

**SUMMARY  
MASTER PLAN**



**1990**

SUMMARY MASTER PLAN  
BOROUGH OF LITTLE FERRY, NEW JERSEY



LITTLE FERRY PLANNING BOARD

DORRAM ASSOCIATES INC.

1 9 9 0

BOROUGH OF LITTLE FERRY, NEW JERSEY  
1990

BOROUGH COUNCIL

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\*

Alternates:  
Robert Arzinger (Alt. #1)  
Al Molinaro (Alt. #2)

\*

The help and cooperation of the above officials and many others at the Local, County and State levels is gratefully acknowledged by:

DORRAM ASSOCIATES INC., Planning Consultants  
265 - A Route 46  
Totowa, New Jersey 07512

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.



*Peter B. Dorran*

Peter B. Dorran, AICP, PP  
Licensed Professional Planner #92  
May 1990

"Master plan means a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 (C. 40:55D-28) of this act."

Definition from Municipal Land Use Law C. 40:55D-5.

## I. INTRODUCTION

This current Little Ferry Master Plan is the latest in a series of four Master Plans. The first three were completed in 1964, 1978 and 1985 respectively. Thus the present 1990 Plan is completed 27 years after the first Master Plan was finished.

Each successive new Master Plan provides for the changing needs of Little Ferry. The first two Master Plans were facing the problems of a growing community, while the last two studies address themselves to the challenges and problems of an almost fully developed community. As Little Ferry's development potentials began to reach their limits, the community started re-developing its already used and formerly developed lands.

This 1990 Master Plan is designed to meet the various requirements of the New Jersey Municipal Land Use Law, and to provide guidance and direction for the Borough's future growth and development.

This Summary Master Plan report is the concluding report in a series of five studies which together comprise the 1990 Master Plan. These studies include:

\* Master Plan Report No. 1, 1989:

Land Use  
Community Facilities  
Historic Preservation Element

\* Master Plan Report No. 2, 1989:

Economy

\* Master Plan Report No. 3, 1990:

Traffic & Circulation

\* Master Plan Report No. 4, 1990:

Population  
Energy Conservation  
Recycling  
Flood Control  
Storm Water Management  
Reexamination Report  
Policy Statements  
Continuing Planning.

\* Master Plan Report No. 5, 1990:

Summary Master Plan

Following are five major recommendations of the Summary Master Plan. Other recommendations are presented on the following pages and in the four preceding reports.

1) LAND USE

The construction of the Route 46 traffic circle has improved accessibility to areas near Route 46 at the easterly end of the Borough. Therefore, the rezoning of areas west of the Bridge for Mid-Rise hotels and office buildings, as conditional uses is recommended.

## 2) SENIOR CITIZENS HOUSING

The 1985 Master Plan recommended new housing for Little Ferry senior citizens. This housing has not been built yet, but the need for such facilities has increased during the intervening years.

This Master Plan recommends -- in recognition of the growing number of senior citizens and their growing needs -- that a special site be set aside for a potential future senior citizen project. This site, as illustrated on the Land Use Plan is in Willow Lake Park, in conjunction with open space and recreation areas at the easterly end of this park, along Washington Avenue.

## 3) COMMUNITY FACILITIES

- a. The Community Facilities Study established the need for a new Civic and Municipal Center to provide adequate modern office space for a municipal building, police headquarters, free public library, board of health, fire prevention bureau, parks and recreation, and other public functions.

The Civic and Municipal Center is proposed to be located in the 12.8 acre Willow Lake Park.

- b. Losen Slote Creek Ecological Park

It is proposed to improve for passive recreation a large open area at the southern end of Little Ferry abutting the easterly side of Losen Slote Creek in cooperation with the Hackensack Meadowlands Development Commission (HMDC) for a Municipal Ecological Park.

Current plans call for a 21.5 acre park to be established on municipally owned land by HMDC. According to plans the land in question would be leased under a long-term lease to HMDC. This master plan proposes for HMDC to negotiate a similar long-term lease for an additional abutting 50 acres ± which also contain two sizeable ponds, the former clay-pits from the Bergen County Utilities Authority (BCUA). Thus the total park area would be a little over 70 acres, a more meaningful area for public recreation.

4) TRAFFIC AND CIRCULATION

A new By-pass and connector road is proposed between Route 46 and Redneck Avenue along Riser Road and the municipal boundary.

The pupose of this new road will be to alleviate some of the industrial through traffic from Route 46, and thus reduce traffic accidents.

\*

## II. LAND USE ELEMENT

### EXISTING LAND USE

The detailed description of Little Ferry's history, geographic location, regional relationships, physical features, water bodies, drainage, soils and climate and other similar features affecting land use were well described in the Land Use, Master Plan Report #2 of 1984. Since these characteristics did not change substantially from 1984 to 1990, the repetition of these descriptions is unnecessary.

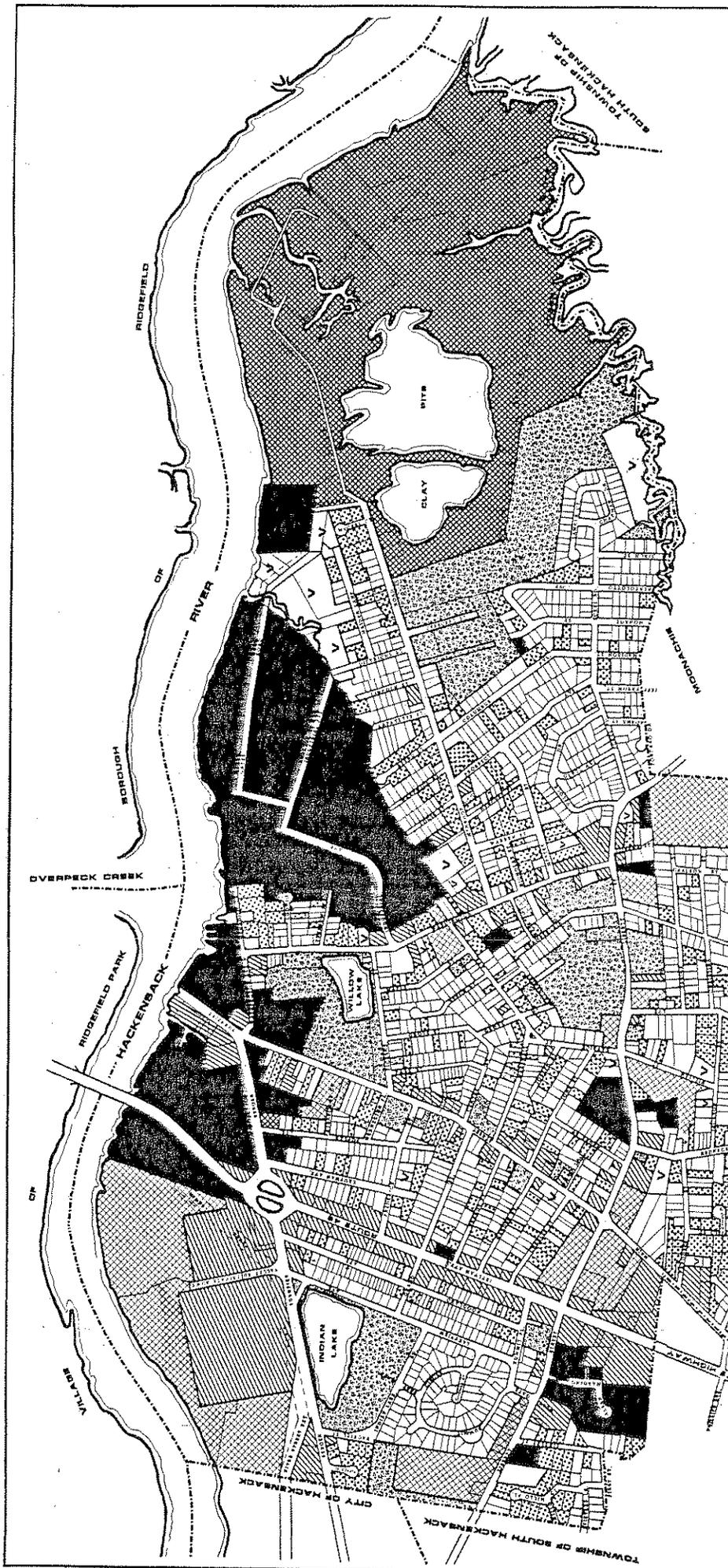
There is change, however, in the land use. A community such as Little Ferry, even when fully developed -- with only 2% of its area left vacant, one-half of which is in the Meadowlands -- does not stop growing. When vacant lands are gone, redevelopment follows. Older, less intensive, less valuable uses tend to be demolished by entrepreneurs, to make way for new modern developments.

In order to assess the changes in land use, a new 1989 land use survey had to be conducted. Its findings were mapped on a 1" = 300' colored presentation drawing, of which a reduced scale version is presented as Master Plan Map #16, following. From this study, the land use areas were carefully measured, and then tabulated and presented in Table L-1.

Little Ferry is small with an area of only 1,000 acres, 1,039 acres to be precise. The municipal area is divided roughly one-third residential (35%), one-third non-residential (31%), and one-third miscellaneous land uses (34%). Over one-third of the total municipal area is in the Hackensack Meadowlands.

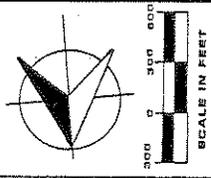
Residential uses have quite logically clustered on the higher grounds leaving the areas in the low areas of the meadows and along the Hackensack River either vacant, or for utilities and industries.

Table L-1 and L-2 following, present the Little Ferry land use distribution separately for the areas under Hackensack Meadowland Zoning, and for the remainder.



**16**

**EXISTING  
LAND USE - 1989**



BOROUGH OF  
**LITTLE FERRY**  
BERGEN COUNTY, N.J.  
SCALE: 1" = 300'  
MAY, 1988  
DORRAM ASSOCIATES, INC., ... CONSULTANTS

**LEGEND**

[Stippled pattern]	PUBLIC/ SEMI PUBLIC
[Diagonal lines /]	INDUSTRIAL
[Diagonal lines \]	UTILITY
[White box]	VACANT
[White box]	V
[Dotted pattern]	ONE FAMILY RESIDENTIAL
[Cross-hatch pattern]	2 - 4 FAMILY RESIDENTIAL
[Diagonal lines /]	MULTI FAMILY
[Diagonal lines \]	OFFICE/COMMERCIAL

SCALE OF THIS MAP  
VERTICAL DATUM: NAD 83  
HORIZONTAL DATUM: NAD 83  
U.S. GEOLOGICAL SURVEY, 1988

TABLE L-1

LAND USE DISTRIBUTION BY ACREAGE  
BOROUGH OF LITTLE FERRY, NJ, 1989

<u>LAND USE CATEGORY</u>	<u>BOROUGH OF LITTLE FERRY</u>	
	<u>Acres</u>	<u>Percent</u>
<u>Residential</u>		
One Family Residential.....	226	22%
Two - Four Family Residential.	72	7%
Multi-Family Residential.....	66	6%
Sub-Total.....	364	35%
<u>Non-Residential</u>		
Office/Commercial.....	74	7%
Industrial.....	131	13%
Utility.....	120	11%
Sub-Total.....	325	31%
<u>Miscellaneous</u>		
Public/Semi-Public.....	79	8%
Streets & Highways.....	124	12%
Rivers & Water Bodies.....	121	12%
Vacant.....	26	2%
Sub-Total.....	350	34%
TOTAL.....	<u>1,039</u>	<u>100%</u>

SOURCE: Dorram Associates Inc., Survey 1989.

\*The Little Ferry Municipal Area is 1,039 acres, or 1.623 square miles.

TABLE L-2  
LAND USE DISTRIBUTION BY ACREAGE  
BOROUGH OF LITTLE FERRY, NJ 1989

<u>LAND USE CATEGORY</u>	<u>LITTLE FERRY BOROUGH</u>		<u>AREA UNDER HACKENSACK</u>		<u>TOTAL AREA</u>	
	<u>Acres</u>	<u>Percent</u>	<u>Acres</u>	<u>Percent</u>	<u>Acres</u>	<u>Percent</u>
<u>Residential</u>						
One Family Residential.....	195	30%	31	8%	226	22%
Two - Four Family Residential.	56	9%	16	4%	72	7%
Multi-Family Residential.....	65.76	10%	.24	0%	66	6%
Sub-Total.....	316.76	49%	47.24	12%	364	35%
<u>Non-Residential</u>						
Office/Commercial.....	72	11%	2	1%	74	7%
Industrial.....	63	10%	68	17%	131	13%
Utility.....	.40	0%	119.60	29%	120	11%
Sub-Total.....	135.40	21%	189.60	47%	325	31%
<u>Miscellaneous</u>						
Public/Semi-Public.....	44	7%	35	9%	79	8%
Streets & Highways.....	104	16%	20	5%	124	12%
Rivers & Water Bodies.....	28	4%	93	23%	121	12%
Vacant.....	9	2%	17	4%	26	2%
Sub-Total.....	185	29%	165	41%	350	34%
TOTAL.....	637.13	100%	401.84	100%	1,039	100%

SOURCE: Dorram Associates Inc.

## HOUSING

Little Ferry is a fully developed community with no suitable two acre or larger vacant sites available. See Appendix for Vacant Lands data.

There might be however some space left for a much needed modest 40-50 unit Senior Citizens project in the south-east corner of Willow Lake Park near Washington Avenue. This was recommended in the 1984-1985 Master Plan and is recommended herewith once more. This project, as well as the other master plan recommendations should be implemented during the Continuing Planning Program, which usually follows the completion of a Master Plan.

## LAND USE PLAN

The Land Use Element, as illustrated on the Land Use Plan, Master Plan Map 28 following, is the summary statement of the Master Plan indicating the proposed future uses of lands, including the Circulation Plan and Community Facilities Plan recommendations. This Plan is expected to be updated and revised within the next six years. The Municipal Land Use Law requires this periodic updating. It also requires that the zoning ordinance be in substantial conformance with the Land Use Element part of the Master Plan. Thus the traditional discrepancy between future land use, and actual zoning, has been narrowed by the New Jersey Courts, and we'll find that there will be a very close correlation between the proposed land uses on the Land Use Plan following, and the recommended future zoning for the Borough of Little Ferry.

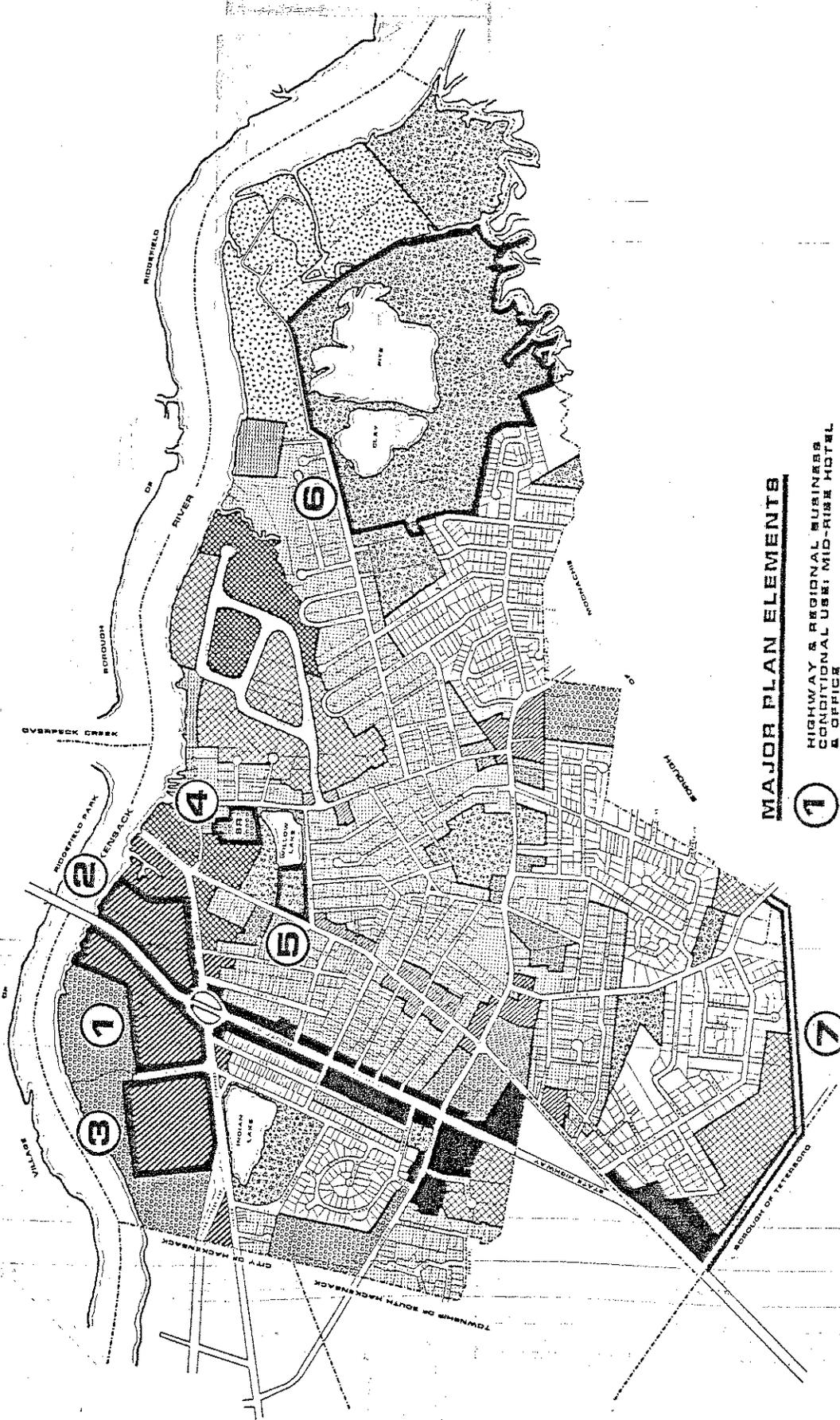
## RECOMMENDED LAND USES

The Land Use Plan - 1990 following is similar to the 1985 Land Use Plan except for seven major features which are numbered and listed separately under "MAJOR PLAN ELEMENTS" on this plan. The remaining other features of the 1985 Master Plan remain in effect unchanged, and hence are not repeated, or described in further detail again.

# LAND USE PLAN

PART OF THE BOROUGHS OF  
**LITTLE FERRY**  
**MASTER PLAN**  
**1990**

DORRAN ASSOCIATES, INC. . . . CONSULTANTS



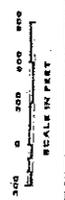
### MAJOR PLAN ELEMENTS

- ① HIGHWAY & REGIONAL BUSINESS CONDITIONAL USE; MID-RISE HOTEL & OFFICE
- ② HIGHWAY & REGIONAL BUSINESS CONDITIONAL USE; MID-RISE OFFICE
- ③ HIGHWAY & REGIONAL BUSINESS CONDITIONAL USE; MID-RISE OFFICE
- ④ SENIOR CITIZEN HOUSING
- ⑤ CIVIC & MUNICIPAL CENTER
- ⑥ LOBEN SLOTS MUN. ECOLOGICAL PARK
- ⑦ LITTLE FERRY BY-PASS (RISER RD.)

### LEGEND

	ONE FAMILY RESIDENTIAL		HIGHWAY & REGIONAL BUSINESS
	ONE & TWO FAMILY RESIDENTIAL		HIGHWAY OFFICE & AUTOMOTIVE
	MULTI-FAMILY RESIDENTIAL		RESEARCH & DEVELOPMENT
	SENIOR CITIZENS		PLANNED INDUSTRIAL
	PUBLIC & SEMI-PUBLIC BUSINESS		GENERAL INDUSTRIAL
	NEIGHBORHOOD BUSINESS		WATERFRONT REC. & MARINA
	GENERAL BUSINESS		UTILITY

REV. 10/25/90



MAJOR PLAN ELEMENTSLand Use Element

- 1) The area bounded by Valley Road in the north, the garden apartments in the east, Route 46 in the south and the Bergen Turnpike in the west is planned to permit in addition to the present Highway & Regional Business uses, also Mid-Rise Hotel and Office uses as a conditionally permitted use. The reason for such plans is the strategic location of this area at the intersection of Route 46 and the Bergen Turnpike, and its proximity to the Route 46 and N.J. Turnpike (I-95) intersection; to I-80 and Route 17.

- 2) The area of the Valley Fair Shopping Center north of Valley Road and east of the Bergen Turnpike is to remain Highway & Regional Business with the added proviso that medium-rise office uses shall be a conditionally permitted use.

The shopping center is the source of a lot of traffic problems. In the event that some day this shopping complex might go out of business, its replacement by office uses could be beneficial. Traffic problems would be greatly reduced, while the land use would be most compatible with other abutting uses.

- 3) The area east of the Bergen Turnpike, south of Route 46, west of the Hackensack River and north of a variety of industrial and commercial uses is planned to remain Highway & Regional Business, with Mid-Rise Office uses planned as conditionally permitted uses.

The reasons for this provision are the same as for #1 above, namely the good accessibility by Route 46 and the strategic location in relation to nearby regional highways.

- 4) Senior Citizens Housing: There are no suitable vacant development sites left in Little Ferry. The southeast corner of Willow Lake Park is recommended for a 40 - 50 unit Senior Citizens Housing Development. This area is within walking distance from the Senior Citizens Center and the future Civic and Municipal Center site.

- 5) Civic and Municipal Center. The 1989 Community Facilities Study documented the need for new expanded modern municipal building facilities, for expanded Police Headquarters and for a variety of municipal administrative functions that occupy inadequate facilities at present.

The northwest quadrant of Willow Lake Park could serve ideally for a new municipal building, with adequate off-street parking facilities in a beautiful park setting. Presently space is needed for the construction code official's office, planning board and board of adjustment offices, filing and storage areas, a computer room, fire prevention office, board of health office and clinic, department of parks and recreation office.

In addition needed are a new Free Public Library Building, and an expanded Police Headquarters.

It is further proposed that as part of this master plan's implementation, a special more detailed Civic and Municipal Center Master Plan be prepared.

#### COMMUNITY FACILITIES ELEMENT

- 6) The Municipal Losen Slote Ecological Park is a low lying 21.5 acre area (part of Lot 13J and Lot 13L, Block 106) located in the southern part of the Borough. This area is under the Hackensack Meadowlands Development Commission (HMDC) zoning jurisdiction. The park area is bordered by the Lamker Court -- Chapman Drive neighborhood to its north, and the Bergen County Utilities Authority properties to its south.

It is proposed to improve this area, in cooperation with the HMDC for a Municipal Ecological Park. Toward this end, the park area will be leased to HMDC under a long term lease. Park useage would be limited to passive recreation, bird watching, environmental education and other passive park uses.

Controlled access is proposed by way of Mehrhof Road, and the borough properties to the rear of the D.P.W. building. All improvements shall be the responsibility of HMDC, and will become borough property upon expiration of the lease.

Proposed improvements include a new ballfield, tennis courts and improved road access and off-street parking areas at the approach to the Park. Within the park improvements, shall include the development of a nature and jogging trail network, using the existing pathway system as a base. In addition, there will be a loop service road, limited to use by official vehicles only, a Nature Center and accessory drainage and fencing. Following is an illustration of one of the early 1982 proposals.

#### Recommendation

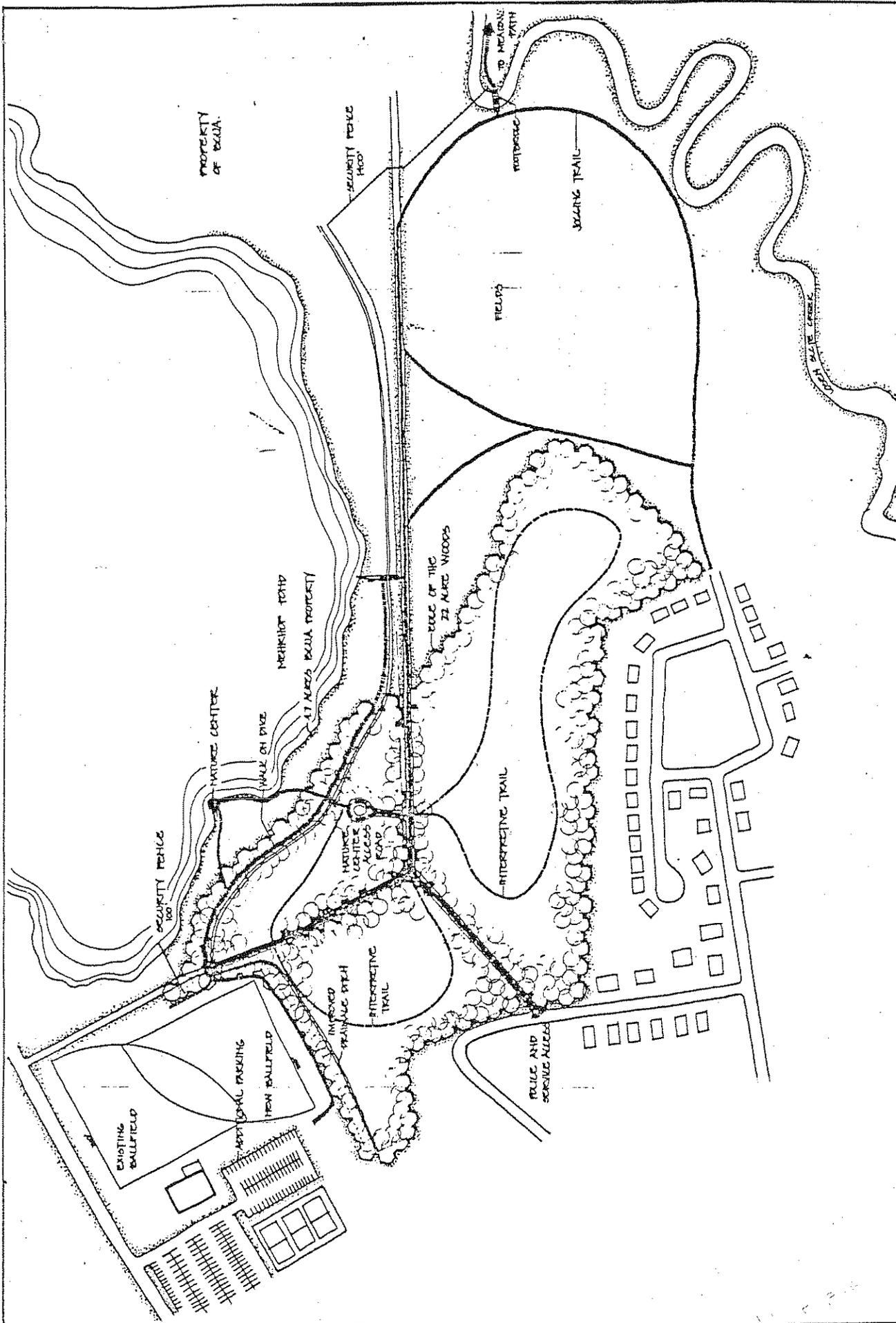
It is also recommended that the two nearby clay pits, which at present are part of Bergen County Utilities Authority (BCUA) properties be similarly leased by HMDC and be incorporated in the Ecological Park. These two pits serve as rather large Retention Ponds, and have rather clear waters. As many as 15 different kinds of ducks and geese have been sighted on these ponds, which would be excellent as a bird sanctuary, with fine potentials for bird watching. This use would be in perfect harmony with the other passive recreation uses contemplated for this park.

#### TRAFFIC ELEMENT

- 7) This Master Plan also recommends the development of a new connector road between Route 46 and Redneck Avenue along Riser Road and the municipal boundary.

The purpose of this new road link will be to help redistribute traffic loads from Route 46, and thus lessen congestion, traffic hazards and accidents.

\*



DATE: APRIL, 1982

PREPARED BY:  
 CASSANDRA GATES, LANDSCAPE ARCHITECT  
 HACKENSACK MEADOWLANDS TEL. COMM.  
 200 MURRAY HILL PARKWAY  
 EAST RUTHERFORD, NEW JERSEY

CONCEPTUAL PLAN FOR  
**WOSON SLOTE CREEK STATE PARK**  
 LITTLE FERRY, NEW JERSEY

### III. CONTINUING PLANNING

#### GOALS

Planning studies -- not unlike term insurance -- will expire and become worthless unless continually updated as the need arises. The objective of continuing planning is to update on an ongoing basis those parts of the Master Plan which are most affected by current developments, outside forces and internal changes.

The Borough of Little Ferry should commence with its Continuing Planning Program in 1990-1991. As a result, the Master Plan will not become obsolete, because some segment or another of the Master Plan will be constantly updated. It might be that one year, the planning program will concentrate on the needs of community facilities. Then in the following year, the focus might be on traffic and circulation. In the third year, the needs might be regarding land use, housing and zoning. And so forth.

Therefore, in summary it is recommended that the Borough of Little Ferry continue to pursue its goals; namely, to plan for the orderly future growth of the community and the conservation and preservation of its natural resources, and its serene residential character.

#### RECOMMENDATIONS

It is recommended that Little Ferry pursue its Continuing Planning Program from year to year to assure that its new Master Plan will not become dated and obsolete, because a community like a tree is an organic being whose growth does not stop. Like a tree adding its rings each year, so does a community expand and evolve continually. Therefore, to assure the proper review of housing, zoning, site plans and subdivision applications, and to assure the implementation of the Master Plan and its continuing updating, it will be necessary for the Planning Board to continue its planning program.

Particularly recommended are the following:

- 1) Zoning amendments for master plan implementation.
- 2) Amendments to subdivision, site plan review and zoning ordinances for special recycling requirements.

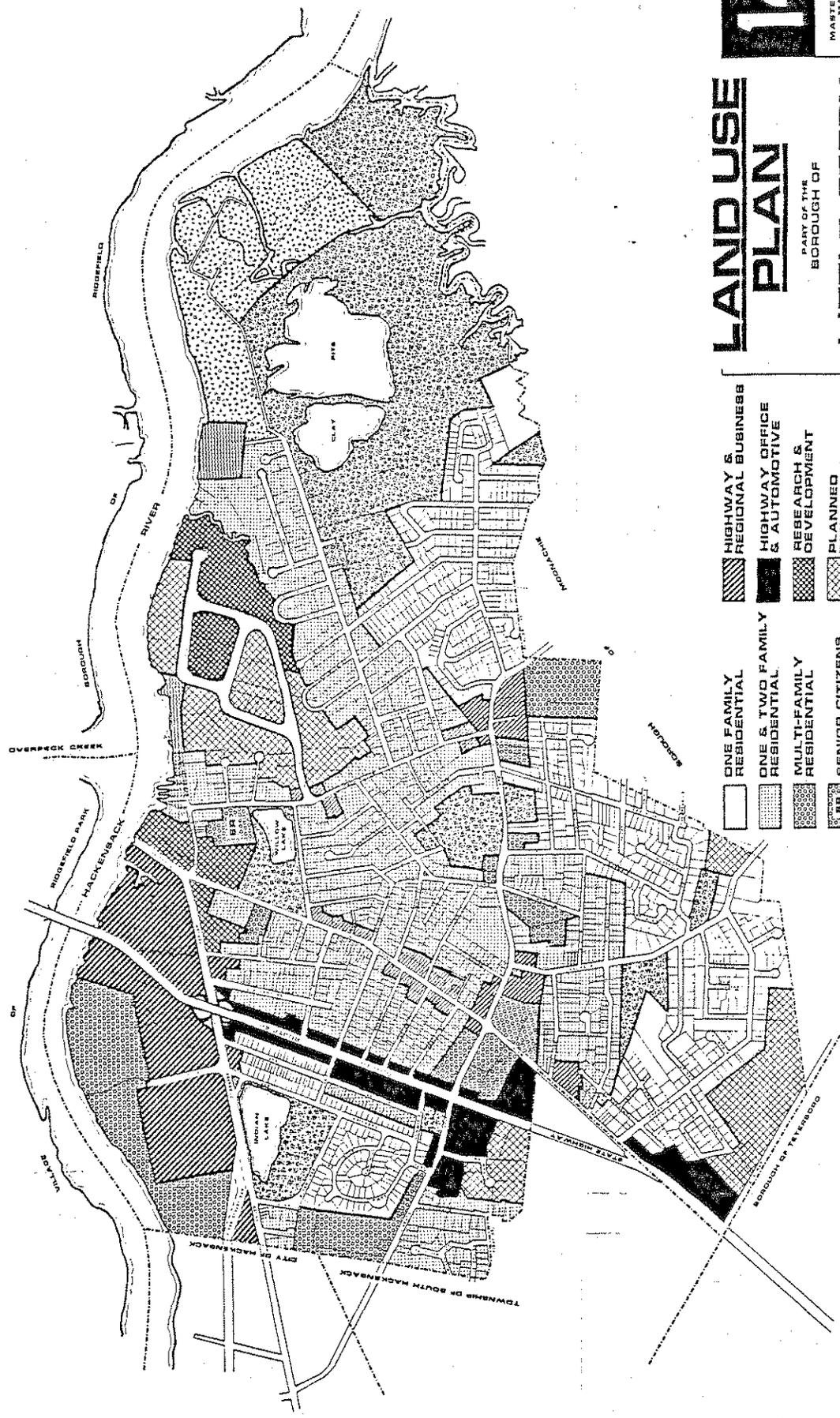
- 3) Zoning ordinance amendments providing for non-residential contributions to Housing Fund.
- 4) Preparation of a proper Site Plan for Losen Slote Creek Ecological Park.
- 5) Preparation of a Civic & Municipal Center Master Plan.
- 6) Assistance with planning board and board of adjustment application reviews.

\*

# **APPENDIX**

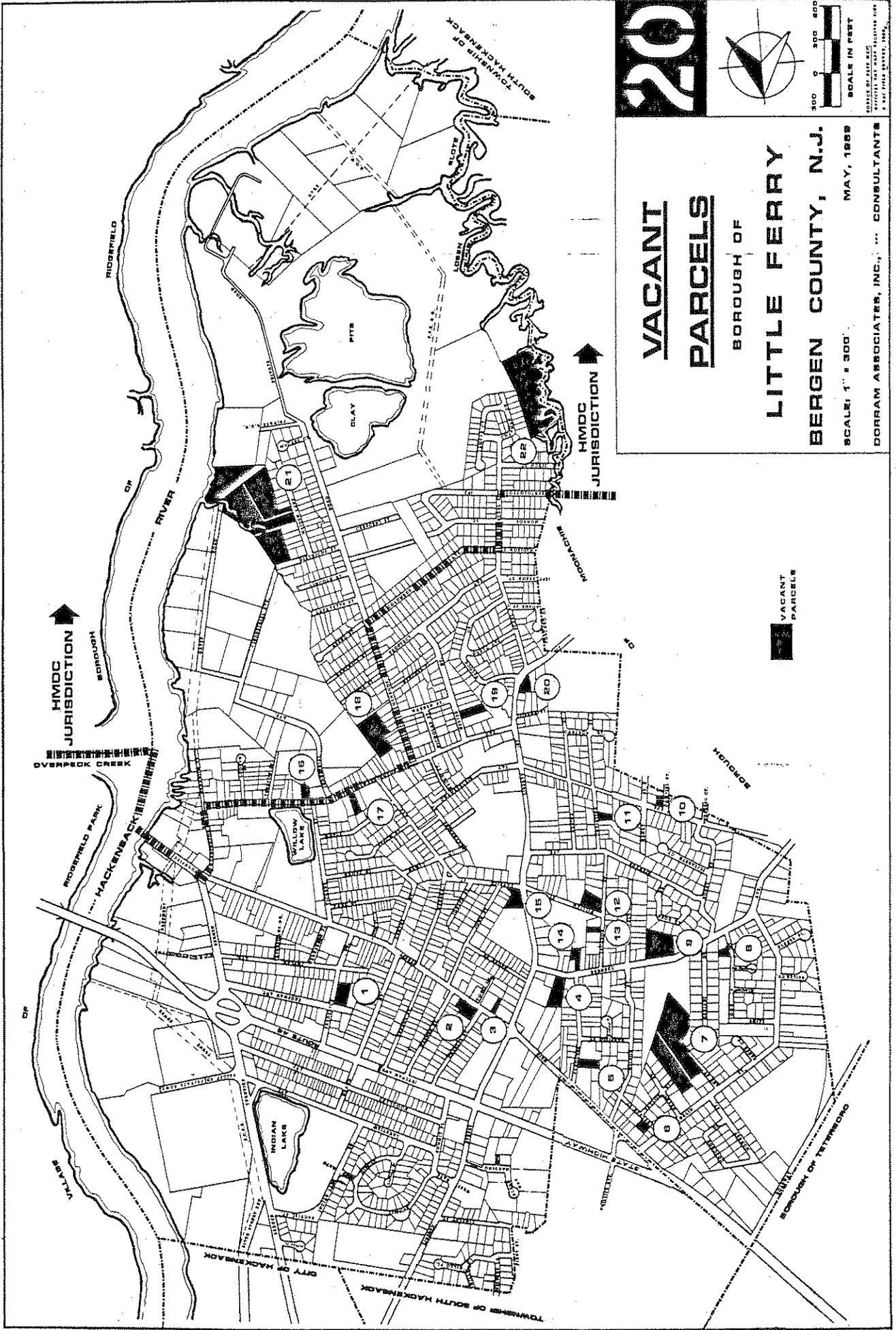
**LAND USE PLAN**

PART OF THE BOROUGH OF  
**LITTLE FERRY**  
**MASTER PLAN**  
**1985**  
 DORRAN ASSOCIATES, INC. . . . CONSULTANTS

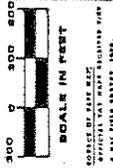


- |  |                                                 |
|--|-------------------------------------------------|
|  | HIGHWAY & BUSINESS REGIONAL OFFICE & AUTOMOTIVE |
|  | RESEARCH & DEVELOPMENT                          |
|  | PLANNED INDUSTRIAL                              |
|  | GENERAL INDUSTRIAL                              |
|  | WATERFRONT REC. & MARINA                        |
|  | UTILITY                                         |
|  | ONE FAMILY RESIDENTIAL                          |
|  | ONE & TWO FAMILY RESIDENTIAL                    |
|  | MULTI-FAMILY RESIDENTIAL                        |
|  | SENIOR CITIZENS                                 |
|  | PUBLIC & SEMI-PUBLIC                            |
|  | NEIGHBORHOOD BUSINESS                           |
|  | GENERAL BUSINESS                                |

300 0 300 600 900  
 SCALE IN FEET



**20**

  
  
 SCALE IN FEET  
SOURCE OF DATA: BEST AVAILABLE TAX MAP, ENGINEERED BY A. G. HILL GROUP, 1988.

**VACANT PARCELS**  
 BOROUGH OF  
**LITTLE FERRY**  
 BERGEN COUNTY, N.J.  
 SCALE: 1" = 300'  
 MAY, 1988  
 DORRAM ASSOCIATES, INC., CONSULTANTS

  
 HMDC JURISDICTION BOROUGH

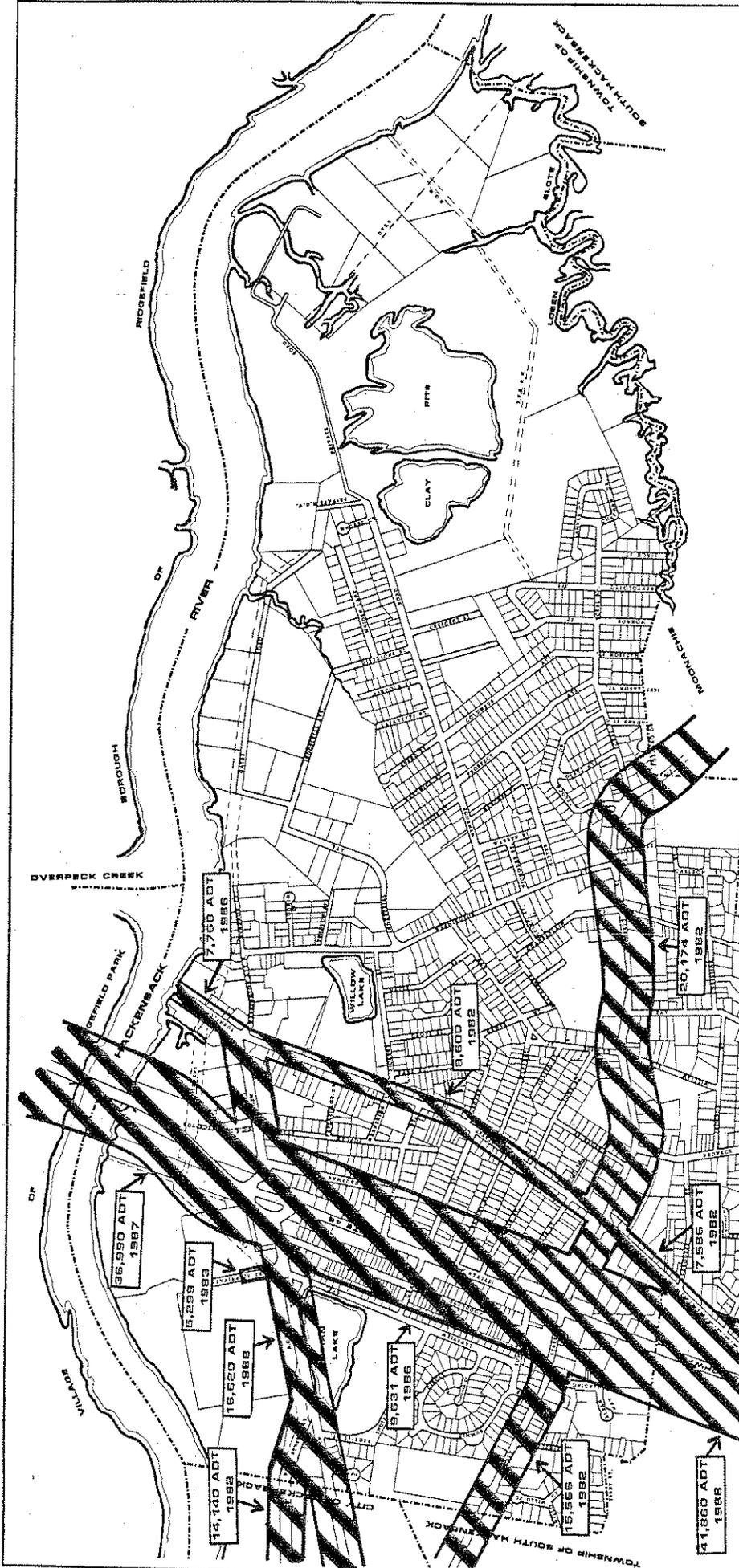
  
 HMDC JURISDICTION

  
 VACANT PARCELS

TABLE L-3 VACANT PARCELS IN LITTLE FERRY, NEW JERSEY - 1989

<u>MAP #</u>	<u>BLOCK</u>	<u>LOT(S)</u>	<u>AREA</u>	<u>STREET FRONTAGE</u>	<u>ZONE</u>
1	21.02	41.02, 41.03, 41.04	0.64	FREDERICK STREET	R-B, ONE & TWO FAMILY RESIDENTIAL
2	16	3, 7, 11	0.34	MAIN STREET	B-N, NEIGHBORHOOD BUSINESS
3	39	35	0.15	MAIN STREET	B-N, NEIGHBORHOOD BUSINESS
4	38	29	0.80	REDNECK AVENUE	B-N, NEIGHBORHOOD BUSINESS
5	30	2.01, 2.02	0.29	PAROUBEK STREET	R-B, ONE & TWO FAMILY RESIDENTIAL
6	27	17	0.22	VANBUREN STREET	R-A, ONE FAMILY RESIDENTIAL
7	32	12.02, 15	3.68	ANN STREET	R-A, ONE FAMILY RESIDENTIAL
8	36.01	13	0.22	SAINT JOHN STREET	R-A, ONE FAMILY RESIDENTIAL
9	47.02	41.01, 41.02, 41.04, 41.05, 41.06	1.33	REDNECK AVENUE	R-A, ONE FAMILY RESIDENTIAL
10	67.04	3	0.15	DANIEL STREET	R-A, ONE FAMILY RESIDENTIAL
11	66	16	0.23	CHRISTINA STREET	R-A, ONE FAMILY RESIDENTIAL
12	58	1	0.66	JACKSON STREET	R-B, ONE & TWO FAMILY RESIDENTIAL
13	49	2	0.16	JACKSON STREET	R-B, ONE & TWO FAMILY RESIDENTIAL
14	49	13	0.50	REDNECK AVENUE	R-B, ONE & TWO FAMILY RESIDENTIAL
15	50	23.01, 24, 25	0.79	LIBERTY STREET	B-N, NEIGHBORHOOD BUSINESS
16	109	5.03	0.18	WASHINGTON AVE.	R-B, ONE & TWO FAMILY RESIDENTIAL
17	57	13	0.27	WASHINGTON AVE.	B-N, NEIGHBORHOOD BUSINESS
18	82 83	17, 19 20	1.4	MEHRHOF ROAD	I-G, GENERAL INDUSTRIAL
19	77.01	20.01	0.38	HESTER STREET	R-B, ONE & TWO FAMILY RESIDENTIAL
20	76	5	0.30	LIBERTY STREET	B-N, NEIGHBORHOOD BUSINESS
21	107 107 107 107	2.01 - 2.04 2.05 2.06 2.07	2.85 2.24 1.57 1.85	GATES ROAD	I-G, GENERAL INDUSTRIAL
22	106.01	12	5.14	ADJOINING LOSEN SLOTE CREEK PARK	P, PUBLIC FACILITIES

TOTAL 26.34 ACRES



**TRAFFIC VOLUMES**

BOROUGH OF  
**LITTLE FERRY, N.J.**

BERGEN COUNTY, N.J.

SCALE: 1" = 300'

MAY, 1988

DORRAM ASSOCIATES, INC., CONSULTANTS

10,000 = TRAFFIC COUNT  
ADT = AVERAGE DAILY TRAFFIC

VOLUME OF ADT

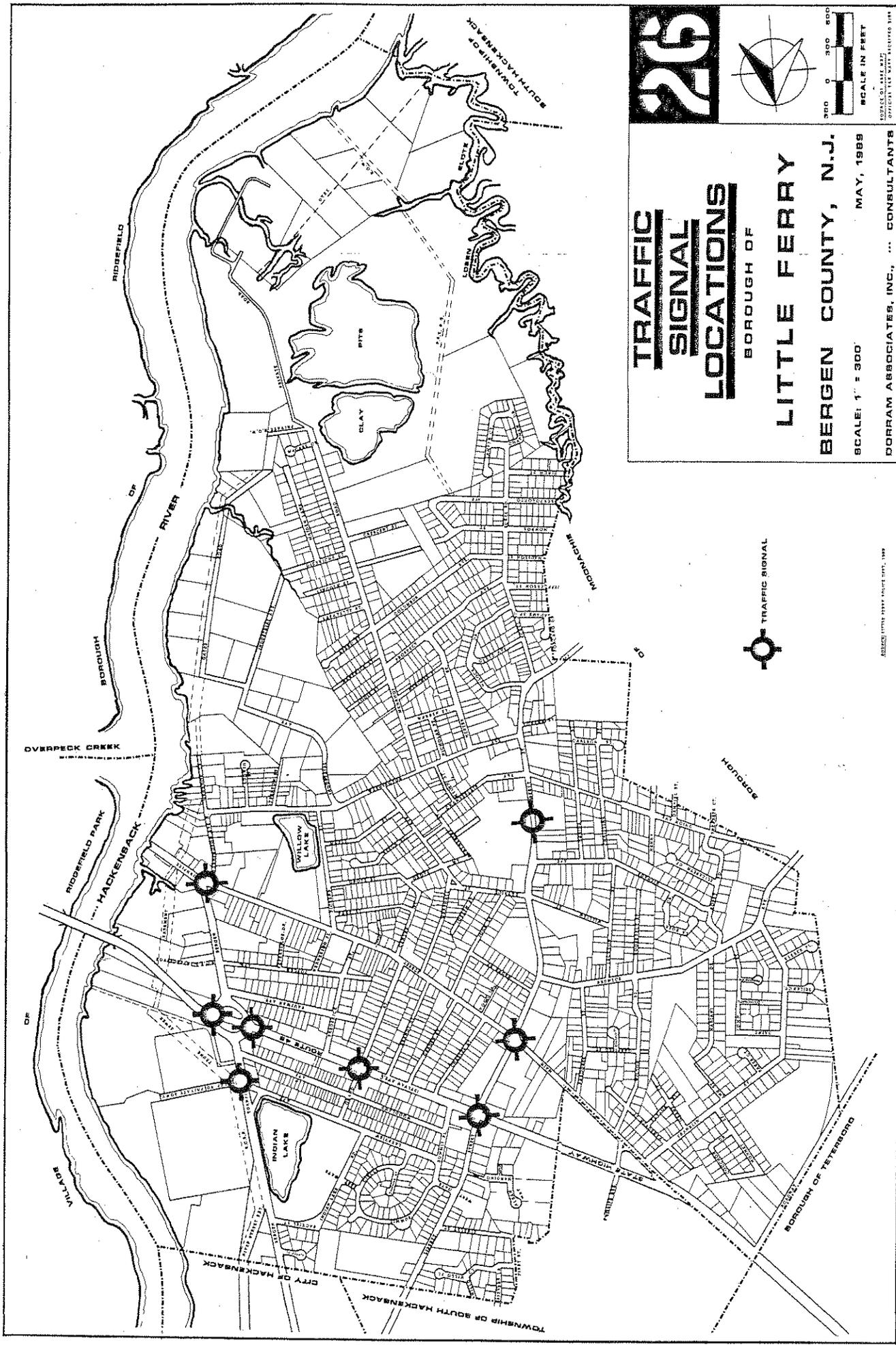
3,000  
15,000  
27,000  
39,000

1000 2000 3000 4000  
SCALE IN FEET

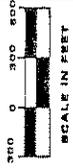
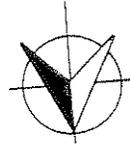
25

1000 2000 3000 4000  
SCALE IN FEET

ADDITIONAL DATA FROM THE BOROUGH OF LITTLE FERRY, N.J. MAY 11, 1988



**26**



**TRAFFIC SIGNAL LOCATIONS**

BOROUGH OF  
**LITTLE FERRY**

BERGEN COUNTY, N.J.

MAY, 1989

SCALE: 1" = 300'

DORRAN ASSOCIATES, INC., CONSULTANTS



TRAFFIC SIGNAL

REVISED LITTLE FERRY MAPS, 1989

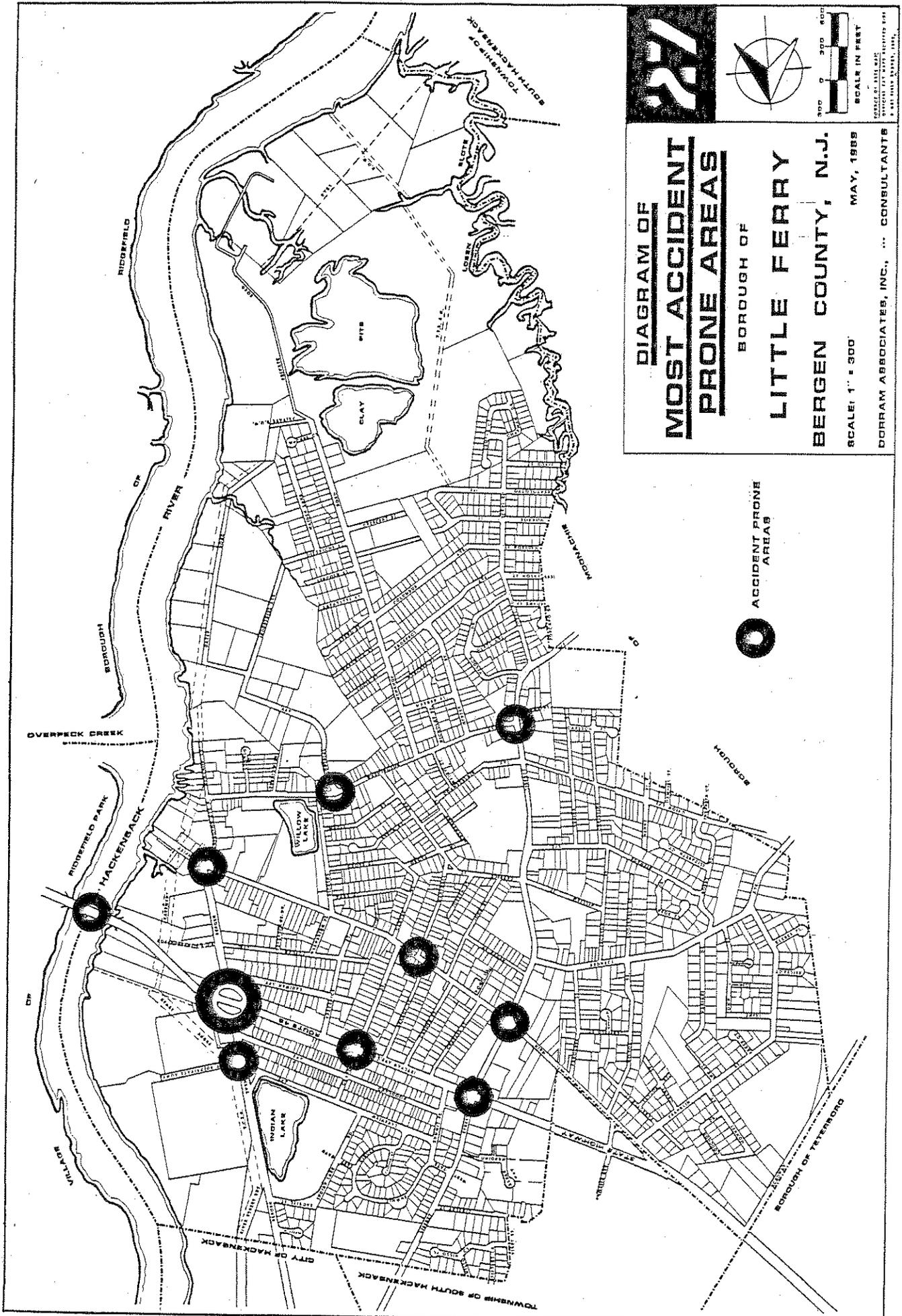


TABLE E - I

SUMMARY OF ASSESSED VALUATIONS FROM TABLE OF AGGREGATES OF TAXABLE PROPERTY

BOROUGH OF LITTLE FERRY, NEW JERSEY 1975 - 1984

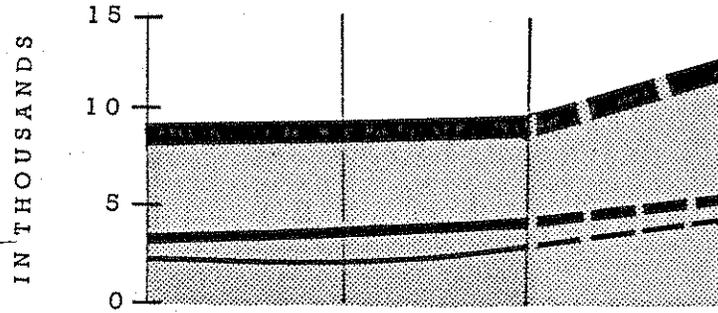
Year	VACANT LAND			RESIDENTIAL			APARTMENTS			COMMERCIAL			INDUSTRIAL			
	#Of Items	Amount	%Of Total	#Of Items	Amount	%Of Total	#Of Items	Amount	%Of Total	#Of Items	Amount	%Of Total	#Of Items	Amount	%Of Total	
1975	129	4,483,400	3.2	1786	78,396,500	57.5	21	20,160,800	14.7	116	18,187,300	13.3	74	15,108,600	11.3	136,336,600
1976	125	3,560,800	2.5	1792	79,048,300	55.3	24	20,314,400	14.2	114	18,533,400	13.0	76	21,353,300	15.0	142,810,200
1977	113	3,204,900	2.2	1802	80,087,500	55.6	25	20,386,500	14.2	114	18,787,900	13.0	77	21,533,300	15.0	144,000,100
1978	118	6,464,300	3.2	1805	104,301,700	51.6	25	29,386,000	14.5	114	29,026,600	14.4	77	32,881,000	16.3	202,059,600
1979	120	6,109,000	3.1	1807	103,456,100	53.3	25	23,096,000	15.0	112	26,216,700	13.5	75	29,414,900	15.1	194,292,800
1980	112	5,979,100	3.1	1815	104,222,500	53.4	25	29,096,300	14.9	112	26,175,400	13.4	75	29,777,800	15.2	195,251,100
1981	111	6,100,400	3.1	1817	104,932,700	54.0	25	29,082,900	15.0	111	24,264,200	12.4	76	30,114,700	15.5	194,494,900
1982	108	5,984,100	3.1	1819	105,496,800	55.3	25	27,226,718	14.3	111	23,550,300	12.3	77	28,547,400	15.0	190,805,318
1983	108	5,637,800	2.9	2037	113,857,800	58.7	24	22,190,818	11.4	112	23,558,000	12.1	75	28,805,200	14.9	194,049,618
1984	107	4,874,800	2.5	2039	114,449,700	59.0	24	22,190,818	11.4	114	23,971,900	12.4	75	28,482,600	14.7	193,969,818
1985	205	5,087,000	2.6	2048	115,985,750	59.3	25	22,126,718	11.3	113	23,650,800	12.1	74	28,441,600	14.7	195,291,868
1986	112	4,509,900	2.2	2163	123,460,550	59.3	27	27,425,518	13.2	113	23,058,400	11.1	76	29,659,000	14.3	208,112,368
1987	119	9,086,600	1.9	2190	279,571,700	59.6	26	60,803,000	13.0	115	52,450,600	11.2	78	66,440,300	14.2	468,352,200
1988	81	7,748,100	1.6	2228	286,473,800	60.2	26	60,803,000	12.8	116	54,992,900	11.6	79	65,221,900	13.7	475,169,700
1989	77	7,463,800	1.6	2235	287,609,600	60.9	26	60,075,500	12.7	116	54,584,100	11.6	79	62,132,800	13.2	471,865,800
PERCENT CHANGE	-40%	+66%	-1.6%	+25%	+266%	-3.4%	+24%	+198%	-2%	-	+200%	-1.7%	+7%	+311%	+1.9%	+246%

NOTE: 1968, 1974, 1978 and 1987 were the years of reevaluation.

SOURCE: Tax Assessor's Office, 1984 and 1989.

A STATISTICAL PROFILE\*

GROWTH CAPACITY	<u>1970</u>	<u>1980</u>	<u>1987</u>	<u>2010</u>	<u>1987-2010</u>
POPULATION	9,064	9,399	9,870	12,925	3,055
HOUSING UNITS	3,243	3,860	4,368	5,750	1,382
EMPLOYMENT	2,812	2,662	3,056	5,000	1,944



Approved  
1975-1989

Pending  
May 1989

Development Applications in Bergen County

MULTI-FAMILY & TOWNHOUSE:	Individual Dwellings	929	0
COMMERCIAL, RETAIL, HOTELS:	Sq. ft.	42,817	39,683
OFFICE:	Sq. ft.	425,245	18,139
INDUSTRIAL & WAREHOUSING:	Sq. ft.	368,215	208,793
TOTAL NEW SQUARE FOOTAGE FOR ALL USES, Including residential & public facilities		1,513,375	266,615

POPULATION  
 HOUSING UNITS  
 EMPLOYMENT

LITTLE FERRY

The population of Little Ferry has increased by 806 persons since 1970 and population growth is expected to continue during the next 21 years. The future population of Little Ferry is projected to be 12,925, an increase of 3,055 persons. The housing stock is expected to increase by 1,382 dwelling units to a total of 5,750 units by the year 2010 on the expectation that a significant number of the single family homes in the existing two family zone will be converted. Employment opportunities are expected to increase by 1,944 jobs to a total employment of 5,000 jobs.

County site plan approvals since 1975 have totalled 1.5 million square feet which were divided between office, industrial and multi-family housing. Site plans approved during the period resulted in the construction of 929 dwelling units, including a large garden apartment complex and several condominiums. Pending site plans total 266,600 square feet, most of which is proposed industrial space.

\*SOURCE: Detailed Growth Capacity Analysis, Bergen County's Cross Acceptance Report to The State Planning Commission. Vol. II A, July 1989, Bergen County Department of Planning and Economic Development.