is owned by the North Bergen Board of Education.

- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not feasible as per NJAC 7:36-26.9(e)1i, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **1210 11th Street (Block 22, Lot 1) “JF Kennedy Elementary School Play Area”**

The play areas at JF Kennedy Elementary School are not a feasible alternative as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems, specifically with providing for required outdoor play spaces mandated by the New Jersey Department of Education. JF Kennedy School has three play areas, the open lot facing 11th Street, an elementary play area facing 12th Street, and the early childhood area to the east. The early childhood play area near the east side of the school is already programmed for use by the lower grades, and has limited available time for the additional preschool classes. The lower grade play spaces (on the north side and on the east side of the school) are too narrow for placement of TCUs. A maximum of two TCUs can be placed into the existing open lot (upper grade) play area, entered from 11th Street. This would render the upper grade open lot play area un-usable by the elementary school children.

Placing these restrictions on play areas would make the North Bergen School District noncompliant with state educational standards. As per NJAC 6A:26-6.2(e)4, “all construction or alteration of playgrounds, playground equipment, and surfacing, including materials provided at the base of playground equipment, shall comply with the playground-safety subcode of the UCC at N.J.A.C. 5:23-11, and with N.J.A.C. 5:23-7, the Barrier Free Subcode of the UCC.” Also, pursuant to NJAC 6A:26-6.4(d), there shall be 100 square feet of outdoor play space for each child using that space at one time, the JF Kennedy Elementary School site is not feasible for TCU relocation.

- (1) Environmental Impact: The Kennedy School was constructed in 1965 and an addition was completed in 2002. Further use of the site for the anticipated educational purpose would not create adverse environmental impact.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local code review and building permits, New Jersey Department of Education and Hudson County Department of Education review and approval for all school projects, including educational review for any project that modifies an educational space, including play areas.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Not applicable. The site is owned by the North Bergen Board of Education.
- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not feasible as per NJAC 7:36-26.9(e)1i, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

▪ **3110 Liberty Avenue (Block 63, Lot 33) – “McKinley Elementary School Play Area”**

This 1.37 acre site has no level area large enough to accommodate any of the TCUs. McKinley School is not a feasible alternative as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems, specifically with providing for required outdoor play spaces mandated by the New Jersey Department of Education. The narrow, paved front yard is too narrow for TCU relocation. The open areas of the backyard are used as play areas by the upper grades. A small play area with play-surface and equipment is used by the early childhood classes at McKinley. The backyard must remain clear for emergency access.

Placing these restrictions on play areas would make the North Bergen School District noncompliant with state educational standards. As per NJAC 6A:26-6.2(e)4, “all construction or alteration of playgrounds, playground equipment, and surfacing, including materials provided at the base of playground equipment, shall comply with the playground-safety subcode of the UCC at N.J.A.C. 5:23-11, and with N.J.A.C. 5:23-7, the Barrier Free Subcode of the UCC.” Also, pursuant to NJAC 6A:26-6.4(d), there shall be 100 square feet of outdoor play space for each child using that space at one time, the JF Kennedy Elementary School site is not feasible for TCU relocation.

- (1) Environmental Impact: The McKinley School was constructed in 1919, and further use of the site for the anticipated educational purpose would not create adverse environmental impact.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local code review and building permits, New Jersey Department of Education and Hudson County Department of Education review and approval for all school projects, including educational review for any project that modifies an educational space, including play areas.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Not applicable. The site is owned by the North Bergen Board of Education.
- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not feasible as per NJAC 7:36-26.9(e)1i, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **5211 Columbia Avenue (Block 176, Lot 13) – “Franklin Elementary School Play Area”**

This 0.63 acre site can accommodate the placement of one TCU. Due to size of TCUs and required access around the unit, one unit maximum can be placed into the existing open lot play area, entered from Columbia Avenue. This would render the open lot play area unusable by the elementary school children. Franklin School is not a feasible alternative as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems, specifically with providing for required outdoor play spaces mandated by the New Jersey Department of Education. Franklin School and Franklin Annex share a single play area. In addition, a one block section of Columbia Avenue is closed during recess, and students play in this street due to the number of students and limited outdoor play area at this school.

Placing these restrictions on play areas would make the North Bergen School District noncompliant with state educational standards. As per NJAC 6A:26-6.2(e)4, “all construction or alteration of playgrounds, playground equipment, and surfacing, including materials provided at the base of playground equipment, shall comply with the playground-safety subcode of the UCC at N.J.A.C. 5:23-11, and with N.J.A.C. 5:23-7, the Barrier Free Subcode of the UCC.” Also, pursuant to NJAC 6A:26-6.4(d), there shall be 100 square feet of outdoor play space for each child using that space at one time, the Franklin Elementary School site is not feasible for TCU relocation.

- (1) Environmental Impact: The Franklin School was constructed in 1919, and the Annex (across Columbia Avenue) was constructed in 1919. Further use of the site for the anticipated educational purpose would not create adverse environmental impact. There is no vegetation on the site.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local code review and building permits, New Jersey Department of Education and Hudson County Department of Education review and approval for all school projects, including educational review for any project that modifies an educational space, including play areas.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Not applicable. The site is owned by the North Bergen Board of Education.
- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review. As the site is not feasible as per NJAC 7:36-26.9(e)1i, the

Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **2000 85th Street (Block 458, Lot 1) – “Hudson County Schools of Technology”**

The HCST campus located at 85th Street and Tonnelle Avenue in North Bergen is in full operation and it was not available as an alternative at the outset of the Diversion Pre-Application process in 2013. Since that time, HCST initiated a design/build contract for a new facility at a site in neighboring Secaucus, with occupancy anticipated for no earlier than the 2018-2019 school year. This timeline is dependent upon construction requirements for the new facility.

Since the filing of the Pre-App, the Board initiated negotiations with the County of Hudson to investigate and review the HCST North Bergen site and facilities to evaluate the appropriateness of a lease and/or acquisition of all or part of the site, in recognition of its potential home for North Bergen High School serving students enrolled in grades 10 through 12. The goal of this alternative would be to renovate the existing HCST building in a more cost effective and timely manner than undertaking new construction. If relocation of the 10 to 12 grade population to the HCST is feasible, the existing North Bergen High School facility could serve as a middle school serving students in grades 7 through 9 and the early childhood population could be housed throughout other facilities owned and operated by the North Bergen School District (the District), subsequent to the relocation of middle and high school students. Renovations to the HCST site will be required as part of this alternate plan. This approach is consistent with the Board’s Long Range Facilities Plan as submitted and accepted by the NJ DOE. Any amendments would be subject to review by the NJ DOE.

This approach is consistent with the current North Bergen Board of Education Long Range Facilities Plan (LRFP), as approved by the New Jersey Department of Education. The LRFP describes the establishment of a new high school, use of the existing high school as a middle school, and use of vacated classroom space in district elementary schools for un-housed students, including early childhood students now located in temporary classrooms.

It is important to note that simultaneous to preparation of this response, a permanent no-build alternative to diversion, is being pursued actively by the Board with the support of the County of Hudson and Township of North Bergen. The alternative involves the acquisition of the HCST-owned property at Block 458, Lot 1. The HCST facility will allow relocation of 10-12 grades, creating a 7th-9th grade middle school and opening classrooms vacated by the 7th and 8th grades with associated realignments throughout the district. A full facility analysis for costs and financing to establish feasibility of this alternate is underway.

- (1) Environmental Impact: To convert the existing HCST facility to public High School use would not change the environmental impact of the site.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local code review and building permits for any renovations, alterations, or additions, New Jersey Department of Education and Hudson County Department of Education review and approval for all school projects, including educational review for any project that modifies an educational space, including play areas. The site and buildings are subject to environmental testing and potential remediation.
- (3) Threatened Species: NJ DFW Landscape Project Mapping and related documents indicate no critical habitats, and no State or Federal threatened or endangered

species on the site. There are no classified biological resources on the parcel. There will be no loss or gain of wild habitat.

- (4) Overall Cost: The overall cost of the alternative is under consideration at this time. The estimated appraisal value of the property is \$15 million and there are \$5 million in anticipated retrofit costs, for a total estimated cost of \$20 million. Feasibility studies, appraisals, and other planning activities are under way to formalize the anticipated cost of this alternative. This represents the most cost effective alternative to completion of the diversion process and addressing other educational needs of the district.
- (5) Timetable or Schedule to Implement: The site is currently occupied for educational use and may be available as early as 2018. Renovations are required at the facility, and may be required at other locations in the District schools to allow grade level adjustments. Thus, the very preliminary schedule indicated earliest occupancy in 2018-2019 school year.
- (6) Estimated Land Value or Lease Cost:
- (7) Zoning, Land Use, Environmental or Other Constraints: Education use is permitted in the zone. Use of the alternative site as a preschool would require local building permits and New Jersey Department of Education and Hudson County Board of Education review.

Other Public Community Facilities

- **5828 Meadowview Avenue (Block 199, Lot 29-30 and Block 200, Lot 43-44) – “Meadowview Village”**

Meadowview Village is a 5.25 acre public housing property consisting of 172 dwelling units in seven separate buildings. The property is owned and maintained by the North Bergen Housing Authority and provides affordable housing to more than 300 North Bergen residents. Meadowview Village is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$5,981,900. The land was assessed at \$1.73 million and the improvements to the property were assessed at \$4,251,900. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within a zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. As the site is not reasonable as per NJAC 7:36-26.9(e)2iv, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

▪ **6121 and 6131 Grand Avenue (Block 205, Lot 68) – “Lawler Towers”**

Lawler Towers is a 3.93 acre public housing property consisting of 253 dwelling units in two separate thirteen-story buildings. The property is owned and maintained by the North Bergen Housing Authority and provides affordable housing to more than 275 North Bergen residents. Lawler Towers is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$22.5 million. The land was assessed at \$2.5 million and the improvements to the property were assessed at \$20 million. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within a zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. As the site is not reasonable as per NJAC 7:36-26.9(e)2iv, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

▪ **6800 Columbia Avenue (Block 235, Lot 22) - “Terrace Apartments”**

Terrace Apartments is a 3 acre public housing property consisting of 252 dwelling units in one eleven-story building. The property is owned and maintained by the North Bergen Housing Authority and provides affordable housing to more than 250 North Bergen residents. Meadowview Village is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$10,185,900. The land was assessed at \$3.78 million and the improvements to the property were assessed at \$6,405,900. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within a zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. As the site is not reasonable as per NJAC 7:36-26.9(e)2iv, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **6299 Grand Avenue (Block 206, Lot 67) – “Cullum Tower”**

Cullum Tower is a 2.93 acre public housing property consisting of 308 dwelling units in 1 seventeen-story building. The property is owned and maintained by the North Bergen Housing Authority and provides affordable housing to more than 325 North Bergen residents. Cullum Tower is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$17,409,700. The land was assessed at \$4.62 million and the improvements to the property were assessed at \$12,789,700. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within a zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. As the site is not reasonable as per NJAC 7:36-26.9(e)2iv, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **8411 Bergenline Avenue (Block 383, Lot 27) – “North Bergen Free Public Library”**

The North Bergen Free Public Library is a 0.23 acre publicly-owned property housing the main branch of the municipal library. The property is owned and maintained by the Township of North Bergen. The property is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, specifically the loss of irreplaceable community resources. It is not feasible as per NJAC 7:36-26.9(e)1 as the size and configuration of the property would not allow for the construction of a preschool compliant with NJAC 6A:26-6.4 and thus, cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$1,726,500. The land was assessed at \$800,000 and the improvements to the property were assessed at \$926,500. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within a zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. As the site is not reasonable as per NJAC 7:36-26.9(e)2iv and not feasible as per NJAC 7:36-26.9(e)1, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

- **2123 Kennedy Boulevard (Block 43, Lot 45) – “North Bergen Free Public Library – Kennedy Branch”**

The North Bergen Free Public Library – Kennedy Branch is a 0.11 acre privately-owned property housing a local branch of the municipal library. According to property records, the site is owned by Wizdom III LLC (2127 Kennedy Boulevard, North Bergen, NJ 07047). The property is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, specifically the loss of irreplaceable community resources. It is not feasible as per NJAC 7:36-26.9(e)1 as the size and configuration of the property would not allow for the construction of a preschool compliant with NJAC 6A:26-6.4 and thus, cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices.

- (1) Environmental Impact: Occupancy for educational purposes would create no increased detrimental impact to the environment. The site has been in use for decades, with established parking. There is no established vegetation on the property. There are no known fauna and no known endangered species found at the property.
- (2) Permits: New Jersey Department of Environmental Protection permits are not required to construct or utilize the alternative. Other permits required to construct or utilize the alternative include local building permits, New Jersey Department of Education and Hudson County Department of Education review, North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. The site is subject to environmental testing and remediation.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species that will be affected by the alternative.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$321,300. The land was assessed at \$122,500 and the improvements to the property were assessed at \$198,800. The property tax rate for tax year 2015 was \$16,999.
- (7) Zoning, Land Use, Environmental or Other Constraints: The property is located within a zone which allows for educational use. Use of the alternative site as a preschool would require local building permits, New Jersey Department of Education and Hudson County Board of Education review, and North Bergen Zoning Board of Adjustment review for change of use from commercial to the permitted educational use in the zone. As the site is not reasonable as per NJAC 7:36-26.9(e)2iv and not feasible as per NJAC 7:36-26.9(e)1, the Township of North Bergen has not made any attempt to remove or adapt to such constraints.

▪ **1821 44th Street (Block 103, Lots 107 and 127) – “43rd Street Park”**

The property is a 0.6 acre municipal park consisting of basketball courts, playground and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$179,200. The land was assessed at \$179,200 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **1223 46th Street (Block 150, Lots 54-55) – “46th Street Park”**

The property is a 4.77 acre municipal park consisting of a ballfield. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$1,490,700. The land was assessed at \$1.302 million and the improvements to the property were assessed at \$188,700. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **1207 50th Street (Block 161, Lots 17) – “50th Street Park”**

The property is a 0.58 acre municipal park consisting of basketball courts, playground and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$138,000. The land was assessed at \$138,000 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **1308 64th Street (Block 221, Lots 10) – “Kilkenny Field”**

The property is a 4.73 acre municipal park consisting of a ballfield. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$1,221,100. The land was assessed at \$1,182,500 and the improvements to the property were assessed at \$38,600. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **1164 67th Street (Block 225, Lots 57) – “67th Street Park”**

The property is a 0.12 acre municipal park consisting of a basketball court and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$62,200. The land was assessed at \$59,500 and the improvements to the property were assessed at \$2,700. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **1509 71st Street (Block 241.01, Lots 77) – “71st Street Park”**

The property is a 0.05 acre municipal park consisting of green space. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$16,800. The land was assessed at \$16,800 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

- **1024 Columbia Avenue (Block 27, Lot 9) – “10th Street Park”**

The property is a 1.15 acre municipal park consisting of basketball courts, playground and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$453,200. The land was assessed at \$345,000 and the improvements to the property were assessed at \$108,200. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **7405 Boulevard East (Block 311, Lot 17.02) – “74th Street Park”**

The property is a 0.15 acre municipal park consisting of a playground and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$108,600. The land was assessed at \$108,600 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **7500 Boulevard East (Block 316, Lot 6) – “Fredman Park”**

The property is a 0.3 acre municipal park consisting of a plaza, benches and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$97,500. The land was assessed at \$97,500 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

- **7800 Boulevard East (Block 316, Lot 7.02) – “River View Park”**

The property is a 2.37 acre municipal park consisting of a plaza, benches and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$1.185 million. The land was assessed at \$1.185 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **1212 76th Street (Block 324, Lots 13) – “Robert Allen Field”**

The property is a 1.38 acre municipal park consisting of a little league field that is home to the North Bergen Little League. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$529,700. The land was assessed at \$336,000 and the improvements to the property were assessed at \$193,700. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

▪ **1311 82nd Street (Block 351, Lot 24) – “82nd Street Park”**

The property is a 0.95 acre municipal park consisting of basketball courts. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$677,700. The land was assessed at \$677,700 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

- **1300 88th Street (Block 368, Lot 1.01) – “88th Street Park”**

The property is a 1.67 acre municipal park consisting of basketball courts, playground, an amphitheater and other passive recreational features. The site is listed on the Township of North Bergen's Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$501,000. The land was assessed at \$501,000 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township's Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

- **2111 91st Street (Block 460, Lot A and Block 468, Lot 1) – “North Bergen Municipal Pool”**

The property is a municipal swimming pool. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Land value records for this property are not available.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

- **28th Street and Grand Street (Block 60, Lot 5) – “28th Street Park”**

The property is a municipal park consisting of a playground and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Public records for tax year 2016 (as of January 10, 2016) indicate that the property was assessed for \$200,000. The land was assessed at \$200,000 and the improvements to the property were assessed at \$0. The property tax rate for tax year 2015 was \$0.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

- **1455 Union Turnpike (Block 79, Lot 16) – “38th Street Park”**

The property is a 0.70 municipal park consisting of a playground and other passive recreational features. The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

- (1) Environmental Impact: Occupancy for educational purposes would impact Green Acres encumbered property and reduce the acreage of preserved open space land in North Bergen.
- (2) Permits: There is a significant permitting and diversion process that would be necessary to utilize this site.
- (3) Threatened Species: There are no known threatened, endangered, or rare species or the habitat of such species at the site.
- (4) Overall Cost: As the property is not a viable alternative, it is not reasonable to consider the overall costs of acquisition, design and construction of a preschool at this location.
- (5) Timetable: As the property is not a viable alternative, it is not reasonable to consider the timeline for acquisition, design and construction of a preschool at this location.
- (6) Estimated Land Value or Lease Cost: Land value records for this property are not available.
- (7) Zoning, Land Use, Environmental or Other Constraints: As the site is listed on the Township’s Recreational and Open Space Inventory, the Township of North Bergen has not made any attempt to remove or adapt to any zoning, land use, environmental, or other constraints.

Description of the Methods Used to Identify Alternatives (NJAC 7:36-26.9(d)2iii)

During the spring of 2011, the Green Acres Program began conversations with the Township of North Bergen regarding Braddock Park. In April 2011, the Township responded with prospects for relocation of Temporary Classroom Units (TCUs) housing the early childhood program at Braddock Park. Since that time, the Township, with the support and involvement of the North Bergen Board of Education and the County of Hudson, has maintained direct communication with Green Acres Program staff, keeping them advised of all actions taken.

As of 2001, the TCUs were initially planned to be located at the old municipal pool site on Tonnelle Avenue, near 89th Street. This was a temporary measure designed to continue providing services to the early childhood population of North Bergen while the Lincoln School Early Childhood Annex was being completed. The Board decided to locate TCUs at the municipal pool site below Tonnelle Avenue on an emergency basis. When excavation for utility connections began in the paved parking area, the trenches were filling with materials that indicated contamination from historic local industry, immediately necessitating further environmental testing. As a result of this testing, the municipal pool site had to be closed and vacated. Only then was the request for temporary occupancy made to the County of Hudson for location of TCUs within the boundaries of the Township's leasehold at Braddock Park. The Board subsequently made plans to place the TCUs at Braddock Park. Correspondence between the Board, the architect contracted by the Board, the Hudson County Department of Education, the New Jersey Department of Education, the North Bergen Zoning Board, and others document this process.

As detailed in the Diversion Pre-Application, the Board and Township have been working steadily to relocate the preschool, even prior to initial contact from the Green Acres Program in 2011, to find a permanent home for the Pre-K program. A number of locations and methods of procurement have been pursued.

In 2008, the Board submitted schematics to the New Jersey Department of Education for review and approval to construct a 32-classroom preschool facility on the Board-owned Block 205, Lot 30. The plans included community space in the new facility (for shared Township use) and improvements to the Rec Center gym space to be shared by the new school and the Township's recreation programs under an inter-local agreement. Upon notice that the 64th Street site was encumbered by Green Acres funding, this property was removed from consideration as the site of a permanent preschool facility in North Bergen.

Subsequently, the Board completed site search and feasibility studies for construction of a new preschool, including feasibility studies, at other sites: one near Franklin School and 53rd Street and another at 16th Street in the southern end of North Bergen. Temple Beth El was previously considered and determined to not be a feasible or available location. Portions of the "Hudson News" properties were previously reviewed as potential sites for TCU placement; however, this was found to be not feasible as the usable flat area did not allow space for all TCUs and the site required environmental remediation. These sites did not prove feasible, reasonable or available for a variety of reasons, and other options were pursued.

In May 2012, the Township and Board issued an RFQ/RFP for the proposed lease of a full Pre-K facility, with joint use by a branch library, so that the TCUs could be vacated from Braddock Park. The responses received proposed leases at excessive rates. After negotiations, the Board was forced to pursue other options.

In the spring of 2013, notice was given that the 64th Street property was not encumbered by Green Acres funding and the Board again considered use of Block 205, Lot 30. Acquisition of adjacent properties would be required to provide proper access to the facility, parking, and all required programmatic requirements as per New Jersey Department of Education rules and regulations.

At this time, the ongoing search includes all property noted above, as well as ongoing research to identify other parcels and determine if such sites are feasible, reasonable, and available. The Board is conducting property searches, tax record review, aerial photography, and on-the-ground research to seek alternative sites for the relocation of preschool TCUs as well as for the permanent construction of a preschool facility.

The Township and Board have also taken into consideration sites recommended by the public during the scoping hearing held on November 5, 2014, as well as sites recommended by the Green Acres Program. The Township and Board have also assessed whether proposed replacement parcels and existing Board-owned school properties can fulfill the compelling public need for providing a temporary or permanent facility for the North Bergen preschool program.

Explanation of the Reasons for Rejecting Each Alternative (NJAC 7:36-26.9(d)2iv)

<p>1445 Kennedy Boulevard</p>	<p>The site is not available as per NJAC 7:36-26.9(e)3ii as condemnation of the land is not reasonable as per NJAC 7:36-26.9(e)2iv as it would result in adverse social and economic impacts of an extraordinary magnitude. Use of the site would require condemnation of an essential commercial enterprise, a grocery store in a low-income neighborhood.</p>
<p>1600 53rd Street</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The site is not reasonable as per as per NJAC 7:36-26.9(e)2iii as it would cause extraordinary operational or safety problems with respect to providing sufficient space for required setbacks, emergency access, parking and outdoor play areas. The property is too small to relocate TCUs or construct a permanent preschool and acquisition of the adjacent private properties that would be necessary to construct an adequately sized facility are not available.</p>
<p>3801 Liberty Avenue</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1ii as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The site is not reasonable as per as per NJAC 7:36-26.9(e)2iv as condemnation of the property would be required, resulting in adverse economic impacts of an extraordinary magnitude. The site is not available NJAC 7:36-26.9(e)3i as the site is an occupied property with active commercial use and the owners are unwilling to sell or transfer the land or allow for the lease or use of the land. The property is too small to relocate TCUs or construct a permanent preschool.</p>
<p>1703-1721 Kennedy Boulevard</p>	<p>The site is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or use of the land. Condemnation of occupied residential and commercial property would be required.</p>
<p>1305, 1407 and 1717 Paterson Plank Road</p>	<p>The site is not reasonable as per NJAC 7:36-26.9(e)2v as it would create unique problems, specifically the retroactive cancellation of an approved multifamily residential development. It is not reasonable for the Township to consider retroactively cancelling the approved housing development in the specially designated zone.</p>
<p>9034 Baar Place</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The site is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or use of the property.</p>

300 75th Street	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The site is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or use of the property.</p>
2819 Kennedy Boulevard	<p>The site is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or use of the property. The site is not reasonable as per NJAC 7:36-26.9(e)2ii as it would result in the incurring of additional construction costs of an extraordinary magnitude.</p>
5711 Kennedy Boulevard	<p>The site is not reasonable as per NJAC 7:36-26.9(e)2v as it would create unique problems as the site was approved by the North Bergen Zoning Board of Adjustment for residential development in October 2015. It is not reasonable for the Township to consider retroactively canceling the approved housing development in the specially designated zone.</p>
1811 Paterson Plank Road	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent preschool and acquisition of the adjacent private properties that would be necessary to construct an adequately sized facility are not available.</p>
7903-7909 River Road	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent preschool and acquisition of the adjacent private properties that would be necessary to construct an adequately sized facility are not available.</p>
1 Daffy's Way	<p>The site is not feasible as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems with transporting children to and from school. It is not reasonable as per NJAC 7:36-26.9(e)2iii as it would cause extraordinary operational or safety problems. The site is not available as per NJAC 7:36-26.9(e)3i as the site is currently in use for commercial purposes and the owner is unwilling to sell or transfer the land or allow for the lease or utilization of the site.</p>
1706 Paterson Plank Road	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent</p>

	<p>preschool and acquisition of the adjacent private properties that would be necessary to construct an adequately sized facility are not available. The site is also not reasonable as per NJAC 7:36-26.9(e)2v as it would create unique problems. The property has been approved by the North Bergen Planning Board for residential development. It is not reasonable for the Township to consider retroactively canceling the approved housing development. Further, the site is not available as per NJAC 7:36-26.9(e)3i as the owner is unwilling to sell or transfer the land or allow for the lease or utilization of the property.</p>
<p>1401 64th Street and 6300 Meadowview Avenue</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The site is not reasonable as per as per NJAC 7:36-26.9(e)2iii as it would cause extraordinary operational or safety problems with respect to providing sufficient space for required setbacks, emergency access, parking and outdoor play areas. The property is too small to relocate TCUs or construct a permanent preschool and acquisition of the adjacent private properties that would be necessary to construct an adequately sized facility are not available.</p>
<p>North Bergen High School 7417 Kennedy Boulevard</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1ii as it would bring about unresolvable logistical problems. North Bergen High School is already challenged by overcrowding, and placement of TCUs or construction of a preschool building would exacerbate traffic circulation problems and take up much needed field space for athletic and education programs.</p>
<p>Robert Fulton School 7407 Hudson Avenue</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent preschool.</p>
<p>Lincoln School 1206 63rd Street</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent preschool.</p>
<p>JF Kennedy School 1210 11th Street</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent preschool.</p>
<p>McKinley School 3110 Liberty Avenue</p>	<p>The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool</p>

	constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent preschool.
<u>Franklin School</u> <u>5211 Columbia Avenue</u>	The site is not feasible as per NJAC 7:36-26.9(e)1i as it cannot fulfill the compelling public need for a preschool constructed pursuant to the State's standards for educational facilities as per NJAC 6A:26. The property is too small to relocate TCUs or construct a permanent preschool.
<u>Hudson County Schools of Technology</u> <u>2000 85th Street</u>	The consideration of Hudson County Schools of Technology is a viable alternative that could be available as soon as the start of the 2018-2019 school year.
<u>North Bergen Housing Authority – Meadowview Village</u> <u>5828 Meadowview Avenue</u>	The site is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.
<u>North Bergen Housing Authority – Lawler Towers</u> <u>6121 & 6131 Grand Avenue</u>	The site is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.
<u>North Bergen Housing Authority – Terrace Apartments</u> <u>6800 Columbia Avenue</u>	The site is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.
<u>North Bergen Housing Authority – Cullum Tower</u> <u>6299 Grand Avenue</u>	The site is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, including unusual negative outcomes, unfair distribution of burdens, extraordinary costs and the loss of irreplaceable community resources. Use of the property for the purposes of public preschool would displace low-income families from affordable housing in a community where nearly 16% of residents live in poverty.
<u>North Bergen Free Public Library</u> <u>8411 Bergenline Avenue</u>	The property is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, specifically the loss of irreplaceable community resources. It is not feasible as per NJAC 7:36-26.9(e)1 as the size and configuration of the property would not allow for the

	construction of a preschool compliant with NJAC 6A:26-6.4 and thus, cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices.
<u>North Bergen Free Public Library – Kennedy Branch 2123 Kennedy Boulevard</u>	The property is not a reasonable alternative as per NJAC 7:36-26.9(e)2v as it would create unique problems, specifically the loss of irreplaceable community resources. It is not feasible as per NJAC 7:36-26.9(e)1 as the size and configuration of the property would not allow for the construction of a preschool compliant with NJAC 6A:26-6.4 and thus, cannot be carried out using sound engineering principles and practices and current construction methods, technologies and practices.
<u>43rd Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>46th Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>50th Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>Kilkenny Field</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>67th Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>71st Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>10th Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>74th Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>Fredman Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>River View Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>Robert Allen Field</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>82nd Street Park</u>	The site is listed on the Township of North Bergen’s Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.

<u>88th Street Park</u>	The site is listed on the Township of North Bergen's Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>North Bergen Municipal Pool</u>	The site is listed on the Township of North Bergen's Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>28th Street Park</u>	The site is listed on the Township of North Bergen's Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.
<u>38th Street Park</u>	The site is listed on the Township of North Bergen's Recreational and Open Space Inventory and therefore not an available alternative as per NJAC 7:36-26.9(e)3ii.