

**New Jersey State
Development and Redevelopment Plan**

**HUDSON COUNTY
CROSS-ACCEPTANCE REPORT
HUDSON COUNTY, NEW JERSEY**



February 2005

**Prepared By:
The Hudson County Strategic Revitalization/
Comprehensive Economic Development Strategy Committee
With the assistance of the
Hudson County Division of Planning**

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I. INTRODUCTION

Cross-Acceptance is a process of comparing statewide planning policies among government levels with the purpose of attaining consistency among municipal, county, regional, and State plans and the State Development and Redevelopment Plan (State Plan). Through this process, the various stakeholders are able to partner to create a more meaningful, up-to-date and viable State Plan. Although the process of Cross-Acceptance is similar to years past, it differs in that true partnerships will be formed through a “bottom-up” approach to planning. To accomplish this, municipal, county, and regional master plans must be coordinated regionally with each “local vision” of growth and the community taken into consideration during the process.

The State Planning Commission through the Department of Community Affairs, Office of Smart Growth encourages regional partnerships, whether inter-municipal, countywide or inter-county, as a better way to target growth and preservation to ensure a better future for our citizens. The State Planning Commission will also be integrating the planning efforts of State agencies into this Cross-Acceptance process. The integration and coordination of our planning efforts at all levels will make for the best use of our energies and fiscal resources. The end result of Cross-Acceptance will enable state resources to be channeled where they can be used most efficiently by synchronizing local initiatives to the policies within the State Plan.

Hudson County

Hudson County is a peninsula bounded by Newark Bay and the Passaic and Hackensack Rivers on the west, by the Hudson River and New York City on the east, by the Kill Van Kull on the south (separating the City of Bayonne and Staten Island, New York) and by Bergen County on the north. The Hackensack River bisects the County and is surrounded by a 19,000 acre tidal wetlands marsh known as the Hackensack Meadowlands. All of this real estate is contained within 46.6 square miles of land area, the smallest of the State’s 21 counties. With a resident population of 608,975 and an average density of 13,068 persons per square mile in 2000, Hudson is the most densely populated County in New Jersey and the sixth most densely populated County in the nation.

The County contains twelve municipalities which can be divided into three distinctive areas, each characterized by different physical attributes: Kearny, East Newark and Harrison form West Hudson, which is separated from the rest of Hudson County by the Hackensack River; Secaucus, North Bergen, Guttenberg, Union City, West New York and Weehawken form North Hudson, which is characterized by densely populated communities on the eastern end and tidal marshlands on the western side; Hoboken, Jersey City and Bayonne form South Hudson which is characterized by larger cities that form the industrial and civic base of the County.

As the first and only county to receive the “Urban Complex” designation under the State Development and Redevelopment Plan, it is critical Hudson County works together with its 12 municipalities to develop a regional planning goals and policies to ensure the most effective utilization of public and private resources. The “Urban Complex” designation has helped the county and the municipalities receive much welcomed support from the State and we look forward to continuing the process through the State Plan.

II. HUDSON COUNTY'S APPROACH TO CROSS-ACCEPTANCE

Public Outreach & Participation

Hudson County's "Cross Acceptance" process to formulate a meaningful response to update the N.J. State Development and Redevelopment Plan officially began with a public hearing conducted by the State Planning Commission on June 16, 2004. The Strategic Revitalization/CEDS Committee was designated by the County Executive and Board of Chosen Freeholders as Hudson County's duly authorized "Negotiating Entity". As the negotiating entity, the Strategic Revitalization/CEDS committee with the assistance of the County's planning staff, is charged with meeting the requirements of the Cross-Acceptance process as well as acting as intermediary between the local planning goals and the State.

On May 18, 2004, Hudson County initiated the Cross-Acceptance process by sending letters to hundreds of municipal officials, community leaders, local businesses, churches and the media inviting them to the June 16, 2004 "Kick-off Meeting" hosted by the Strategic Revitalization/CEDS Committee and representatives from the Office of Smart Growth. Enclosed with the invitation letter were copies of the State Plan and questionnaires seeking local feedback and suggestions.

Since the June 16th Kick-Off Meeting, multiple public meetings have been held. Issues such as population, housing and employment growth and its relationship to the State Plan have been discussed. The County's planning staff has collected public comments and feedback, which has been incorporated into this Cross-Acceptance report.

Comparing State, Regional, County and Municipal Plans

In preparing the Cross-Acceptance report, the County planning staff reviewed municipal master plans, recent economic activity, and planning studies in order to identify inconsistencies and common policies with the State Plan. Populations and employment projections issued by the Department of Labor and North Jersey Transportation Planning Authority were also reviewed and compared to the Strategic Revitalization/CEDS Committee projections.

Negotiation Issues

After a comprehensive review of the local plans, policies and public comments, the Strategic Revitalization/CEDS Committee identified areas of concern or disagreement with the State Plan. On December 8, 2004, a meeting of the Strategic Revitalization/CEDS Committee was convened to vote on a resolution endorsing the Cross-Acceptance report. However, after much discussion, the CEDS committee decided to table the resolution, pending further clarifications on the updated COAH regulations, and any impacts it may have on the State Plan and municipal obligations.

Regional Goals, Objectives and Strategies

Concluding this document are sets of goals, strategies, priorities and performance measures set forth by the Strategic Revitalization/CEDS Committee to guide (re)development throughout the County. These planning policies and goals should be considered and reflected in the final State Plan for PA1 areas.

III. PUBLIC PARTICIPATION AND OUTREACH

The Strategic Revitalization/CEDS Committee, along with County planning staff, hosted the following public hearings, meetings and seminars to bolster public interest and participation in the Cross-Acceptance process:

- **March 13, 2003 – Hudson County Board of Chosen Freeholders**
Resolution 153-3-2003 was passed formally endorsing the Strategic Revitalization Plan for the “Hudson County Urban Complex” and created the Hudson County Strategic Revitalization Committee to oversee the plan.
- **November 13, 2003 – Hudson County Board of Chosen Freeholders**
Resolution 547-11-2003 was passed designating the Strategic Revitalization /CEDS Committee as the “negotiating entity” for Hudson County.
- **Invitation Letter and Informational packet**
On May 18, 2004, municipal officials, local planners and community leaders were invited to discuss the Cross-Acceptance process at the June 16, 2004 Kick-off Meeting. Information packets were also distributed and posted on the internet web site.
- **June 16, 2004 - Strategic Revitalization/CEDS Committee Meeting/ Public Hearing (Kick-off Meeting)**
At this meeting, County Executive, Thomas A. DeGise, introduced the Strategic Revitalization/CEDS Committee as Hudson County’s Negotiating Entity, representatives from the Office of Smart Growth explained the Cross-Acceptance process, and Planning Director, Stephen Marks, presented an update and entertained questions and feedback from the participants and private citizens.
- **September 15, 2004 – Strategic Revitalization/CEDS Committee Meeting**
The County’s staff presented an update on the Hudson County Cross-Acceptance process and solicited feedback and suggestions.
- **December 7, 2004 – Municipal Seminar on Pending Planning Issues**
The Division of Planning hosted this seminar to inform and discuss with municipal officials, local planners and engineers the State Plan and Cross-Acceptance process as well as the Stormwater Regulations and Hudson County Open Space Trust Fund.
- **December 8, 2004 – Strategic Revitalization/CEDS Committee Meeting**
At this public meeting, the resolution endorsing the Hudson County Cross-Acceptance report was tabled pending further clarification on the new COAH regulations.
- **December 15, 2004- Hudson County Planning Board Public Hearing**
During this monthly meeting, the Cross-Acceptance Report was introduced for public comment.

- ***[January 19, 2005- Hudson County Planning Board Public Hearing***
This evening meeting served as the first of two public meetings on the Hudson County Cross-Acceptance Draft Report.]
- ***[January 20, 2005- Strategic Revitalization/CEDS Committee Meeting***
At this second public meeting, representatives from COAH made a brief presentation on the new regulations. Subsequently, the CEDS Committee adopted the Hudson County Cross-Acceptance Draft Report.]

Please note: complete copies of the meeting notices, agenda and minutes are included in the Appendix.

IV. NEGOTIATING ISSUES

The following is a summation of general issues raised during the public comment period, which will be presented as Negotiating Issues in the next phase of Cross-Acceptance.

Hudson-Bergen Light Rail Transit to the Meadowlands

The County of Hudson, several municipalities, and Hudson County State legislative delegation support HBLRT access to the Meadowlands Sport Complex and the Xanadu development. The project proposal includes 1.8 million square feet of office space and future development plans for a 525-room hotel.

COAH

Hudson County officials understand the need for affordable housing. However, local officials are extremely concerned about COAH's new rules and their impacts on urban municipalities. County and municipal officials are fearful that the new growth share model will have a chilling affect on future developments. Perhaps development projects in urban aid municipalities, urban enterprise zones or redevelopment areas should be excluded from the fair share formula. How do COAH's new regulations affect affordable housing allotment in urban areas (PA1)? How will the growth share model affect employment redevelopment zones? How will the growth share model work in conjunction with the State Plan's population and employment projections?

Improved Freight Planning and Access

The State Plan should recognize the contribution of port commerce to the State economy and promote ways to site warehousing and distribution centers close to the ports and intermodal facilities.

Brownfields Redevelopment

The State Plan should re-double efforts to increase funding for brownfields remediation. Hudson County's inventory of developable land is extremely limited. The only way to accommodate growth is to remediate and redevelop former industrial land and commercial sites. In addition, redevelopment projects in Urban Complex areas should be given the highest priority.

Residential Site Improvement Standards (RSIS)

- Parking has become a scarce commodity in many parts of Hudson County, reducing the quality of life for many of its residents and often negatively affecting redevelopment efforts. It is recommended the State Plan promote higher percentage of parking spaces requirements for future developments.
- RSIS should be revised to create an "urban standard" for residential developments.

Open Space Preservation/ Green Acres Formula

Hudson County recently established an Open Space Trust Fund to help preserve open space, recreational areas and historical sites and promote future open space initiatives. How will the State Plan continue to promote open space initiatives in urban areas? The State Plan should promote changes to the Green Acres formula to better assist urban areas make brownfields into green space (parks).

Transportation Enhancement Districts

The State Plan should endorse legislation allowing for the creation of “Transportation Enhancement Districts” as proposed in bills A-954 and S-1483. A report by the state intergovernmental task force a couple of years ago endorsed the repeal of the “transportation development district” statute in favor of the establishment of enhancement districts. The critical difference between the two policies being that TDDs could only assess future developments for transportation improvements, while TEDs would be allowed to assess all developments. Furthermore, the TEDs promote intergovernmental cooperation and planning by requiring the involvement and affirmative approval of municipalities, counties and the Commissioner of the New Jersey Department of Transportation.

Land Value Taxation

The State Plan should promote “Land Value Taxation” or “Site Value Taxation” proposal, which would permit municipalities to replace the single property tax rate system with a site valuation system for local tax purposes. In other words, the proposal would have shifted the property taxes away from buildings to land assessments by taxing land at a higher percentage. This would encourage construction and in-fill development by enacting tax abatements across the board. Conversely, it would discourage “land banking” in cities by developers and property owners.

The “Land Value Taxation” proposal could be a determining factor stopping sprawl and curtailing the great “ratable chase”. A two-tiered system should be analyzed to allow “metropolitan” communities to use the Land Value Taxation methodology to encourage growth and in-fill development in urban and existing suburban communities. Municipalities in rural or environmentally sensitive areas could take an opposite approach and tax buildings/improvements at a greater rate than uncleared land, thus encouraging conservation.

V. REGIONAL OVERVIEW, POPULATION AND EMPLOYMENT TRENDS

Regional and State Overview

The nation officially left the recession behind in 2003, but the recovery has proven less than robust with many observers noting a “jobless” recovery. However, New Jersey has fared better than its neighbors through the recent past, as the graph shows. While the Garden State posted a modest 0.6 percent job growth rate, neighboring states were losing jobs often in significant numbers. Despite losses in the manufacturing sector and in telecommunications, New Jersey produced jobs in the healthcare, education, and leisure sectors in numbers that outstripped most parts of the nation. The state gained 25,500 jobs between December 2002 and December 2003, despite the fact that manufacturing lost 10,400 in the same period.

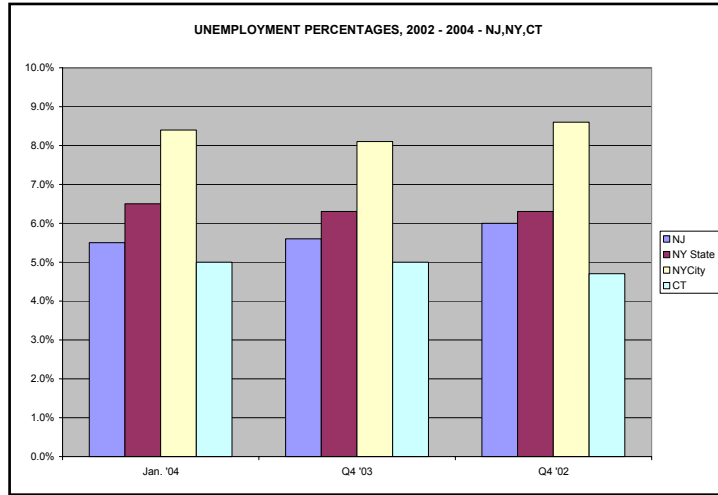


The job creation in New Jersey was especially strong in the healthcare sector that generated almost 1,000 new jobs each month between late 2002 and 2003. And the pharmaceutical industry, a component of the manufacturing sector held its own, becoming the largest single manufacturing activity in the state. Pharmaceutical manufacturing flew in the face of the job loss trend adding 5,000 positions over the past five years in New Jersey, according to Marc Golovan, the Regional Economist for JPMorganChase.

The State's leading economists, James Hughes and Joseph Seneca, in a recently released study, noted that healthcare and education had the largest job growth of any sectors in the period 1990 to 2002. Nearly one-half of all the State's new jobs came in these areas, which now account for one-quarter of New Jersey's employment. Overall jobs in these sectors and other growth areas will require more highly trained workers with technology and computer skills.

Figures from the New Jersey Department of Labor focusing on the Northern Region noted that employment in the region rose by 15,000 with the largest gains coming in educational and health services and government, as well as retail trade. These trends mirror the statewide trend described above.

This job creation was reflected in the unemployment figures for the state as well. The accompanying graph shows that New Jersey's unemployment for the three dates (December 2002, December 2003, and January 2004 [CT is



December '03]) was significantly lower than the rate for New York State, and well below that of New York City. In addition, the New Jersey rate, according to the JPMorganChase figures was trending downward over the period.

Still, observers have noted that in last quarter of 2003 job growth in New Jersey was slowing down and leveling out. The State lost 100 jobs in January, but lost 1,600 jobs in February – a contrast both to recent gains in state and in contrast to current job growth nationwide. The unemployment rate in New Jersey dropped to 5.4 percent in March, but this may be a function of a diminished pool of job seekers as fewer out-of-work persons continued to look for jobs. While the losses are minimal both numerically and percentage-wise, they do not bode well for the future and serve to fortify the arguments for the “jobless” recovery. Thus, uncertainty continues to mark the State's economy.

The latest figures available from the Bureau of Economic Analysis still reflect the impact of the recession. However, as with the employment figures, they do show that the New Jersey economy was moving through the economic downturn in a positive, if not robust, fashion. Per Capita Personal Income for New Jersey ranked second in the nation at \$39,453 behind Connecticut. This amount was 128 percent of the national figure. The State has been among the top ten states in this category since 1983. The new figure represented a 2.1 percent growth rate from 2000, but this figure placed New Jersey in the second lowest group of states ranked by growth rate.

Despite this uncertainty and slow growth, the consensus among economic prognosticators is that New York region and New Jersey in particular will continue to grow and prosper. A decade of non-stop growth in terms of both population and employment has created momentum that will be difficult to stop. In addition, it appears that - job creation or not – the economy will grow. A synopsis of forecaster predictions indicate that the Gross Domestic Product is expected to grow by 4.6 percent, an increase from earlier predictions, that unemployment is expected to decline, if only modestly, and that inflation will be in the range of 1.6 percent, down from earlier thoughts of a 2.1 percent rate.

However, the Chairman of the Federal Reserve noted that the central bank will be watching closely for signs of inflation and is prepared to raise rates to keep it in check. Indeed, the forecasters see almost no chance of a decline in the current quarter and very little chance of a decline in the following four quarters. This observation opens the door for interest rate increases to dampen inflation. While an increase would slow price increases, some economists note that such increases could also slow job creation, business spending, and real estate development. This is the case in Hudson County with respect to real estate development and construction in particular.

It should be noted that several economic development loan programs in Hudson County are currently underutilized, at least in part, because current market rates are very low. An increase in those market rates would make the rates of these programs more attractive and stimulate demand for these funds.

Hudson County Trends

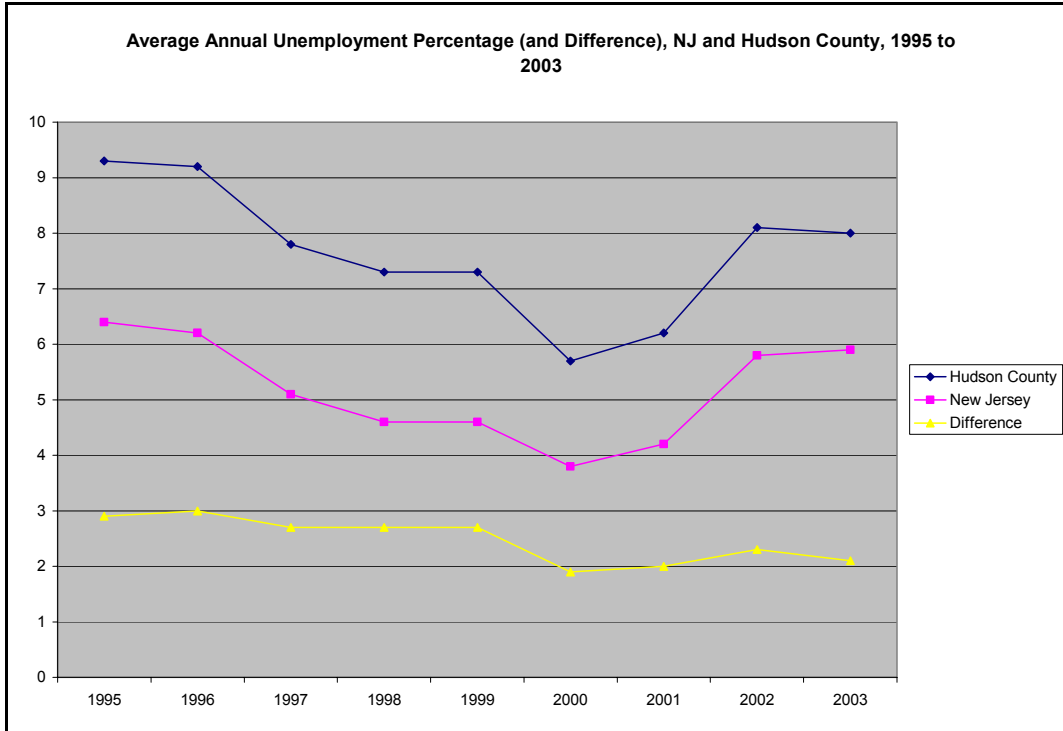
Employment and Unemployment

Like the State and the region, Hudson County has “muddled through” the recession in a generally positive fashion with significant job losses in some sectors being offset by gains in others. The job losses tended to be small and scattered among the supersectors. Manufacturing continued to shed jobs, and these losses were increased by decreases in food services and accommodations as well as in support services and employment services. On the positive side of the ledger, the County saw gains in government employment (mostly in education within the local government sector) and, as noted above, in healthcare and social services.

Specific job losses included the relocation of over 600 jobs at Norfolk Bank and Trust, the movement of 150 jobs at Deutsche Bank, the loss of 92 jobs at Tyco Plastics and a workforce reduction of 73 persons at the Campbell Foundry Company.

The unadjusted unemployment figures for 2003 for Hudson County indicated that an average of 23,000 persons were seeking employment each month, giving the County an 8.0 percent unemployment average. The percentage was as high as 9.2 percent in July, though it had decreased to 6.9 percent by year’s end. This average was appreciably higher than that of the State, which was 5.9 percent for the year, reaching a high of 6.6 percent in July.

The graph below shows how Hudson County has consistently had a significantly higher unemployment rate than the State for almost a decade. Though the difference between the two rates has decreased since 2000, the County continues to have over two percent higher unemployment than the State. It should be noted also that 23,000 unemployed persons represents a population twice that of Guttenberg and a figure larger than population of five of the County’s twelve municipalities.



Unemployment figures for the first quarter of the year (the latest figures available) indicate that the unemployment percentage averaged 6.9 percent for the County compared to 5.6 percent for the State. This means that 19,100 persons were actively seeking employment at the end of March 2004.

Globalization, which has long been the scourge of US manufacturing, has broadened its impact on the US economy in recent months. Though solid figures are difficult to find, it appears that increasingly jobs in customer service, financial services, and other similar areas are going offshore. The effect of this trend has not been evident in Hudson County, but is a topic of concern as it could threaten a wide range of good paying positions in various sectors of the economy.

However, the State's economists presented a "cautiously optimistic" picture for 2004. They point to the completion of the Secaucus Transfer Station and the reopening of the World Trade Center PATH Station as a reason to anticipate continued development in the Meadowlands and Jersey City. Construction employment is expected to remain strong in light of a number of residential projects now underway in Bayonne, Hoboken, and Jersey City, the continued construction of the Light Rail system and continued school construction and renovation. A number of retail establishments, many in Jersey City, have recently opened or anticipated to open in the near future, expanding employment in that sector. At the same time, professional and business services employment is anticipated to grow as the economy improves and more companies seek additional workers, especially in the support and administrative areas.

Population

Recently released Census Bureau population estimates indicate that the County's population declined from both the 2002 figure and the 2000 census figure. The

estimated County population on July 1, 2003 was thought to be 607,419, a decrease of 2,517 from 2002 and a loss of 1,556 from 2000. Despite this decline in population, Hudson County retained its position as the 93rd largest county in the United States.

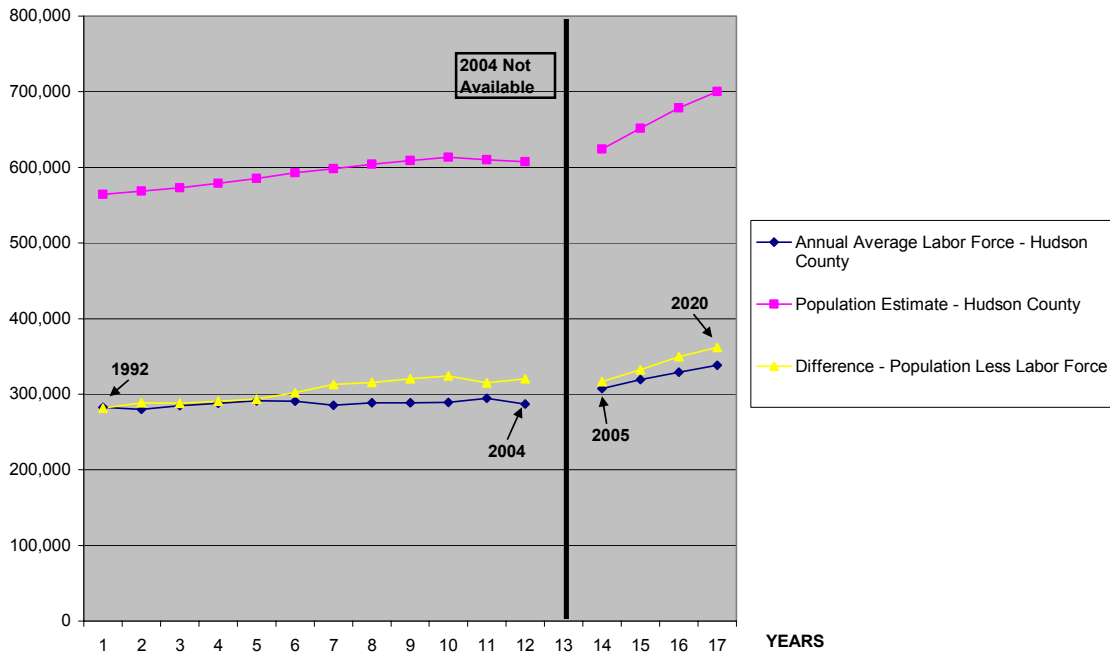
Between 2000 and 2003, the County's births exceeded the number of deaths by 12,019, though internal migration (persons moving out of the County to other US locations) exceeded international migration by over 14,000 persons. Thus the County lost population overall, and Hudson's internal migration (-46,392) accounted for one-half of the State's overall net internal migration. Still, some 32,345 persons did enter Hudson County from abroad, ensuring Hudson's primacy as the number one New Jersey destination for immigrants.

Revised Department of Labor projections of the County population indicate a 14.9 percent increase between 2000 and 2020, the numbers increasing from 608,975 to 700,200. Despite this growth, the County is expected to lag the State's growth of 16.2 percent over the same period, and Hudson County will increase from 13.81 percent of the State population in 2000 to 13.96 percent in 2020. However, the civilian labor force in Hudson County will increase by 13.6 percent over the twenty-year period, lagging the State growth of 21.3 percent. Accordingly, the County's portion of the State's labor force will decline from 7.09 percent in 2000 to 6.6 percent in 2020. This indicates that not only will the County grow more slowly than the State, but also that it very likely will have an increasing number of elderly persons.

The graph on the following page shows the County's population and labor force for the period between 1992 and 2003 (complete data for 2004 is not available), as well as projections for 2005, 2010, 2015 and 2020 and the difference between the two figures. The difference is the number of residents who are not in the work force. This number has increased steadily since 1992 and the difference is anticipated to grow over the next fifteen years as the rate of population growth exceeds the growth in the labor force.

Hudson County Cross-Acceptance 2005 Final Report

Hudson County Population and Labor Force Estimates 1992 to 2003 and Projections for 2005, 2010, 2015, and 2020



A detailed analysis of the population and workforce projections (by age cohort) for the County is necessary to fully evaluate the impact of these long-term changes. It is clear though that the decreasing relative size of the population and labor force, the growth of the elderly population, what appears to be a relatively high birth rate for the County, and the population “churn”, as immigrants arrive and residents move to other parts of the State or nation, impact the economic structure of the County, job and income potential for County residents, and the provision of community, social, and educational services.

Personal Income

Statistics from the US Bureau of Economic Analysis show that Hudson County lags the State in terms of Per Capita Personal Income (PCPI). Though New Jersey has the second highest PCPI in the nation, Hudson County's PCPI of \$28,584 is 20th in the State and is 74 percent of the State figure. It is, however, 94 percent of the national average. Hudson County lagged both the State and the nation in terms of the increase in PCPI between 20002 and 2001 (the latest data available), increasing 1.7 percent over the year in contrast to the State increase of 2.4 percent and the national increase of 2.2 percent. The County is thus slowly losing ground in terms of the economic growth of its population.

This loss is apparent in the longer term as well. In 1991, Hudson County was 19th in the State in terms of PCPI; in 2001, it was 20th, and the annual growth rate over the 1991-2001 decade was 3.7 percent for the County, but 4.4 percent for the State and 4.3 percent for the nation.

Real Estate

As noted, there are significant residential projects under way in locations across Hudson County, continuing testimony to the willingness of investors to build new housing and buyers to purchase homes at prices ranging up to \$450 per square foot according to a recent article in NJ Biz. This fact raises concerns about the affordability of housing across the County. As personal incomes increase at rates that lag the economy as a whole, an increasing percentage of incomes must be devoted to housing leading to the displacement of low- and moderate-income households, especially among the elderly, who suffer in particular because of fixed or limited incomes. The County and the municipalities are aware of the problem and are implementing programs to mitigate this situation. Participation in various programs funded by the U.S. Department of Housing and Urban Development, the New Jersey Housing and Mortgage Finance Agency and the New Jersey Council on Affordable Housing programs offers some opportunity to receive funds to assist in providing affordable housing.

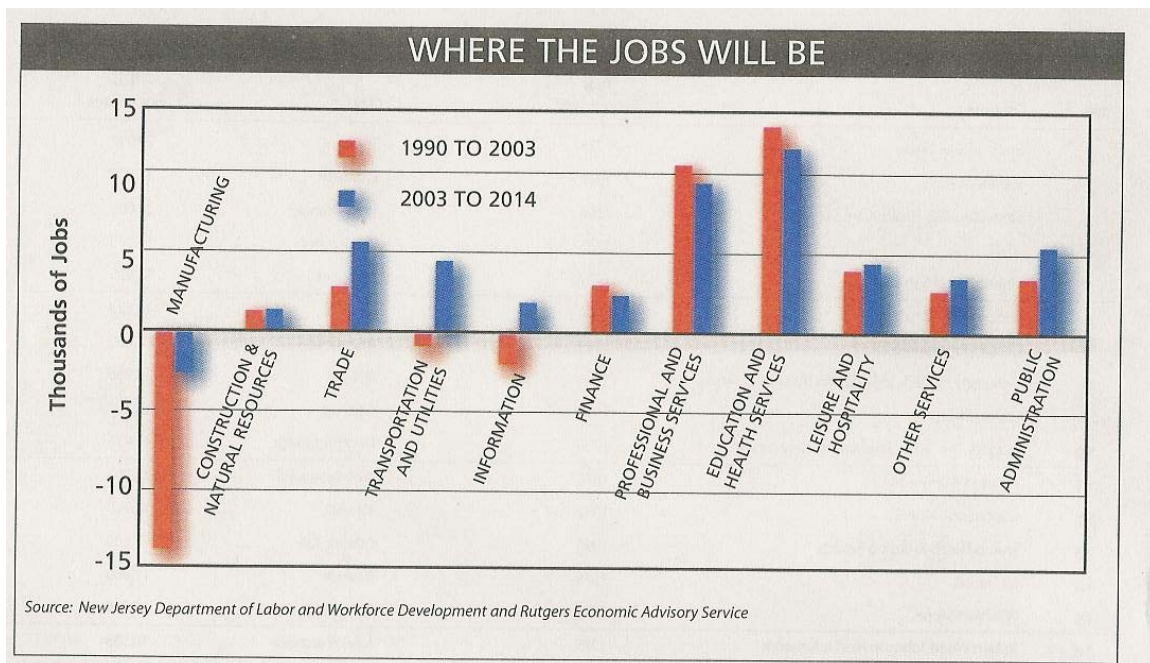
Industrial and commercial markets reflect the on-going strength of the northern New Jersey economy. Leasing activity in the first quarter of 2004 continued the positive trend begun in late 2003 in which leasing volume increased, the vacancy rate declined and lease rates increased in most parts of the region. In the first quarter over 2,000,000 square feet of industrial space was leased in the Hudson Waterfront and Meadowlands submarkets according to the CB Richard Ellis MarketView report. Though availability rates remain relatively high (over 9.0%) in both markets, an improving economy and little new construction (supply) would indicate a solid recovery later in the year. Though the markets are stronger and there is more activity, both leasing and construction, in central Jersey, the outlook for the industrial market in northern New Jersey and Hudson County remains positive. The only cloud on the horizon is the possibility that rising interest rates (to dampen inflation) could cause the market and construction to cool down.

The office market in northern New Jersey has fluctuated over the past year, but appeared to be stabilizing at the end of 2003. Though the situation is somewhat better in the first quarter of 2004, the market is still characterized as "anemic" by the analysts at CB Richard Ellis. Vacancy rates remain in the range of 17.0 percent in the Waterfront submarket and go as high as 23.0 percent in the Meadowlands submarket. In late 2003, Hudson County had a net absorption of over 187,000 square feet of space with an average asking rate of \$26.43, the highest figure in the northern and central regions of New Jersey. Though the Meadowlands did have a modest positive absorption in the first quarter, the Waterfront had a significant negative absorption (over 300,000 square feet) in the same period. The fact that over 1,000,000 square feet of new space was under construction as 2004 began will continue the downward pressure on average asking rents, a trend that began over a year ago.

IV. THE ECONOMY – A REGIONAL OVERVIEW

While 2003 may have marked the official end of the recession, the events of 2004 revealed the extent of uncertainty about that end. Observers and pundits across the state and the nation repeatedly noted weaknesses in the economy, whether it was in durable goods orders, employment gains (or lack of them), the mounting trade deficit, or the increases in interest rates. The New York Federal Reserve District *Beige Book* for December 2004 was muted, noting “a somewhat firmer tone” to the regional economy, improved labor markets “on balance”, and “a moderate upward trajectory” in manufacturing activity. Hardly the stuff of unbridled optimism, but still reflective of the fact that the national and regional economies lumbered along in spite of rising fuel prices, consumer uncertainty, modest job growth, and measured increases in interest rates.

Various noted New Jersey economists and observers see the regional prospects for 2005 as good, at least for the first half of the year. Job growth is expected to continue in New Jersey, though at a slower rate than in 2004. In the longer haul, studies from Rutgers University indicate that the state’s employment growth will continue at a pace exceeding that of the nation over the next decade. Significant job growth is expected in several industry sectors as shown in the Rutgers University Economic Advisory Service document shown below.



The prognosticators are expecting overall growth at 2.5% for the first half of the year with a 1.7% growth rate in the second half. These figures will lag the national predictions of 3.3% and 2.4% respectively. Inflation will remain in the 3.0 percent range, while US unemployment will remain in the 5.3 percent range. New Jersey unemployment is predicted to remain at 4.7 percent on average for the year. The picture, then, is a guarded one.

This caution stems from a number of mitigating factors. Higher interest rates may dampen consumer spending, the state (and national) spending are likely to be weak in the face of higher budget deficits, the trade deficit may weaken the dollar and thus drive up interest rates. Indeed, some of these predictions are coming true even since they were set forth in December and early January. The Governor's State of the State address noted cuts in services in light of budget limitations, the US trade deficit has reached new highs (again), and the Federal Reserve has indicated no reservation about increasing interest rates to control inflation. Other specific concerns have arisen as well. For example, the head of the New Jersey Homebuilders Association has noted that spiraling housing prices are a function of both low interest rates (fueling demand) and the inability of the development community to construct enough homes to match population growth.

Overall, the state fared well in terms of personal income according to recent figures from the US Bureau of Economic Analysis. New Jersey had a Per Capita Personal Income (PCPI) of \$39,399 in 2002, which ranked third in the nation and was 128 percent of the national average of \$30,795. This was a 0.7 percent increase, which matched the national increase.

Northern New Jersey has done well overall as well. Employment in the northern region grew by 37, 100 jobs in 2004 at a rate slightly behind that of the state as a whole. The largest gains came in professional and business services and government. The former growth resulted from an expanding economy requiring more business-to-business services, while demands for more educational services and improved municipal services spurred job growth in the government sector.

HUDSON COUNTY TRENDS

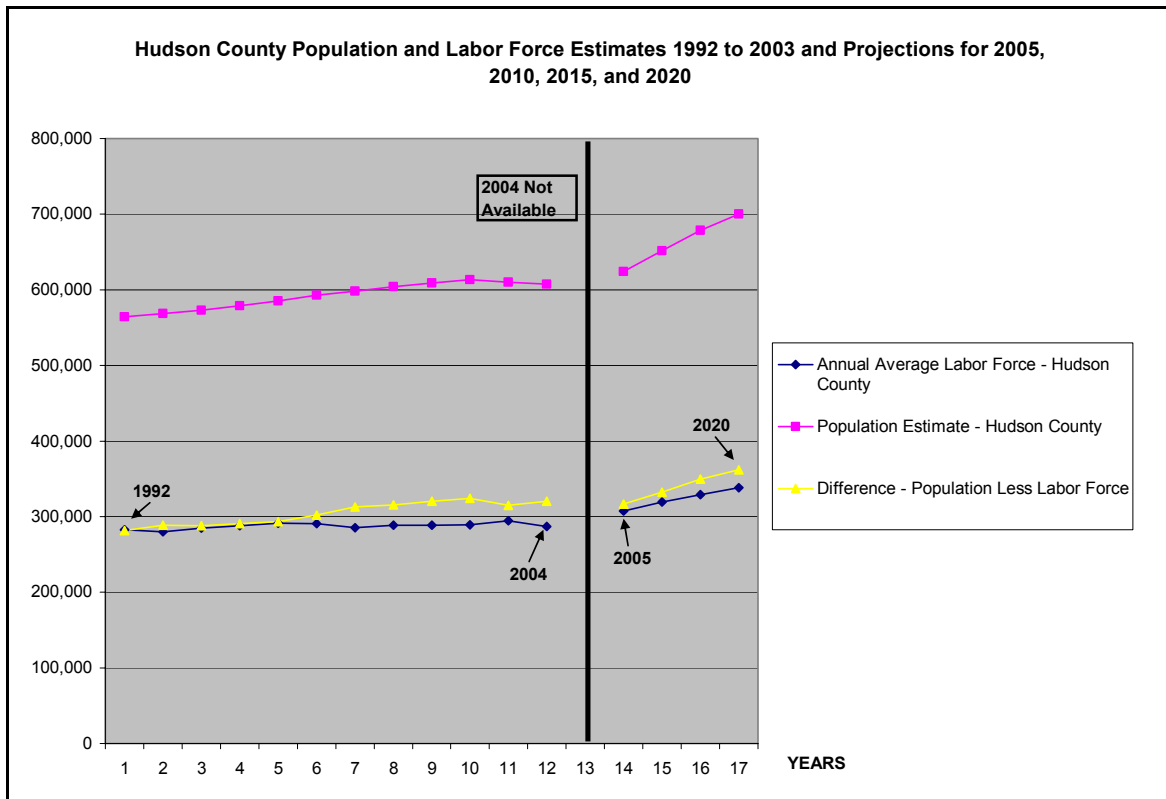
Population The latest Census Bureau population estimates indicate that the County's population declined from both the 2002 figure and the 2000 census figure. The estimated County population on July 1, 2003 was thought to be 607,419, a decrease of 2,517 from 2002 and a loss of 1,556 from 2000. Despite this decline in population, Hudson County retained its position as the 93rd largest county in the United States.

Between 2000 and 2003, the County's births exceeded the number of deaths by 12,019, though internal migration (persons moving out of the County to other US locations) exceeded international migration by over 14,000 persons. Thus the County lost population overall, and Hudson's internal migration (-46,392) accounted for one-half of the State's overall net internal migration. Still, some 32,345 persons did enter Hudson County from abroad, ensuring Hudson's primacy as the number one New Jersey destination for immigrants.

Revised Department of Labor projections of the County population indicate a 14.9 percent increase between 2000 and 2020, the numbers increasing from 608,975 to 700,200. Despite this growth, the County is expected to lag the State's growth of 16.2 percent over the same period, and Hudson County will increase from 13.81 percent of the State population in 2000 to 13.96 percent in 2020. However, the civilian labor force in Hudson County will increase by 13.6 percent over the twenty-year period, lagging the State growth of 21.3 percent. Accordingly, the County's portion of the State's labor force will decline from 7.09 percent in 2000 to 6.6 percent in 2020. This indicates that not only

will the County grow more slowly than the State, but also that it very likely will have an increasing number of elderly persons.

The graph on the following page shows the County's population and labor force for the period between 1992 and 2003 (complete data for 2004 is not available), as well as projections for 2005, 2010, 2015 and 2020 and the difference between the two figures. The difference is the number of residents who are *not* in the work force. This number has increased steadily since 1992 and the difference is anticipated to grow over the next fifteen years as the rate of population growth exceeds the growth in the labor force.



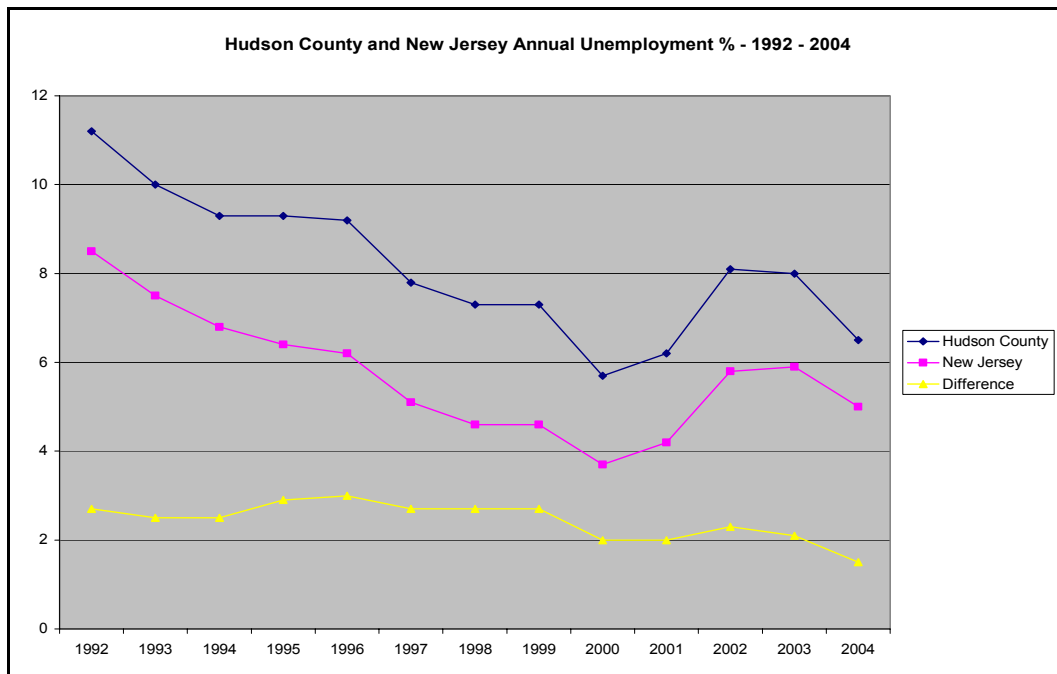
A detailed analysis of the population and workforce projections (by age cohort) for the County is necessary to fully evaluate the impact of these long-term changes. It is clear though that the decreasing relative size of the population and labor force, the growth of the elderly population, what appears to be a relatively high birth rate for the County, and the population “churn”, as immigrants arrive and residents move to other parts of the State or nation, impact the economic structure of the County, job and income potential for County residents, and the provision of community, social, and educational services.

Employment Hudson County had a 1.5% employment growth rate, compared to 1.4% for the state in the 2003-2004 period, reaching a September 2004 total of 251,000 jobs. This reflects a job growth of 2.6 percent per year for the past five years, according to the latest *Labor Area Review*. According to the same source, this quarter-million figure is almost a record high for the County.

Employment growth over the twelve month period from September 2003 to September 2004 concentrated in financial activities (+3,400 jobs), education and health and social services ((+1,900 jobs), and professional and business services (+800) jobs. Financial activities growth was in the area of brokers and investments, while health care growth came in the numbers of home health aides, nurses, and personal care providers. Business service job growth came primarily through an increase in the number of persons working for temporary employment services.

Job losses in Hudson County centered upon manufacturing, information services, and the trade and transportation sectors. The loss of 900 manufacturing jobs represented a 6.7 percent decline, much higher than the statewide percentage (-1.8%). Losses in the trade and transportation sector (-500 transportation and warehousing, and -100 wholesale) were offset by gains (+500) in retail as “big box” retail establishments opened in several locations in the County.

The unadjusted unemployment figures for Hudson County for the first eleven months of 2004 indicate that an average of 18,900 persons were seeking employment each month. This translates to a 6.5 percent unemployment average for the almost completed year. The percentage was as high as 7.4 percent at mid-year, but declined markedly in October and November, reaching 5.5 percent in the latter month. However, the 6.5 percent figure is still appreciably higher than the state average of 5.0 percent for the eleven months. Though the difference between the County and State averages is the smallest it has been in a decade, the almost 19,000 persons seeking work each month is a number greater than the population of any one of five of the County’s municipalities. The graph below compares the unemployment percentages since 1992.



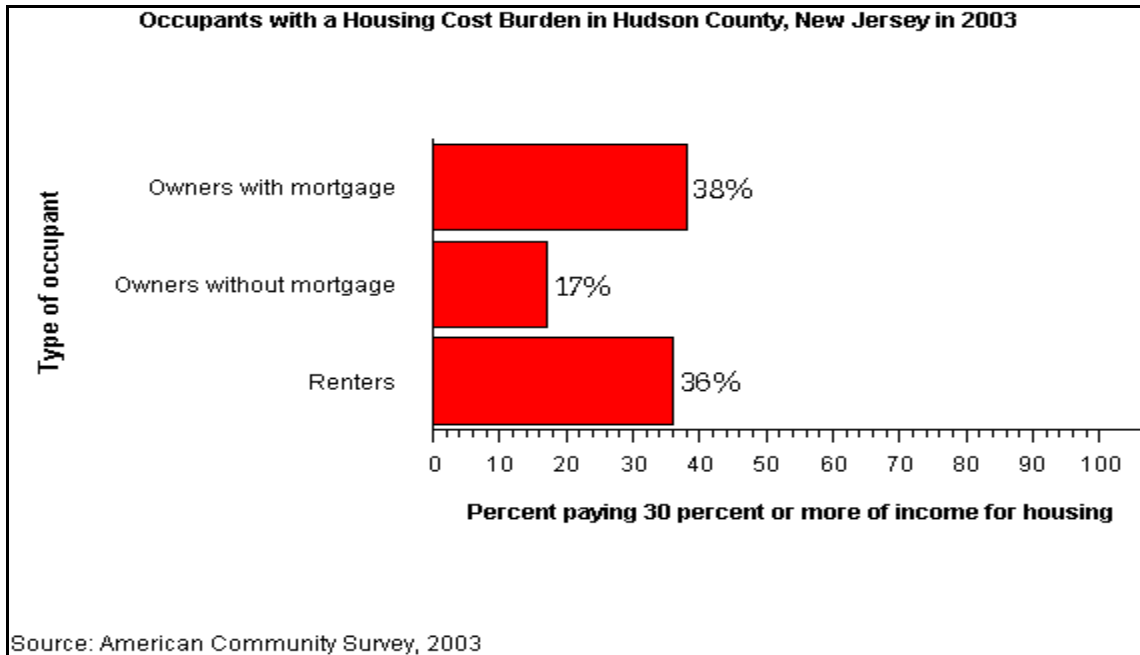
Globalization, which has long been the scourge of US manufacturing, has broadened its impact on the US economy in recent months. Though solid figures are difficult to find, it appears that increasingly jobs in customer service, financial services, and other similar

areas are going offshore. The effect of this trend has not been evident in Hudson County, but is a topic of concern. It could threaten a wide range of good paying positions in various sectors of the economy. Coupled with the growing trend toward using temporary employment services even in professional and technical areas, there is a threat to jobs in the County.

Personal Income Figures for the County show some gains over those for the preceding year. The Bureau of Economic Analysis figures indicate that the County PCPI in 2002 was \$30,259, an increase from the 2001 figure of \$29,868. This 1.3 percent increase from the preceding year improved the County's relative standing (from 20th in the state in 2001 to 19th), and from 77% of the national average in 2001 to 78% in 2002. Still, the increase lagged the 1.5 percent inflation rate for the year, and meant that the County was gaining economic ground more slowly than the nation. This continues a trend that has been in place over the last decade.

Other economic indicators paint a mixed picture of the County's economy. For example, the American Community Survey (ACS), the Census Bureau's intercensus data collection program, indicates that Hudson County has moved from 48th to 92nd among all US counties in terms of numbers of persons living in poverty between 2002 and 2003. However, the percentage of persons has decreased from 14.2 percent to 12.2 percent, approximately the same percentage as that of the 2000 census. The ACS figures also show that while Hudson County has a Median Household Income of \$43,813, (a figure greater than the US average of \$43,564), it is behind the state figure of \$58,588, and well behind that of Somerset County (the highest in the nation at \$89,289) and Morris County (the fourth highest at \$82,025).

The ACS also shows that a high percentage of County residents are paying more than 30 percent of their incomes for housing. The 30 percent figure is the Department of Housing and Urban Development's benchmark for spending on housing, any amount in excess of this considered excessive. In Hudson County over one-third of renter and over one-third of owners with mortgages spent in excess of this 30 percent target. This means that approximately 57,000 renter households are paying in excess of the benchmark and over 6,500 owners with a mortgage are over this benchmark. The graph below shows these figures.



Finally, a recent study by the Association for the Children of New Jersey has shown that the number of children living in poverty in Jersey City has declined and the number in Bayonne has remained steady over the decade between 1990 and 2000. However, at the same time, the numbers in North Bergen and Union City, for example, have increased sharply, by 416 in North Bergen and by 941 (to 4,783) in Union City.

Real Estate The Hudson Waterfront industrial real estate market is one of the largest of the northern New Jersey sub-markets according to CB Richard Ellis analysts and it has fared well in the past year. With over 64,000,000 square feet of rentable space, the sub-market had a vacancy rate of 6.4 percent, saw the net absorption of 890,000 square feet, and had a lease asking rate of \$5.53 per square foot, which was 87.3 percent of the northern New Jersey average. The 890,000 sq. ft. absorbed was 48.7 percent of leasing activity in north Jersey and was exceeded only by activity in the Meadowlands sub-market. Over the year, the County saw major transactions in Jersey City, Kearny, and North Bergen. Lease rates are up over the preceding year and are expected to increase as demand exceeds supply, even with some 300,000 sq. ft. of space currently under construction.

The office market has been the source of much concern over the past year. Changes in plans, such as Goldman Sach's leaving the top floors of their new building vacant, the construction of additional new space, and the threat of thousands of square feet of sublease space coming onto the market proved to be unfounded. In northern New Jersey, in general and in Hudson County in particular, net absorption has reduced the supply of vacant space, at least to a modest degree. The market still faces an oversupply of some 30.8 million square feet, and lease rates are falling, decreasing by 2.9 percent over the preceding year. Though the Hudson Waterfront sub-market had a positive absorption in the most recent quarter, the vacancy rate remains at almost 14.0 percent. Analysts believe that the long-term outlook is positive because of anticipated increased

employment in the office sector, and lack of new construction which would create additional supply.

Population and Employment Projections Comparison

Below are two tables that compare the population and employment projections between 1999 Strategic Revitalization Plan (1999 Plan), North Jersey Transportation Authority (NJTPA) and the New Jersey Department of Labor (NJDOLE).

Table 1. Comparison of Population Projections

Municipalities & County	Census (Total Persons)		1999 Strategic Revitalization Plan		North Jersey Transportation Authority				New Jersey Department of Labor (NJDOL)		
	1990	2000	1995	2010	2005	2010	2015	2020	2005	2015	2020
Bayonne	61,444	61,842	60,573	60,573	62,360	64,110	65,590	67,720	*	*	*
East Newark	2,157	2,377	2,144	2,144	2,380	2,530	2,670	2,780	*	*	*
Guttenberg	8,268	10,807	8,257	8,564	11,720	12,330	12,640	12,980	*	*	*
Harrison	13,425	14,424	13,266	*	14,680	15,720	16,590	16,960	*	*	*
Hoboken	33,397	38,577	33,219	38,883	42,730	44,650	45,710	46,230	*	*	*
Jersey City	228,537	240,055	229,108	267,740	249,290	265,610	281,630	296,340	*	*	*
Kearny	34,874	40,513	35,060	35,060	40,890	42,250	43,330	44,680	*	*	*
North Bergen	48,414	58,092	48,152	49,275	61,150	64,630	66,420	68,320	*	*	*
Secaucus	14,061	15,931	13,840	14,089	16,310	17,070	17,680	18,560	*	*	*
Union City	58,012	67,088	57,237	57,237	69,610	72,980	75,060	77,420	*	*	*
Weehawken	12,385	13,501	12,608	18,238	13,580	13,960	14,340	14,860	*	*	*
West New York	38,125	45,768	37,734	49,086	48,730	51,140	52,350	53,950	*	*	*
Hudson County	553, 099	608, 975	551,198	614,155	633,400	667,000	694,000	720,800	624,100	678,400	700,200

* Figures unavailable

Table 2. Comparison of Employment Projections

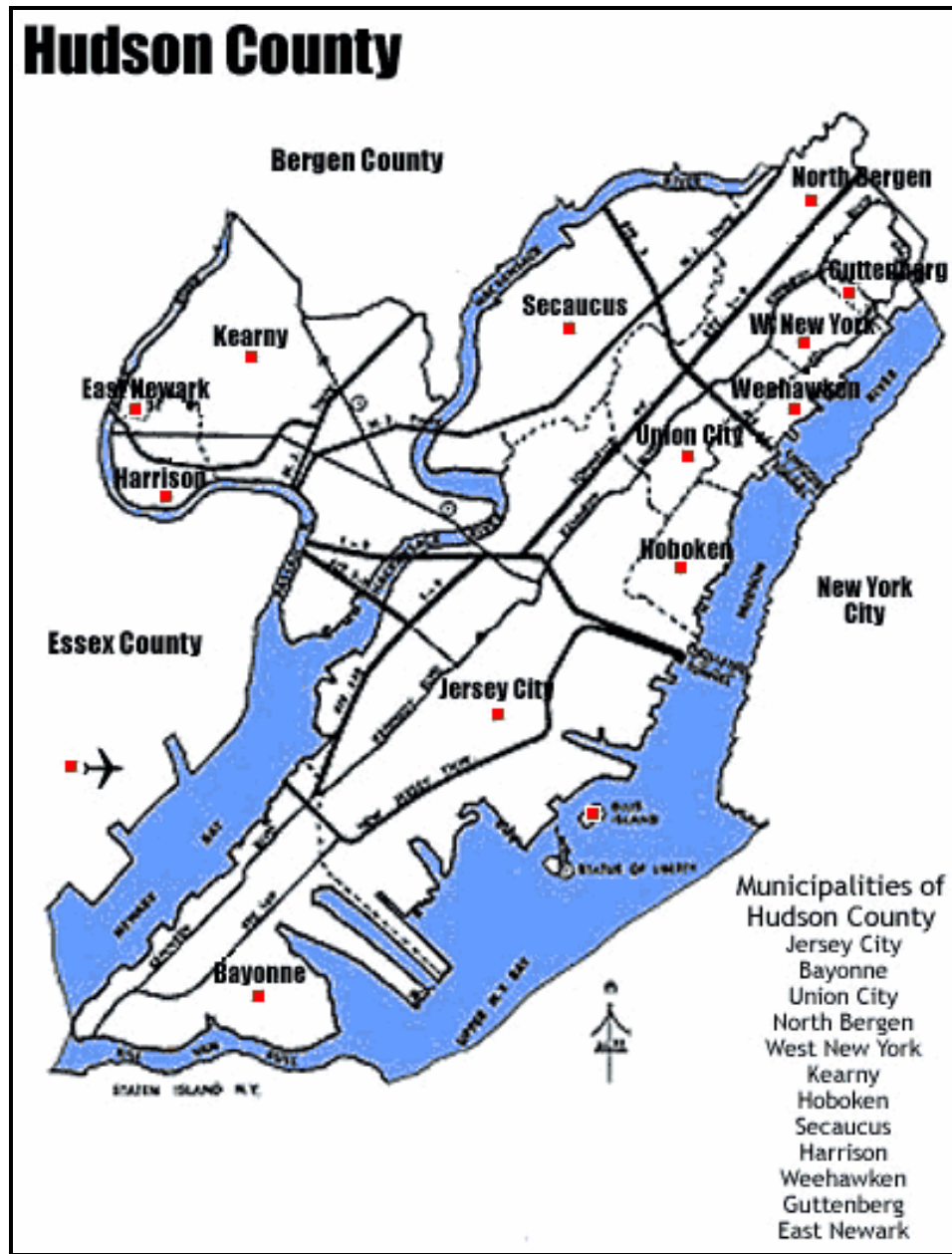
Municipalities & County	Census Table DP-3 (Civilian Labor Force)		1999 Strategic Revitalization Plan		North Jersey Transportation Authority					NJDOLEstimated & Projected Employment by Major Industry Group	
	1990	2000	1995	2010	2000	2005	2010	2015	2020	2000	2010
Bayonne	31,205	29,496	13,639	26,728	19,330	19,630	20,730	21,610	23,060	*	*
East Newark	1,217	1,122	1,072	1,072	990	1,130	1,380	1,520	1,720	*	*
Guttenberg	4,799	5,596	1,417	1,417	1,840	1,850	1,960	2,070	2,260	*	*
Harrison	7,244	7,287	5,029	*	4,960	5,100	5,590	6,060	6,560	*	*
Hoboken	20,459	26,850	11,616	21,136	12,420	15,410	16,240	16,840	17,260	*	*
Jersey City	117,316	114,909	68,186	177,916	108,270	118,150	130,780	137,640	144,790	*	*
Kearny	19,224	19,045	14,503	15,504	17,900	18,160	18,930	19,500	20,440	*	*
North Bergen	26,736	27,526	20,968	21,949	24,210	25,080	27,140	28,450	30,130	*	*
Secaucus	7,722	7,889	36,364	60,530	37,190	38,600	41,530	43,140	45,060	*	*
Union City	30,914	29,551	7,600	7,600	11,620	11,790	12,640	13,400	14,700	*	*
Weehawken	7,429	7,854	6,102	16,542	10,060	10,420	11,130	11,590	12,220	*	*
West New York	20,514	20,406	6,344	6,744	8,400	8,470	8,930	9,340	10,070	*	*
Hudson County	294,779	297,531	192,840	362,271	257,200	273,800	297,000	311,200	328,300	257,400	282,950

* Figures unavailable

VI. COUNTYWIDE ECONOMIC DEVELOPMENT ACTIVITY

THE FOLLOWING DESCRIPTIONS ARE BASED UPON INFORMATION PROVIDED BY THE RESPECTIVE ORGANIZATIONS OR MUNICIPALITIES IN RESPONSE TO REQUESTS FROM THE STRATEGIC REVITLATION /CEDS COMMITTEE AND THE DIVISION OF PLANNING.

The map below provides a reference for the descriptions of recent notable project and activity descriptions across the County.



A. The Hudson County Community Development Block Grant Program

The US Department of Housing and Urban Development provides funding to the Hudson County Community Development Block Grant Program (CDBG) that is administered by the County's Division of Housing and Community Development. Since the inception of the CDBG Program in 1974, the County has received well over \$100 million in Federal funds that were utilized to fund a variety of housing, community, and economic development activities.

In 2004, the County received \$4,402,000 and those funds were allocated to various projects that are submitted by the participating municipalities (East Newark, Guttenberg, Harrison, Hoboken, Kearny, Secaucus, Weehawken, and West New York) and several Non-Profit entities. Because of budget constraints on the Federal level, the County's annual CDBG allocation has decreased each year – from a high of \$6,498,503 in 1994 to \$5,163,000 in 2001, to \$4,471,000 in 2003, and to the current \$4,402,000.

A significant number of the CDBG dollars are expended on economic and redevelopment related activities such as funding various activities and programs of the Hudson County Division of Planning and the Hudson County Economic Development Corporation; supplementing the US EPA Brownfields programs and on specific economic and redevelopment initiatives of some of the participating municipalities.

In addition to the CDBG funds, Hudson County received \$4,458,000 in HOME Investment Partnership Grant funds; \$163,546 in Emergency Shelter Grant funds; and a total of \$338,554 in American Dream Down Payment Initiative funds from the Department of Housing and Urban Development.

B. Hudson County Division of Planning

The County voters passed a measure to provide tax funds for open space use and the Division of Planning will administer this program. These funds, estimated to be approximately \$2,900,000 annually, will be used not only for the acquisition of open space, but also for the clean up and development of new open space, existing parks and historic sites across the County. Mechanisms for collecting and spending the resources are expected to be in place by the fall of 2004.

The County's Division of Planning continues to promote smart growth initiatives and redevelopment projects across the County. The Division applied for and recently received a \$125,000 Smart Futures Grant to prepare a revitalization plan and space study for the former Block Drug property near Journal Square. The County plans to consolidate services and programs into a single site and vacate numerous leased buildings.

The Division is nearing completion of the \$200,000 New Jersey Department of Community Affairs Smart Growth Grant to develop a plan for the completion of

the Hudson River Waterfront Walkway project. This proposed open space walkway/bicycle path/open space along the Hudson River has been planned for over a decade, and this grant has moved the project closer to completion by linking the several completed portions.

The Division continues to administer a \$2 million federal Transportation and Community Systems Preservation grant to construct a “gap” site along the Hudson River at the Weehawken Cove. When complete, the 800’ walkway/bikeway will link the communities of Hoboken and Weehawken, allow for easier access to nearby ferry service, and create open space opportunities, including a boat launch for canoes and kayaks.

The Division has completed \$150,000 planning grant from the New Jersey Redevelopment Authority for a Cyberdistrict study. The study evaluated the potential for high technology communications and business across the County and made recommendations for implementing high tech policies.

C. The Hudson County Economic Development Corporation

The Hudson County Economic Development Corporation (HCEDC) is the lead development entity for the County’s various economic development initiatives. The HCEDC presently administers a Business Loan Program in partnership with six local banks; a Micro Loan Program and a Brownfields Revolving Loan Program. To date, the HCEDC has made 33 business loans to Hudson County Small Businesses totaling \$3,000,000 that has created several hundred employment opportunities for low- and moderate-income individuals. In the past two years, the Corporation made five business loans totaling \$300,000 and 2 Micro loans totaling \$40,000.

The HCEDC sponsors Quarterly Roundtable Meetings that provide an excellent venue for the participants to discuss what is happening in their respective municipalities learn of new programs and initiatives from State, County and private individuals and the exchange of ideas.

The HCEDC also assists businesses that are looking for a site in the region or existing businesses that have outgrown their facilities and are looking to expand. The HCEDC maintains an extensive real estate database of available commercial and industrial space in the County that was initially developed as part of a Planning Grant from the US Economic Development Administration.

Hudson County EDC with the US SBA and the Hudson County Small Business Development Center hosted the Third Annual Small Business Conference on June 16, 2004, at New Jersey City University. Over 200 participants and eleven banking institutions attended for one on one counseling with small business owners. There were workshops covering a wide range of business topics. We provided ample opportunity to network with peers and potential clients.

The Hudson County EDC in conjunction with the U.S. Small Business Administration, New Jersey City University SBDC, and SCORE – Counselors to America's Small Business hosted the Third Annual Hudson County Small Business Conference on June 16, 2004. The conference presented panels that address business issues and help small businesses owners find solutions to their concerns. Eleven financial institutions offered counseling for the business owners.

The Hudson County EDC in partnership with the Jersey City UEZ, Hudson County Community College, the Hudson County Workforce Investment Board, Jersey City Episcopal CDC, and Dress for Success, Jersey City EDC, the National Retail Foundation, and the New Jersey Department of Labor developed a ***Customer Service Skills Center for Hudson County***. The Customer Service Skills Center is located in Jersey City. The center will develop skill sets that are industry standards for successful employment. Classes began in June 2004 and the center will provide counseling, support services, job bank and placement services. Each graduate will receive National Professional Certification in customer service. The target industries are retail, financial services, hotel industries and the center can provide specialized training for corporate clients.

The HCEDC has applied for status as a designated small Business Administration lender. This application is pending, awaiting appropriate funding levels from the Small Business Administration.

VII. MUNICIPAL DEVELOPMENT & REDEVELOPMENT PROJECTS

A. The City of Bayonne

- After receiving title to the Military Ocean Terminal from the Army in December of 2002, the City and Bayonne Local Redevelopment Authority (BLRA) have changed the name from the Military Ocean Terminal - Bayonne to the Peninsula at Bayonne Harbor.

The City and the BLRA are developing a \$3 million Transportation and Land Use Study to update the existing redevelopment plan, to identify necessary off-site transportation improvements, provide for a waterfront development permit from the NJDEP, initiate a highway access management permit from NJDOT and establish a development program with short-, mid-, and long-term implementation actions. The City and the LRA have entered into a public-private partnership with a developer to implement redevelopment of the Peninsula at Bayonne Harbor.



- The Peninsula at Bayonne Harbor is the focus of a comprehensive redevelopment effort directed by the City and Bayonne Local Redevelopment Authority. Six redevelopment districts, each with a unique character, mixture of uses and public amenities are envisioned for the site. The City and the LRA have issued an RFQ for redevelopment of the Marine Industrial District with a port facility. Responses are under review as of May 2004.
- A number of activities are underway focusing on infrastructure improvements, Brownfields cleanup, and the demolition of deteriorating buildings. Including the following: South Side Bulkhead Stabilization (\$2.1 million); installation of a new sewer main (\$4.5 million); and site remediation/landfill closure (\$11.6 million).
- The City and Royal Caribbean cruise lines announced that the cruise ship line will use the Bayonne Harbor as an embarkation point for cruises to Canada and the Caribbean began May 2004. An interim terminal will be used in the near term with a permanent terminal to be constructed after five years.
- The City and the LRA are in negotiations with ferry operators to construct a ferry terminal and to operate ferry service from the Peninsula at Bayonne Harbor to New York City.
- In addition to the above, the City has a number of significant development projects pending or recently approved, including an 18-hole golf course and 1.75 mile walkway, over 400 residential units at five separate locations, and a 233,000 + square foot shopping center, South Cove

Commons, on Route 440. A 51-unit apartment building is scheduled to open later this year and another 145 unit residential development is planned in the Boulevard Gateway Redevelopment Area.

- In addition to the redevelopment districts at the Peninsula at Bayonne Harbor, the Standard Tank and Texaco sites and the Boulevard Gateway Redevelopment area on lower JFK Boulevard have been declared redevelopment areas. Redevelopment studies are underway for portions of the Broadway Town Center and the Route 440 corridor. The City has authorized scattered site redevelopment projects for vacant and underutilized in-fill sites. [Recently, the City included 20 acres in the Constable Hook area owned by AGC Chemicals America to expand the Route 440 Corridor East Redevelopment Plan.]
- The City has aggressively sought funds to aid in these redevelopment efforts and has received grants for a wide range of projects. These include:
 - the City received over \$150,000 from the State Hazardous Discharge Site Remediation Fund to clean up the Standard Tank site
 - \$60,000 Smart Futures Grant from NJ Department of Community Affairs for the HBLR Corridor Study
 - \$25,000 from the New Jersey Redevelopment Authority for a Brownfields Planning Grant for the Route 440 Corridor
 - \$450,000 Livable Communities/Centers of Place Grant for Way-Finding Signage from the NJ Department of Transportation (NJDOT)
 - \$450,000 Bikeway Grant from the NJDOT
 - \$400,000 Transportation Enhancement Grant from NJDOT for Broadway Streetscape Improvements
 - \$25,000 Bayonne Economic Development Corporation Grant for scattered site redevelopment projects
- Several years ago, Bayonne was designated an Urban Enterprise Zone (UEZ) The boundaries of the zone stretch throughout the city and include many potential development sites, some of which are also located in the Special Improvement District and designated redevelopment areas. The various programs are complimentary and support redevelopment efforts in the designated areas. For example, a business located in the SID may join the UEZ, receive financial assistance through the forgiveness of certain taxes, increase its customer base by charging a lower sales tax, and provide income to the Zone to undertake approved projects. Currently there are more than 210 UEZ businesses that collectively generate more than \$2,000,000 annually in UEZ funds that are used to provide additional services and make improvements in the UEZ area.
- In addition, the merchants, professionals, and property owners in the SID also undertake area enhancement projects through cooperative effort and self-taxation. The Bayonne Economic Development Corporation often

helps further by making low interest loans available to businesses providing jobs to low and moderate income persons. Finally, the Commercial Façade Program offers a rebate to property owners undertaking storefront improvements within the business district.

- The Bayonne Board of Education is preparing a \$55 million school expansion and renovation project that will include construction of a new elementary school and two major additions to existing primary schools as well as a joint use library branch.
- The City will construct a new 40-acre waterfront park on Newark Bay. The City has completed acquisition of the property and design work; construction is expected to begin in the second half of 2004.
- The city is planning an application to NJDOT and NJ Transit for Transit Village designation at three of the light rail stops.
- [Bayonne Board of Adjustment is permitting The Kaplan Companies to build an eight-story 145-unit apartment building on the old Drogin Bus Company site. The Kaplan Companies will clean up the site, install new traffic signals at Kennedy Boulevard and make available at least 5 percent of the total number of apartments for low or moderate income residents.]
- [Construction continues on the City's western waterfront with a second Baker Residential project, Bay Harbor Club, a planned upscale 31-unit four-story brick condominium. Bay Harbor Club is expected to be completed in early 2006.]
- [The City is working closely with Cameron Group, LLC of Syracuse, NY to develop a "power" shopping center in the 55-acre Route 440 East Redevelopment Area.]

B. East Newark

- The municipality is a densely packed neighborhood in West Hudson. It is experiencing in-fill residential development as old industrial sites become available.

C. Guttenberg

- The Planning Board voted down the K. Hovnanian's proposal to build a residential development at Hudson Point II on the town's waterfront. Instead the governing body and community have envisioned a waterfront park.

D. Harrison Redevelopment Planning

- Construction continues on a 160 room Hampton Inn that will add an important ratable to the Town's tax base, enhance the riverfront with a public walkway, and employ over 60 people upon completion early in 2005.
- The Town of Harrison is working with six designated developers to begin redevelopment of approximately 275 acres along its southern waterfront. The plans include construction of a 25,000-seat soccer stadium (future site shown here), and creation of a mixed-use development with residential, retail, and commercial office space. Traffic access and egress continues to be concern for town officials who have petitioned the county, state, and federal governments to improve the interchange to I-280.



- Harrison has long desired inclusion of the municipality in the state's Urban Enterprise Zone program.

E. Hoboken Projects

- The City received a \$60,000 Smart Futures Grant to prepare a plan for the redevelopment of the Hoboken Terminal.
- The City also adopted its newest Master Plan, including more than 230 recommendations intended to make the City a compact, diverse, and family-friendly urban village. The new Master Plan includes sections on transportation, community facilities, economic development and land use and design. It is available at the City's web site, www.hobokennj.org.
- The City Council voted to allow a new 25-story, "W" hotel in the southern waterfront area. [The "W" Hotel will have 225 rooms, 40 luxury residences and create an estimated 200 jobs.]
- Work is under way to investigate ten city blocks in the northwest area of the City as an area in need of redevelopment, as a first step in revitalizing the city's northern gateway.
- [The City recently unveiled plans for their new Open Space initiatives, which includes a waterfront park at the 16th Street Pier, Community Recreational Center and Swimming Complex and a park at 1600 Park

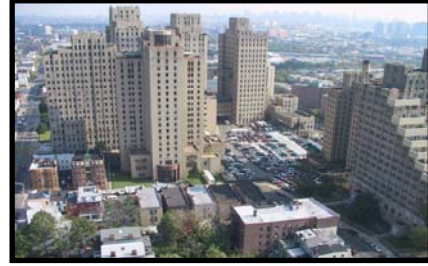
Avenue. An application for funds to purchase the property at 1600 Park Ave. was submitted to Green Acres.]

- [Construction started on the 832-unit condominium project, Maxwell Place on the Hudson. The project will be constructed in four phases to develop the 24 acre site, which will include approximately 6 acres of public open space on the Hudson River.]

F. Jersey City Projects

- New Jersey City University received a \$1.5 million grant in April of 2003 for the rehabilitation of a vacant building into a computer technology business incubator and work is proceeding on this project
- The City received a \$60,000 Smart Futures Grant from the State to update the Master Plan with respect to a specific redevelopment area.
- The City is preparing a Transit Village application for the West Side Avenue Light Rail station. in the Bayside area described above.
- [The City approved the Jersey City/ Bayside Development Plan, which calls for the redevelopment of the 75-acre area between Communipaw, Bergen and Steven avenues and the Newark Bay. Included in the plan are the redevelopment of New Jersey City University 21-acre West Campus, commercial and residential developments and the redesign of the city's street and landscape. The City is actively seeking a Transit Village designation for the area.]
- New Jersey Transit is preparing a feasibility analysis to examine the alternatives for Transit Oriented Development at the park and ride facility at the Liberty State Park Hudson-Bergen Light Rail Transit Station.
- The Urban Land Institute completed a study of the Work and Live District Overlay (WALDO) for the Powerhouse Arts District in March 2002. A Redevelopment Plan is nearly complete and is scheduled for Planning Board review in September 2003. A developer has been selected for the project and is in contract negotiations with the Redevelopment Authority.
- [The Jersey City Planning Board recently approved a project by developer Lance T. Lucarelli for 3 condominium towers just outside Liberty State Park. The "View" towers, tallest one being 30-stories high, will have 575 condo units.]
- [The Jersey City Redevelopment Agency approved plans for a \$25 million residential and commercial redevelopment project in the Bergen-Lafayette neighborhood. Landmark Developers, in partnership with the Morris Canal Redevelopment Area Community Development Corporation, will develop three sites – 100 Monitor Street, 317-319 Pacific Ave and 406-420 Communipaw Ave.]

- The City is considering redevelopment options for the former Jersey City Medical Center, pictured here. The reuse of this large structure and site is important for the revitalization and economic health of the neighborhood.



G. Town of Kearny Redevelopment Plan

- The Town of Kearny has designated two redevelopment areas along two county roads Passaic Avenue and Schuyler Avenue. The redevelopment plan for the Passaic Avenue site (shown below) envisions a mixed-use retail, entertainment, and commercial district.



The Schuyler Avenue redevelopment plan designates development along Bergen Avenue, promotes the relocation of industrial space and the creation of parks and open space.

The town seeks to complete Bergen Avenue between Schuyler Avenue and the Newark-Jersey City Turnpike to improve access and egress.

- The New Jersey Meadowlands Commission has designated two redevelopment areas in the Town of Kearny. The first along the Belleville Turnpike spans warehousing operations to the south with a proposed golf course on the former 1-E landfill to the north. The second redevelopment area is adjacent to the Town's Schuyler Avenue Redevelopment Area and includes lands east of the former Kingsland Rail line, including the Keegan landfill.
- The Kearny Senior Citizen project, the reuse of a Brownfields site on Schuyler Avenue is proceeding. Construction of the fifty apartments began last summer.

- The Town of Kearny with the leadership of the Brownfield Pilot leveraged funds from Federal, State, and local sources to remediate an abandoned tool and die factory to create a toddler park for the residents of Kearny.
- Hudson County is working with the NJMC and the Town of Kearny to draft a Master Plan for the former Koppers Coke site on the Hackensack River. The property which is within the NJDOT's portway planning region is envisioned to become a warehousing and third party logistic distribution center.
- [Plans are underway by the New Jersey Meadowlands Commission and the Town to remediate the 110- acre Keegan Landfill and convert into either a golf course or a recreational park.]

H. North Bergen Projects

- On the Township's western edge, the municipality continues to redevelop properties between Tonnelle Ave (Route 1&9) and Westside Ave. The district recently saw the additions of Target and Loews.
- On the Township's eastern border on the Hudson River, [a proposed \$50 million 12-story, 350-unit condominium complex on River Road] a number of high-end luxury residential developments have received local approvals.
- The community continues to experience to experience in-fill residential development as housing takes over old stores and factories.

I. Secaucus

- The Secaucus Transfer Station has opened, facilitating rail transit to New York City. The accompanying picture shows the new facility.
- Related to this opening, the New Jersey Meadowlands Commission approved the Laurel Hill Redevelopment Plan, which will transform a 231-acre industrial area into a mass transit oriented housing development within a ten-minute walk of the Secaucus Transfer Station. The project will entail creation of 1,850 housing units, a hotel and retail space.
- [The Township has plans to build an \$8 million town recreation center with an indoor pool, running track, weight room, and basketball court. Funding for the proposed recreation center will mainly come from \$5 million in impacts fees imposed on Fraternity Meadows, one of the Secaucus Transit Village developers.]



- [Recently, “big box” stores, Wal-Mart and Sam’s Club have opened at the Harmon Meadow shopping district. Plans for other “big box” stores are slated for the district.]

J. Union City Projects

- A new school project will serve as the anchor for a “Renaissance Zone” demonstration district in the City. The magnet school is expected to attract significant private investment that will create additional housing and business in a twenty-five block area.
- Union City has received funding for school construction and plans to demolish the WPA-era Roosevelt stadium to build the new Emerson High School.
- Hudson County Community College is planning a new campus at the Hudson-Bergen Light Rail transit station at 49th Street and Bergenline Ave. The new facility will be able to accommodate a large number of students.
- [The City adopted the Yardley Building Redevelopment Plan, which propose to redevelop an underutilized 6-acre industrial area into a mixed residential area.]

K. Weehawken

- The Township has received NJDEP approvals to construct a waterfront park in the Lincoln Harbor area. [Roseland Properties is constructing a 16.4 acre park along the Hudson River, which will include youth baseball fields, a multi-purpose fields for soccer and football, running tracks, three tennis courts, a hockey rink and a swimming pool.]
- Roseland Properties’ development has also been approved at the south end of Port Imperial.
- In addition, the Weehawken Ferry Terminal is under construction.

L. West New York

The Town is proceeding with development of Port Imperial North as defined in their Master Plan. [The Port Imperial development will have approximately 8,000 units.]

VIII. GOALS, OBJECTIVES & PERFORMANCE INDICATORS

The following set of goals and objectives from Hudson County's 1999 Strategic Revitalization Plan and the 2002 Master Plan:

General Goals

1. To improve the overall quality of life in Hudson County.
2. To provide for the economic revitalization of the County's commercial and industrial base.
3. To preserve the character of existing well-established neighborhoods.
4. To improve the transportation network.
5. To increase the tax base.

Land Use Goals

1. To maintain and improve areas that provide centers for employment, education, entertainment facilities, services, shopping and other resources.
2. To encourage existing manufacturing and industrial uses to remain, modernize and expand and to encourage new manufacturing and industrial uses to locate in the County.
3. To provide for a full range of retail businesses and personal services in suitable locations to serve the needs of the County.
4. To assist in the implementation of the development and redevelopment of the waterfronts of the Hudson, Passaic and Hackensack Rivers.
5. To relate land use planning to transportation capacity and to promote development intensities that will support mass transit.

Objectives

General

1. Encourage redevelopment that utilizes transit- friendly design practices and capitalizes on existing and planned transportation improvements.
2. Consider the established character of existing neighborhoods as a factor in the evaluation of new development and redevelopment projects.
3. Provide assistance to municipalities in the preparation of urban design standards for infill development to create "urban neighborhoods of place" that reflect the character of existing neighborhoods.

4. Encourage municipalities to adopt performance controls for nuisance factors that occur when incompatible uses are located in close proximity.
5. Encourage municipalities to consider design standards for new construction that create a sense of unity and order in the design of buildings, signs and other structures and separate standards for unified streetscape improvements in downtown areas.

Waterfront Areas

1. Encourage the construction of a coordinated waterfront walkway along the County's waterfronts.
2. Encourage the development of marinas and ports, where appropriate.
3. Integrate waterfront development with adjacent neighborhoods by assuring strong physical linkages and appropriate infill development.

Industrial Areas

1. Improve the developability of industrial areas through measures such as infrastructure and access improvements.
2. Encourage and assist in the retention and expansion of existing industries in the County.
3. Take advantage of possible niche opportunities in existing and emerging industries such as apparel, telecommunications, business services and food processing.
4. Establish industrial areas with sufficient access to transportation facilities.
5. Encourage the development and expansion of industrial activities that use regional resources, labor skills and other local assets and advantages.

Commercial Areas

1. Establish local community-based organizations such as special improvement districts, neighborhood improvement districts and local development corporations to help revitalize neighborhood commercial and residential areas.
2. Encourage convention, cultural and entertainment activities within the core areas of the County.
3. Encourage the grouping of compatible retail establishments into functional commercial centers to promote synergy among businesses.
4. Encourage municipalities to provide creative solutions to parking and loading problems.

5. Promote the viability of commercial districts by retaining first floor retail sales and services.
6. Encourage the development of complementary land uses in proximity to commercial areas.
7. Establish design and aesthetic controls in commercial areas to create and maintain attractive shopping areas.
8. Identify and create financial and technical assistance programs available to businesses from the County, State and Federal government.
9. Assist in the coordination of community revitalization projects that are multi-jurisdictional.

Residential

1. Protect existing neighborhoods from incompatible development.
2. Discourage illegal additions of dwelling units to residential structures.
3. Promote home ownership to increase incentives for housing maintenance and improvements.

Circulation

Goals

1. To provide transportation improvements which support economic activity.
2. To promote transit and use of alternate transportation modes.
3. To coordinate land use activities with the transportation network.
4. To support system coordination, efficiency and safety.
5. To mitigate congestion on local roads and highways.
6. To protect and improve quality of life.

Objectives

1. Provide cost effective transportation systems that support business by providing for the efficient movement of goods and people.
2. Plan transit and roadway infrastructure system improvements to support existing economic activity centers and promote development of new activity centers along transit corridors and at transit hubs.

3. Maintain the efficient movement of goods with planning for safe and efficient truck travel and promotion of the transport of freight by rail. Encourage the siting and expansion of intermodal facilities at locations where existing infrastructure can accommodate the movement of freight.
4. Promote the timely construction of the Hudson Bergen Light Rail Transit (HBLRT) system with continued sensitivity in alignment selection to historical properties, parks and the ecosystem for the Supplemental Operating Systems (SOS).
5. Coordinate local bus and shuttle service, pedestrian ways and parking with transit stations, residential and commercial locations.
6. Coordinate public and private bus service, information on service, transfers, fares and bus passes.
7. Improve the ease and speed of modal change by creating multi-modal transit centers, with parking at outlying transit locations, improved signage both to the center and within it, and separate pedestrian connectors where volumes warrant.
8. Promote the expansion of existing ferry service and integration of transit (including HBLRT) lines feeding ferry terminals.
9. Encourage pedestrian/bike traffic by providing appropriate, safe and attractive facilities between population and employment centers.
10. Provide scenic walkways and bikeways along the Waterfront.
11. Complete missing links in the Hudson River Waterfront Walkway and between major attractions.
12. Coordinate the development and design of comprehensive and continuous walkway and bikeway facilities among the communities.
13. Promote public access to the Hudson River Waterfront.
14. Improve on-street and off-street parking by establishing parking management practices, providing additional signage and increasing capacity, where appropriate.
15. Promote connections to the Secaucus Transfer Station.

Economic

Goals

1. To develop a diversified economy to maintain full employment.
2. To develop an equitable distribution of jobs, support services and facilities consistent with the needs of the population.
3. To provide for the economic revitalization of the County's commercial and industrial base.

4. To retain existing businesses and attract new industries.
5. To reduce the tax burden on residential uses by encouraging additional development that generates significant tax benefits.
6. To encourage clean-up of contaminated sites through various programs such as loans and technical assistance.

Objectives

1. Promote job training and retraining services to close the employment “skills gap” and meet the employment needs of the County and the region.
2. Provide stronger linkages between employment centers and housing through effective transportation programs.
3. Encourage utilization of the County Economic Development Corporation to effectively promote economic development in the County.
4. Encourage the adaptive reuse of older industrial facilities.
5. Review on a case-by-case basis conversion of industrial buildings to commercial uses.
6. Encourage use of the redevelopment process to target specific neighborhoods for development assistance.
7. Create a shared real estate database that can be used to promote sites with interested developers.
8. Encourage close coordination between local schools, including the high schools, Hudson County Schools of Technology, Hudson County Community College, St. Peters College, Stevens Institute of Technology and New Jersey City State University, and local businesses to ensure that school curricula and resources help prepare students for entry into the labor force.
9. Encourage the construction of additional cultural and recreational amenities such as hotels, convention centers and waterfront walkways to build on the region’s tourist industry.
10. Encourage the preservation of the County’s historic districts to provide a focus for the revitalization of historic residential and commercial areas.
11. Maximize the Hudson River waterfront as an asset for economic development.
12. Recognize the potential for developing water- dependent industrial uses in appropriate areas along the waterfronts.

13. Provide increased opportunities for domestic and international trade through International Trade Zones (ITZs) and trade corporations.
14. Encourage the development of new and emerging industries to provide for a diverse economic base.
15. Encourage municipalities to use creative planning tools such as redevelopment, special improvement districts (SID's) and urban enterprise zones to promote their goals and objectives.
16. Analyze the region's economic base and coordinate with other agencies to identify obstacles and opportunities.
17. Provide County industries with information on the development of energy efficiency programs so as to enable them to effectively reduce energy expenditures and receive Emission Reduction Credits.
18. Make businesses aware of public and private sector business programs and financial incentives for development and expansion.
19. Encourage the creation of additional business and trade associations.
20. Initiate marketing activities to attract and recruit new industries to the County.
21. Promote the development and availability of advanced telecommunication technology to enhance the delivery of public services, to access government information and to support an advanced telecommunications and information infrastructure.
22. Assist small, minority and women-owned businesses in increasing their procurement opportunities in both the public and private sectors.
23. Capitalize on brownfields cleanup as an economic development tool.

Housing

Goals

1. To preserve the character of existing well established residential neighborhoods.
2. To increase the production of a variety of housing opportunities in Hudson County.
3. To encourage the rehabilitation of the County's older housing stock.
4. To provide additional affordable housing opportunities for the elderly.
5. To promote home ownership to increase incentives for housing maintenance and improvement.
6. To develop housing and related services for the "special needs" population.

Objectives

1. Encourage utilization of the Affordable Housing Trust Fund to create affordable housing.
2. Utilize existing nonprofit corporations to be developers of affordable housing.
3. Promote municipal discussion regarding housing issues that impact on taxes and investment (e.g. illegal conversions, rent control).
4. Provide programs which create opportunities for home ownership, discourage abandonment and reduce displacement and relocation.
5. Actively pursue Regional Contribution Agreement (RCA) funds for housing rehabilitation and new housing construction.
6. Encourage the packaging of housing funds from various sources to make housing more affordable.
7. Provide technical and financial support to non-profits whose primary mission is to provide affordable housing.
8. Promote municipal discussion regarding the reuse of municipally owned properties for housing.
9. Develop assisted living services within subsidized housing to provide low income older persons with additional services.
10. Allocate HOME and CDBG funds to develop additional elderly housing.

Community Facilities

Goals

1. To provide recreational and park facilities that are accessible to all residents and provide a variety of amenities.
2. To provide community services, such as elderly and child care services, that meet the needs of the population.
3. To encourage more efficient utilization of community services.

Objectives

1. Encourage intergovernmental and intermunicipal agreements to eliminate redundancy and improve service efficiency in areas such as public safety, education and health services.

2. Provide additional after school programs, prekindergarten programs, and child care and elderly care services through public, private and nonprofit organizations to accommodate the increasing numbers of women in the workforce.
3. Support the renovation, new construction or consolidation of police and fire stations to modernize facilities and expand services in areas of concentrated development activity.
4. Ensure that new development provides public access to waterfront areas, recreational facilities and open space.
5. Require developers to provide for coordinated public access in accordance with NJDEP's Hudson River Walkway and Hackensack Walkway plans.
6. Increase funding priority for the maintenance and upgrading of existing parks.
7. Expand existing parks and encourage development of new parks where feasible.
8. Encourage municipalities to prepare inventories of publicly-owned properties to consider the use of such properties for community facilities or to be sold for private investment.
9. Encourage coordination between municipal and county park departments and boards of education to maximize the potential for recreational programs that meet the needs of the population.
10. Use development bonuses or similar mechanisms to require new development to provide plazas, public seating areas, mini-parks, pedestrian links and riverfront walkways.
11. Provide education, preventative programs and adequate clinical facilities to meet the health care needs of Hudson County's residents.
12. Provide assistance to local libraries and boards of education to coordinate resources and avoid duplication of services.

Social Services

Goals

1. To coordinate social service program needs with planning and community development efforts to avoid duplication, identify areas of need and improve service efficiency.
2. To improve the quality of life in the community by creating an atmosphere in which disadvantaged people have hope and can build a better future.

Objectives

1. Promote the role of the County as an "umbrella" resource organization.

2. Assist in the mobilization of new resources and funding for the purpose of filling service gaps, avoiding duplication and coordinating services within the County.
3. Mobilize all elements of the Hudson County community to combat social problems by raising the level of awareness among Hudson County community leaders, professionals and general public regarding the impacts of these problems on the communities, families and residents of Hudson County.
4. Provide relevant information on the needs of disadvantaged populations to the state and communities to promote public support and utilization of services.
5. Develop and implement a comprehensive and integrated continuum of prevention/treatment, and maximize access to programs, facilities and resources by Hudson County agencies and individuals.
6. Provide improved transportation services to disadvantaged populations, particularly in areas outside of Jersey City.
7. Create a resource referral center where disadvantaged people can get information on services and resources.
8. Assess the needs of “at-risk” groups and establish priorities for programs and resources.
9. Encourage citizen participation in the planning of community services for “at-risk” populations.
10. Provide better communication with constituents and caretakers to determine their needs.
11. Evaluate the use of competitive bidding through funding by needs.
12. Help low income families avoid becoming homeless by continuing to provide homeless prevention services, since it is the most effective means of preventing homelessness.
13. Reach out to homeless persons and assess their individual needs by providing increased outreach services to bring homeless people to existing shelters and providing Hispanic outreach workers who are not only bilingual, but also aware of the Hispanic culture.
14. Address the emergency shelter and transitional housing needs of homeless persons.
15. Assist homeless persons in making the transition to permanent housing and independent living.
16. Increase services for the disabled population including shelter care facilities, emergency housing and housing for the mentally ill.

Utilities

Goals

1. To maintain existing capital facilities and replace aging capital facilities that are no longer effective.
2. To provide new infrastructure systems where necessary to encourage new development.
3. To invest in new infrastructure technology to encourage future economic growth and redevelopment.
4. To protect potable water quality.

Objectives

1. Where feasible, separate combined stormwater and sanitary sewers as new development occurs.
2. Upgrade sanitary sewer systems to reduce the level of pollutants discharging into the rivers.
3. Investigate methods to reduce pollutant levels and reduce stormwater runoff into the Hudson River.
4. Encourage municipalities to adopt capital improvement plans to maintain and replace existing infrastructure facilities as needed.
5. Encourage the construction of new technological improvements, such as fiber optic cable, to provide incentives for future economic growth.
6. Construct drainage facilities to alleviate local flooding problems.
7. Protect out-of-county reservoir watersheds to maintain water quality and ensure an adequate water supply.
8. Encourage measures to improve public participation in recycling efforts and coordinate municipal programs within the County.

Conservation

Goals

1. To encourage the clean-up and reuse of contaminated sites.
2. To preserve existing scenic vistas, particularly skyline views of Manhattan.
3. To protect environmentally sensitive areas, such as rare and endangered species habitats, wetlands and surface water quality.

4. To reduce pollution and maintain a healthy environment.
5. To encourage recycling.

Objectives

1. Reduce regulatory and financial barriers to clean-up operations.
2. Protect visual resources of the “Palisades” and long range harbor viewsheds.
3. Provide technical assistance to local environmental communities to protect environmentally sensitive areas.
4. Maintain an up-to-date level of understanding of environmental regulations to assist the development process by coordinating environmental documentation and facilitating an expedited and coordinated environmental review.
5. Encourage energy conservation and reduce air pollution by designating land use patterns that reduce the need for additional automobile trips.
6. Assist New Jersey Meadowlands Commission (NJMC) in providing public access to, and educational programs for, wetlands and other key environmental areas of the Meadowlands.

Historic Preservation

Goals

1. To preserve the integrity of the County’s historic districts and places.
2. To preserve structures of important historical significance.

Objectives

1. Encourage the use of the County’s historic districts and sites to provide a focus for the revitalization of residential and commercial areas.
2. Consider the conversion of historical structure to community-based uses.
3. Encourage owners of buildings in historic districts to preserve their facades through façade easements.

APPENDIX

[Hudson County Performance Indicators:

- A. County Profile
- B. Residential Housing Units Authorized By Building Permits- Table
- C. Residential Housing Units Authorized By Building Permits- Chart
- D. Equalized Valuation
- E. 30-Year Household Projections
- F. Air Quality – 8 Hour Ozone Violations at the Bayonne Monitoring Station]

Hudson County Maps:

- A. Urban Enterprise Zones
- B. Redevelopment Areas
- C. Known Contaminated Sites

Public Participation:

- Resolution
- Meeting Notices
- Agendas
- Sign-In Sheets
- Minutes

Report

- 1999 Strategic Revitalization Report

[HUDSON COUNTY PROFORMANCE INDICATORS**A. HUDSON COUNTY PROFILE
(2000 CENSUS DATA)**

The table below presents a brief overview of the demographic characteristics of Hudson County based upon 2000 Census data. Data for the state and the nation are shown to facilitate comparisons.

	HUDSON COUNTY	NEW JERSEY	UNITED STATES
Population	608,975	8,414,350	281,421,906
% White Pop.	55.6	72.6	75.1
% Black Po.	13.5	13.6	12.3
% Asian Pop.	9.4	5.7	3.6
% Hispanic Pop.	39.8	13.3	12.5
Median Age	33.6	36.7	35.3
% Pop < 18 yrs.	22.6	24.8	25.7
% > 65 yrs.	11.4	13.2	12.4
Persons / HH	2.60	2.68	2.59
Per Capita Income	\$21,154	\$27,006	\$21,587
Median HH Income	\$40,293	\$55,146	\$41,994
% Persons Below Poverty	15.5	10.8	12.4
% Persons in Civilian Labor Force	61.2	64.1	63.4
Population Density Persons/Sq. Mile	13,043	1,134	79

B. HUDSON COUNTY RESIDENTIAL HOUSING UNITS AUTHORIZED BY BUILDING PERMITS**1994 - 2004 Year to Date New Privately Owned Residential Housing Units**

Year	Total Value	Total Units	Single-Family Units	Two-Family Units	3-or-4 Family Units	5-or-More Family Units
1994	\$26,111,041	464	276	108	20	60
1995	\$13,551,677	294	146	122	18	8
1996	\$17,184,603	360	131	180	34	15
1997	\$42,226,124	702	136	110	12	444
1998	\$105,149,673	1,788	431	188	21	1,148
1999	\$133,605,080	1,921	112	190	91	1,528
2000	\$83,480,940	1,338	98	228	47	965
2001	\$88,256,414	1,116	68	269	101	678
2002	\$148,089,645	1,534	99	364	118	953
2003	\$190,118,395	2,116	215	682	143	1,076
2004*	\$289,849,475	4,070	425	862	172	2,611
TOTAL	\$1,137,623,067	15,703	2,137	3,303	777	9,486

**Preliminary Data*

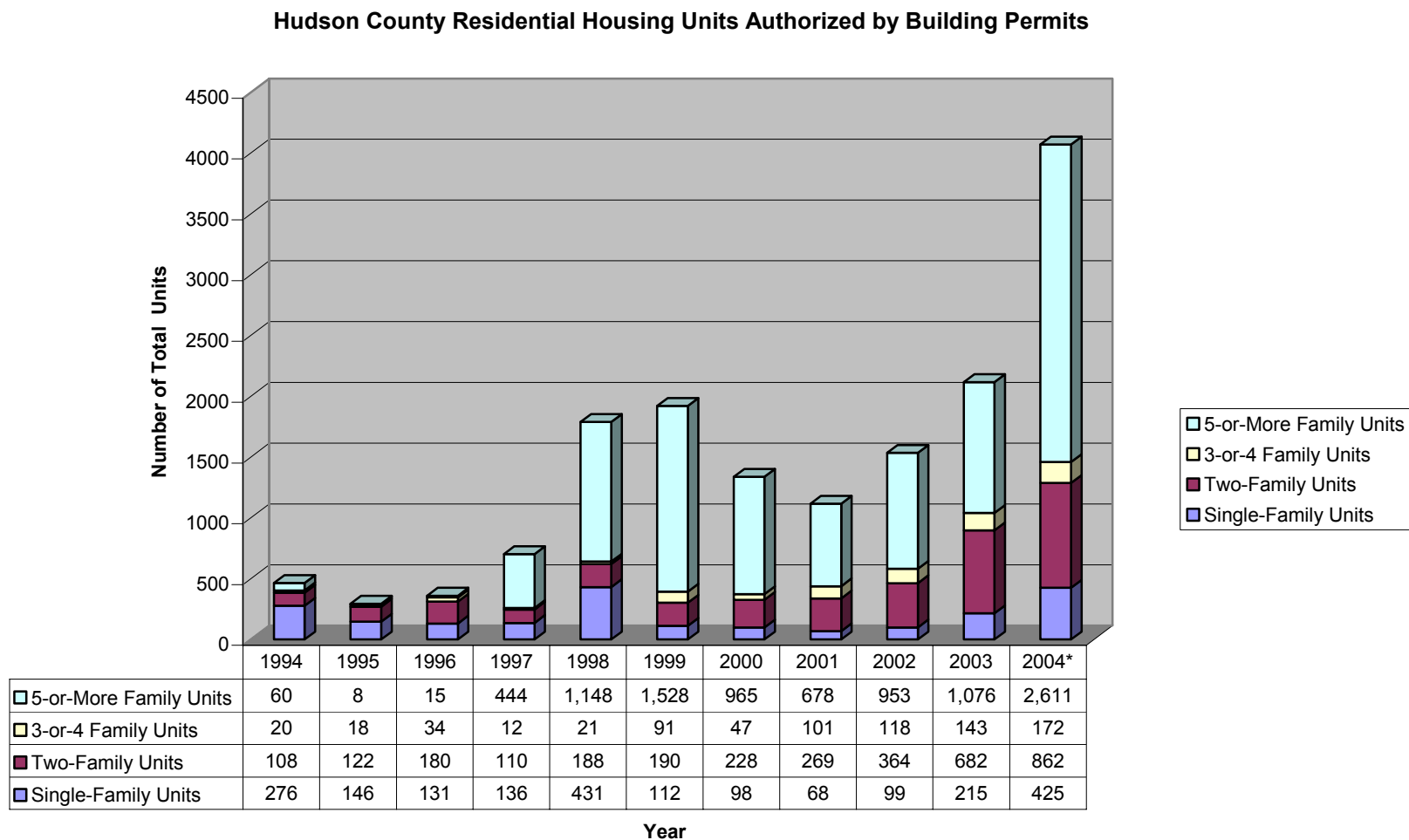
Source: U.S. Census Bureau

Prepared by: New Jersey Department of Labor and Workforce Development

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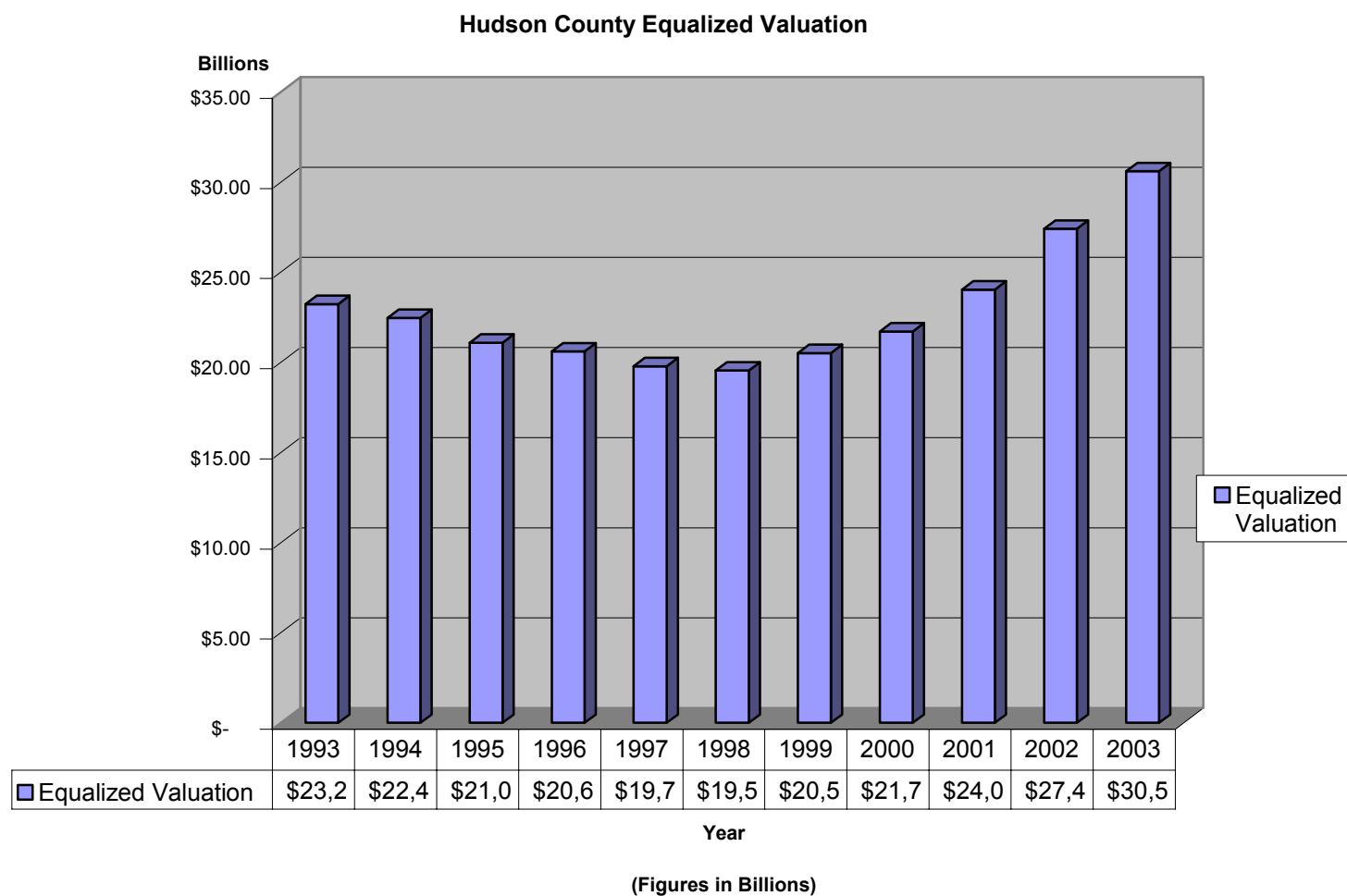
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C. HUDSON COUNTY RESIDENTIAL HOUSING UNITS AUTHORIZED BY BUILDING PERMITS- CHART



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D. HUDSON COUNTY'S EQUALIZED VALUATION



E. HUDSON COUNTY 30- YEAR HOUSEHOLD PROJECTIONS

Municipalities & County	North Jersey Transportation Authority Household Projections					
	2005	2010	2015	2020	2025	2030
Bayonne	25,840	26,760	27,630	28,950	31,030	34,030
East Newark	770	830	890	940	950	960
Guttenberg	4,880	5,130	5,300	5,500	5,570	5,630
Harrison	5,210	5,660	6,100	6,300	6,540	6,680
Hoboken	21,900	23,300	24,040	24,430	24,740	25,060
Jersey City	93,180	101,180	109,600	117,360	120,940	124,330
Kearny	13,600	14,130	14,660	15,360	16,310	16,500
North Bergen	22,290	23,360	24,210	25,190	26,620	28,490
Secaucus	6,430	6,800	7,130	7,620	8,330	9,600
Union City	23,750	24,890	25,870	27,030	27,790	28,700
Weehawken	6,090	6,350	6,600	6,960	7,590	7,770
West New York	17,870	18,690	19,280	20,100	20,710	21,340
Hudson County	241,800	257,100	271,300	285,700	297,100	309,100

F. AIR QUALITY – 8 HOUR OZONE VIOLATIONS AT THE BAYONNE MONITORING STATION

The chart below indicates when the 8-hour-average health standard for ground-level ozone at the Bayonne Monitoring Station was exceeded since 1998, the year this new standard went into effect. The 8-hour ozone standard is 0.08 parts per million (ppm). For concentrations to be considered “exceedances” or violations, NJDEP determines they must be 0.085 or above (that is, they must round up to 0.09 ppm).

