



Passaic County Corridor Enhancement Program

COUNTY PLANNING BOARD

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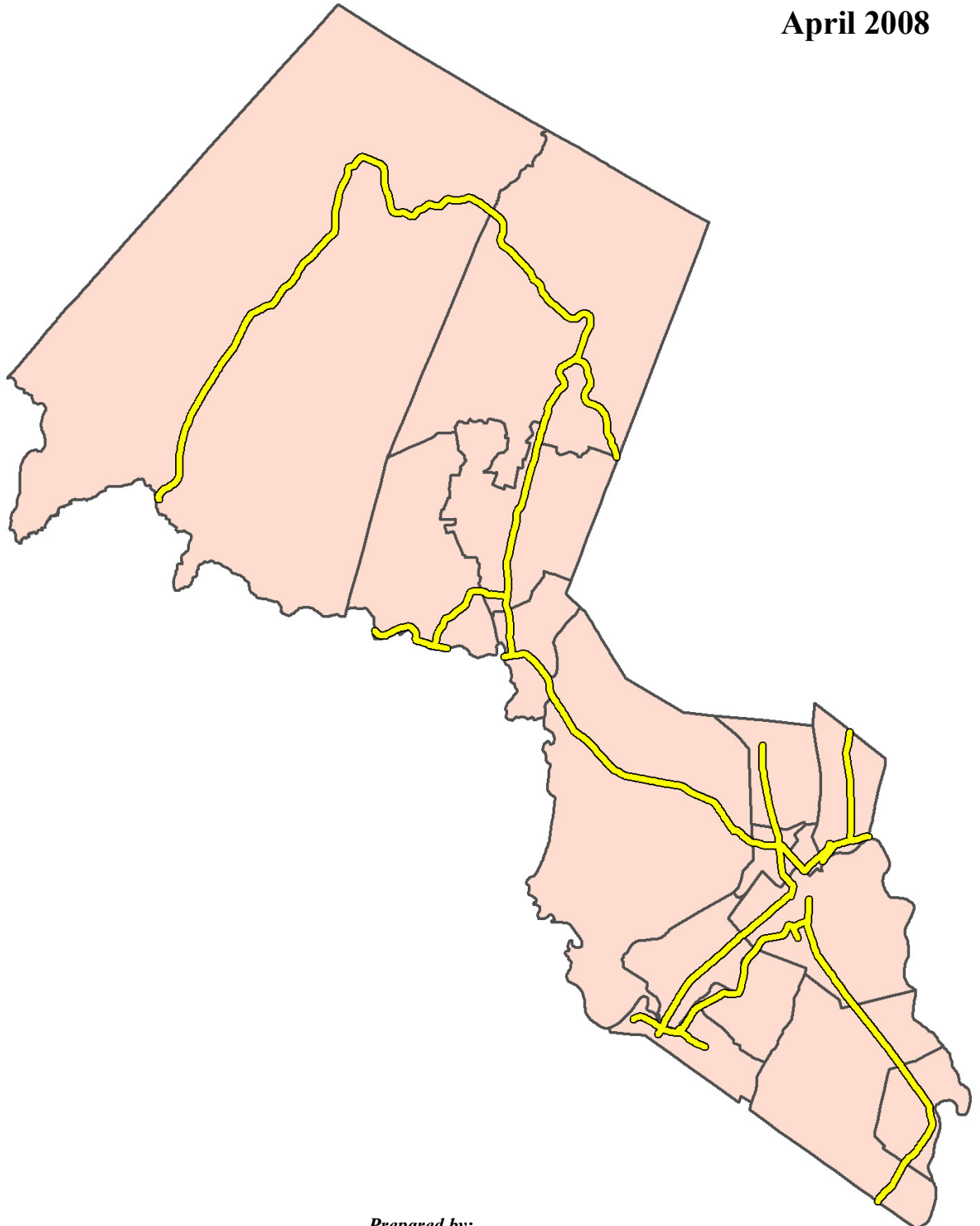
Kathleen Caren

Michael Lysicatos

Rhona Dulay

PASSAIC COUNTY BOARD OF CHOSEN FREEHOLDERS

April 2008



Prepared by:

Passaic County Planning Department

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www.passaiccountynj.org

**PASSAIC COUNTY
CORRIDOR ENHANCEMENT PLAN
an element of the
PASSAIC COUNTY MASTER PLAN**

This plan was adopted by the Passaic County Planning Board
at a public meeting held on

Michael La Place, Director/Planning Board Secretary

On June 13, 2005 the Passaic County Board of Chosen Freeholders adopted the resolution necessary to amend the Passaic County Subdivision and Site Plan Resolutions to create a corridor enhancement program for Passaic County. The Passaic County Planning Board had earlier that year identified the need for such a program to encourage and enhance economic development along the commercial and recreational corridors of Passaic County. (Copies of these resolutions can be found in the Appendix at the end of this document.)

The purpose of the program is to bring more business and tourism to Passaic County by providing a safer and more attractive environment along the commercial and recreational corridors of the County. It will help to improve the physical health and welfare of citizens and visitors by encouraging exercise and by promoting pedestrian, bicycle and mass transit usage. The Corridor Enhancement program may also improve the economic health of the various communities in Passaic County by enhancing the corridors, which are often downtown areas, by making them more attractive for redevelopment.

The Corridor Enhancement program allows for linkages between the various communities by including corridors in all 16 of the County's municipalities. Funds collected in a particular municipality must be spent in that municipality, but because towns are linked, multi-community enhancements are possible.

One component of the Passaic County Corridor Enhancement program is the Corridor Enhancement Districts. These are as follows:

- Bloomingtondale: Paterson-Hamburg Turnpike (Main Street) and Union Avenue
- Clifton North: Main Avenue from the Paterson line to the Passaic line
- Clifton South: Main Avenue from the Passaic line to the Nutley line
- Haledon: Belmont Avenue, Haledon Avenue and Pompton Road
- Hawthorne: North Eighth Street, Goffle Road from North Eighth Street to Wagaraw Road, Wagaraw Road and Lafayette Avenue
- Little Falls: East Main Street and Main Street from Browertown Road to Route 23; Paterson Avenue (McBride Avenue); and Union Avenue from Main Street to the Totowa line including the portion of Union Avenue in Wayne
- North Haledon: Belmont Avenue
- Passaic: Main Avenue
- Paterson South: Main Street, McBride Avenue, Spruce Street and Market Street from Main Street to Spruce Street
- Paterson North: Union Avenue, Belmont Avenue and West Broadway from Union Avenue to Belmont Avenue
- Pompton Lakes: Paterson-Hamburg Turnpike and Ringwood Avenue
- Prospect Park: North Eighth Street and Haledon Avenue from North Eighth Street to the Haledon line including the Paterson side
- Ringwood: Greenwood Lake Turnpike and Skyline Drive
- Totowa: Union Boulevard
- Wanaque: Union Avenue and Ringwood Avenue
- Wayne: Pompton Road and Paterson-Hamburg Turnpike from Pompton Road to the Pompton Lakes line
- West Milford: Greenwood Lake Turnpike and Union Valley Road
- West Paterson: McBride Avenue

The District includes all of the County Road or Roads within the municipality unless otherwise stated. Funds received are assigned to their specific district. A map and chart of the corridors appear on the following pages.

The other component of the Corridor Enhancement program is the Paterson-Hamburg Transportation Improvement District. This encompasses all the intersections along Paterson-Hamburg Turnpike in Wayne. These intersections are: Terhune Drive; Dawes Highway; Black Oak Ridge Road; Colfax Road; Jackson Avenue/Squad Place; Geoffrey Way; Alps Road; Berdan Avenue; Church Lane; Valley Road/Hinchmans Avenue; Power Avenue/College Road/Owens Drive/Duncan Lane; Rutzer Road/Pompton Road; and Oldham Road. Fees for this district are collected by intersection.

FRAMEWORK

In addition to setting up a mechanism for collecting the corridor enhancement fees from developers along these roads, the Freeholder resolution called for the Passaic County Planning Board to adopt a Corridor Enhancement Plan as an element of the Passaic County Master Plan. The purpose of this plan is to establish a vision for the Corridor Enhancement program and set up a framework to spend the accumulated fees. The goals of the program are to provide a safer and more attractive corridor environment while encouraging alternative modes of travel.

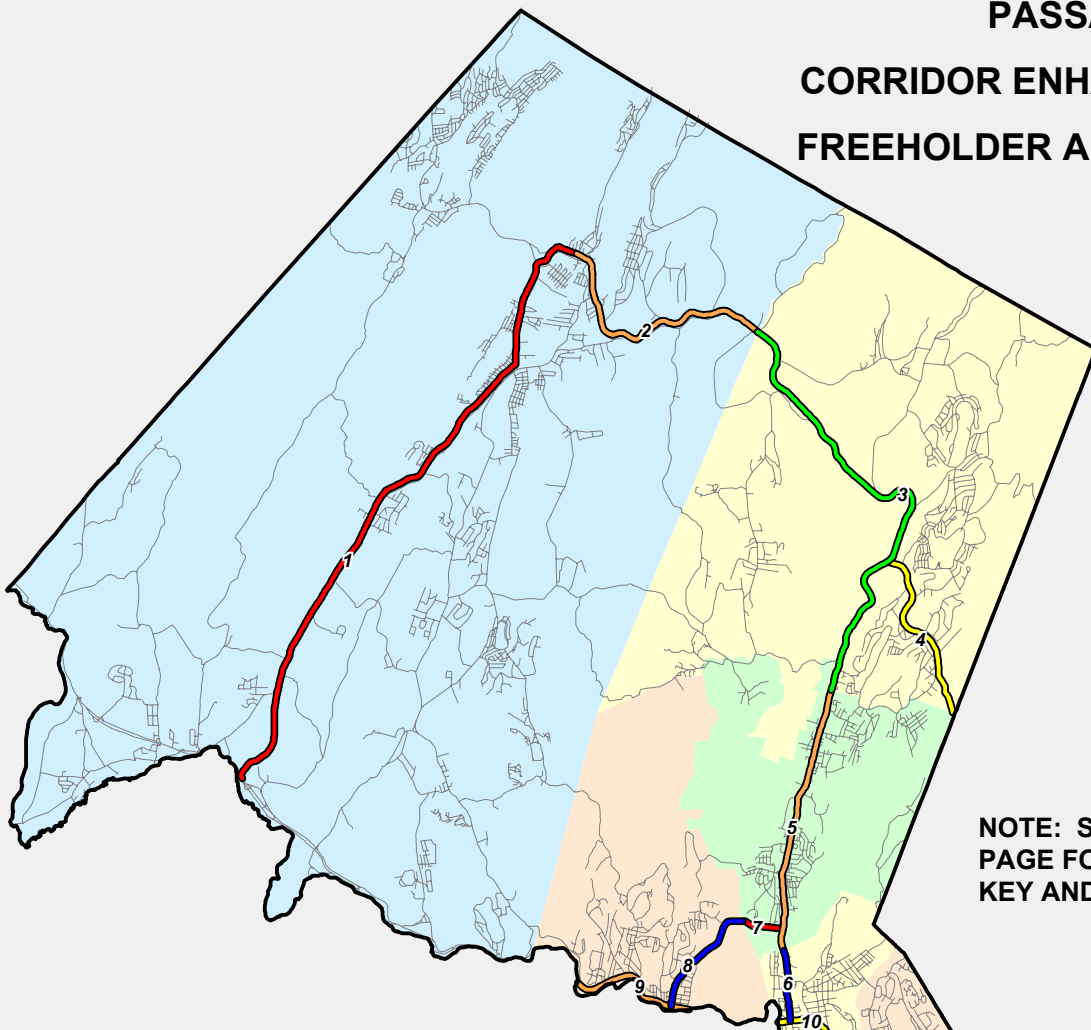
The Passaic County Planning Board has determined that there are six methods fees could be spent. They are: 1) for capital improvement projects; 2) for studies related to the corridors; 3) in conjunction with County road or intersection improvement projects; 4) for use as local matching funds; 5) in partnership with towns or non-profits; or 6) for direct grants.

Capital improvement projects would be "bricks and mortar" enhancements to make the corridors safer, more attractive and more user-friendly. This could be streetscape enhancements such as new or improved sidewalks and crosswalks, street furniture, lighting, landscaping, trash receptacles, and/or benches. Fees could also be used to provide or improve access to amenities as such rivers, open space or historic sites. Capital improvement projects could encourage the use of alternate means of transportation such as walking, biking or using mass transit by providing for bus shelters, bicycle lanes and bicycle racks. Fees could be expended to encourage the use and redevelopment of downtowns through improvements such as gateways and signage.

The fees could also be used for studies to address needs in specific corridors as well as area-wide concerns. An example of a specific study that could be funded would be whether the concrete median barriers on major roads could be replaced with a more attractive alternative, which would allow for pedestrian access and redevelopment in this area. An area-wide study could be to development typical streetscapes or cross-sections for use in similar corridors throughout the County. Another study may address methods for improving access to rivers or other amenities to encourage their enjoyment by residents and visitors to Passaic County.

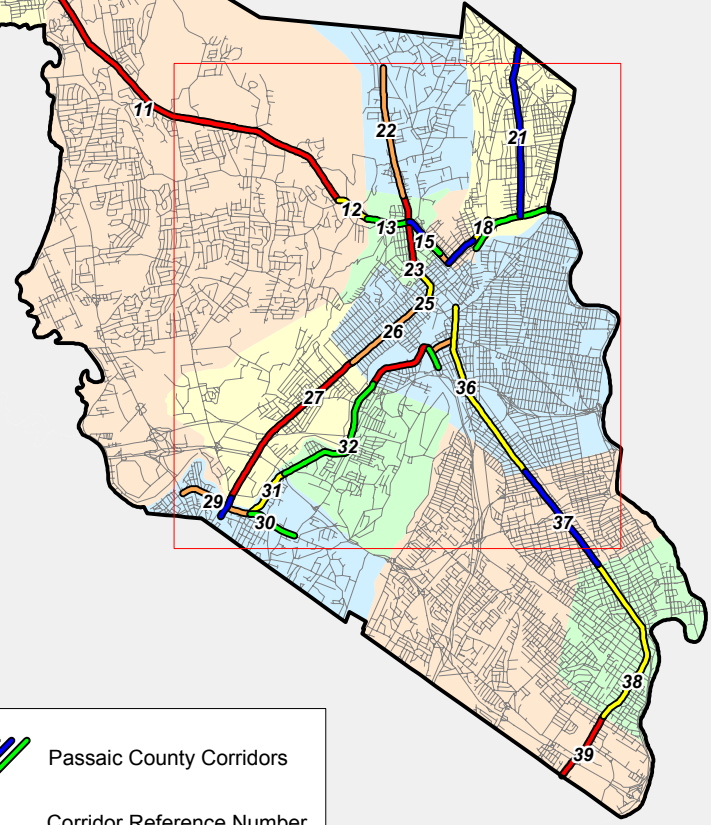
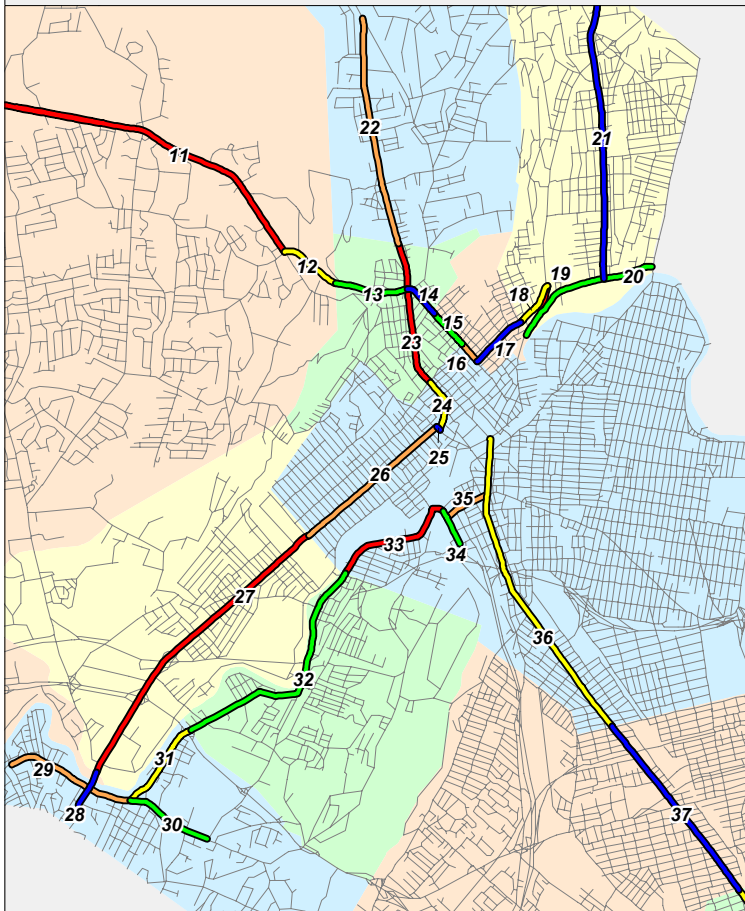
Passaic County is constantly engaged in road and intersection improvement projects. Some of these projects may be in locations covered by the Corridor Enhancement program. These funds could be used to provide enhanced improvements to make these roads and intersections more attractive to users of alternate modes of transportation, make them more pedestrian-friendly, and/or make them more accessible to people of various ages and abilities.



PASSAIC COUNTY CORRIDOR ENHANCEMENT PROGRAM FREEHOLDER APPROVED CORRIDORS



NOTE: SEE CHART ON FOLLOWING PAGE FOR REFERENCE NUMBER KEY AND CORRIDOR DETAILS

MAP INSET



-  Passaic County Corridors
- 123** Corridor Reference Number
-  Other Roadways

**PASSAIC COUNTY
CORRIDOR ENHANCEMENT PROGRAM**

CORRIDOR ID	ROAD NAME	MUNICIPALITY	PASSAIC COUNTY ROUTE
1	Union Valley Rd	West Milford	Route 513
2	Greenwood Lake Tpke	West Milford	Route 511
3	Greenwood Lake Tpke	Ringwood	Route 511
4	Skyline Drive	Ringwood	Route 692
5	Ringwood Ave	Wanaque	Route 511 (Alternate)
6	Ringwood Ave	Pompton Lakes	Route 511 (Alternate)
7	Union Ave	Wanaque	Route 511
8	Union Ave	Bloomingtondale	Route 511
9	Paterson Hamburg Tpke	Bloomingtondale	Route 694
10	Paterson Hamburg Tpke	Pompton Lakes	Route 689
11	Paterson Hamburg Tpke	Wayne	Route 689
12	Pompton Rd	Wayne	Route 504
13	Pompton Rd	Haledon	Route 504
14	Haledon Ave	Haledon	Route 504
15	Haledon Ave	Shared Jurisdiction*	Route 504
16	Haledon Ave	Prospect Park**	Route 504
17	N 8'th St	Prospect Park	Route 657
18	N 8'th St	Hawthorne	Route 657
19	Goffle Rd	Hawthorne	Route 659
20	Wagaraw Rd	Hawthorne	Route 504
21	Lafayette Ave	Hawthorne	Route 665
22	Belmont Ave	North Haledon	Route 675
23	Belmont Ave	Haledon	Route 675
24	Belmont Ave	Paterson	Route 675
25	West Broadway	Paterson	Route 673
26	Union Ave	Paterson	Route 646
27	Union Ave	Totowa	Route 646
28	Union Ave	Little Falls	Route 646
29	Main St	Little Falls	Route 631
30	East Main St	Little Falls	Route 631
31	McBride Ave	Little Falls	Route 639
32	McBride Ave	West Paterson	Route 639
33	McBride Ave	Paterson	Route 639
34	Spruce St	Paterson	Route 639
35	Market St	Paterson	Route 648
36	Main St	Paterson	Route 601
37	Main St	Clifton	Route 601
38	Main St	Passaic	Route 601
39	Main St	Clifton	Route 601

* Split along centerline between Haledon and Prospect Park

** Paterson side of street included with Prospect Park

Corridor enhancement fees could also be used as local matching funds to help Passaic County bring in additional grant money. Most programs require that the County contribute some portion of the cost of a project or acquisition in order to receive a grant. These fees could be a ready source of matching funds so that the County could compete more successfully for outside resources. It has been noted that the amount of money collected under the corridor enhancement program is modest, but by using these fees to leverage other grants, the significance of the corridor enhancement program could be multiplied many times over.

Partnerships with towns and non-profits are also a means to leverage modest amounts of money to have a much greater impact. Because the corridors are often the main streets and downtowns of Passaic County municipalities, local governments and other groups may already have their own plans for improvements. By pooling resources, projects can be more successful. (In some cases a partnership may be the only way to get a project completed.) The County could actively solicit ideas and proposals from both local governments and non-profit groups, such as downtown improvement districts, on how the corridors in their town and in their region can be enhanced. Because all corridors are linked, there can be cooperative efforts between the County and municipalities, for common street elements or signage to encourage walking or bicycling between downtowns. It could also involve a project such as using municipal property to create a small neighborhood parking lot to support local businesses and encourage alternative modes of travel.

Finally, corridor enhancement funds could be used to make direct grants to governmental or non-profit groups that may have projects to spur redevelopment but lack funding. The County Planning Board could recommend, when the funds in a district's account exceed \$10,000 and there is no plan to use those funds, that the Board of Chosen Freeholders consider awarding competitive grants.

IMPLEMENTATION

The County Planning Director will on a yearly basis submit a written report to the Passaic County Planning Board on the status of the Corridor Enhancement program. This report will list the amount of money in each district's and intersection's account and indicate the date upon which the money in this account would begin to revert to the County's general fund. It would also provide a summary of any monies expended from the accounts in the previous year.

Upon receipt of the Planning Director's report, the County Planning Board will fix a date for a public meeting to present an overview of the program and its status. Notice of the meeting will be published and distributed.

If one of the County Planning Board's recommendations is that the Board of Chosen Freeholders considers awarding competitive grants, this recommendation would be to the Freeholders in the form of a resolution. The resolution would list those districts where sufficient money would be available for a project or where the money is about to revert to the general fund. The resolution could also include a suggested application form and suggested list of criteria for ranking applications if more than one is received within any given district.

APPENDIX

RESOLUTION

R-05-298
6-13-2005

WHEREAS on April 12, 2005 the Board of Chosen Freeholders of the County of Passaic adopted Resolution - R-05-199, authorizing a Public Hearing to consider adoption of the Passaic County Corridor Enhancement Plan as an Amendment to the Passaic County Subdivision and Site Plan Resolution; and

WHEREAS the Public Hearing was held on May 24, 2005 and there was no comment; and

WHEREAS it is now recommended that the Passaic County Subdivision and Site Plan Resolutions be amended as proposed in Resolution R-05-199, copy attached: and

WHEREAS, this matter was discussed at the Freeholder Planning and Economic Development Committee at its June 6, 2005 meeting, and recommended to the full Board for approval;

NOW THEREFORE BE IT RESOLVED by the Passaic County Board of Chosen Freeholders that effective June 15, 2005, the Passaic County Corridor Enhancement Program is adopted as relates to all new applications as defined in the applicable resolutions, and all existing applications, which have not received an approval, unless other provisions have already -

been made and changes are made in the Passaic County Site Plan and Subdivision Resolutions.

JRS:meg

This resolution was requested by:

Neil Mueller

Reviewed by:

[Signature]

ANTHONY J. DE NOVA
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND
LEGISLATIVE

William J. Pascrell III

WILLIAM J. PASCRELL, III
COUNTY COUNSEL

RECORD OF VOIE

Freeholder	Y	N	NV	ABS	RES	SEC
Cuccinello	X					X
Duffy	X					
Eagler	X					
Gallagher	X				X	
Lepore			X			
Rosado	X					
Dir. Evans	X					

Y=yes	N=no	NV=not voting
ABS=abstain	RES=moved	SEC=seconded

Dated: June 13, 2005

SONIA ROSADO

RESOLUTION

WHEREAS, the Passaic County Planning Board has identified a need for a Corridor Enhancement program to encourage and enhance economic development along the commercial and recreational corridors of Passaic County; and

WHEREAS, the Passaic County Planning Board on February 3, 2005 adopted a resolution recommending consideration of the amendments to the County site plan Resolution and subdivision resolution (see copy attached); and

WHEREAS, the Corridor Enhancement Program would serve to bring more business and tourism to Passaic County by providing a better, safer and more attractive environment along the commercial and recreational corridors of the County; and

WHEREAS, the Corridor Enhancement program would improve the health and welfare of citizens and visitors to Passaic County by encouraging exercise and pedestrians, bicycle and mass transit usage; and

WHEREAS, the Corridor Enhancement program would provided for increased safety to the traveling public as well as increase the safety of citizens and visitors to Passaic County who are pedestrians or use bicycles or mass transit; and

WHEREAS, the Corridor Enhancement program would improve the health or the various communities in Passaic County by enhancing the corridors which are often downtown areas and making them more conducive to economic development or redevelopment; and

WHEREAS, the Corridor Enhancement program would provide for linkage between the various communities in Passaic County by including corridors in all 16 municipalities; and

WHEREAS, this matter was discussed at the Planning and Economic Development Committee on April 4, 2005 and recommended for approval; and

NOW THEREFORE BE IT RESOLVED by the Board of Chosen Freeholders of the County of Passaic that it hereby authorizes holding a public hearing on the adoption of the Subdivision and Site Plan Resolution Amendments, N.J.S.A. 40:27-6.6 and 6.2;


BE IT FURTHER RESOLVED that the Clerk to the Board shall issue notice of the time and place by one publication in a newspaper of general circulation in the county and by the transmission by delivery or by certified mail, at least 10 days prior to such hearing, of a notice of such hearing and a copy of the proposed site plan amendment thereof to the municipal clerk and secretary of the Planning Board and Secretary of the Board of Adjustment of each municipality in the County, N.J.S.A. 40:27-6.6 and 6.2;

BE IT FURTHER RESOLVED that the hearing should be held May 24, 2005 at Passaic County Administration Building, 401 Grand Street, Paterson, New Jersey, Room 220, at 5:30 P.M. as soon as the matter can be heard;

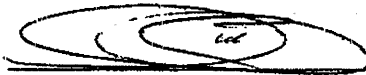
BE IT FURTHER RESOLVED that future adoption of the plan amendment shall be by resolution of the Board carried by the affirmative vote of not less than 2/3 the members of the Board as required by N.J.S.A. 40:27-4

JRS:meg

This resolution was requested by:


 ANTHONY J. DE NOVA
 COUNTY ADMINISTRATOR

Reviewed by:


 ANTHONY J. DE NOVA
 COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:


 WILLIAM J. PASCRELL, III
 COUNTY COUNSEL

RECORD OF VOTE

Freeholder	Y	N	NV	ABS	RES	SEC
Cuccinello	X					
Duffy	X				X	
Eagler	X					
Gallagher	X					
Lepore	X					X
Rosado	X					
Dir. Evans	X					

Y=yes N=no NV=not voting
 ABS=abstain RES=moved SEC=seconded

Dated: April 12, 2005

SONIA ROSADO

- RESOLUTION

WHEREAS the Passaic County Planning Board has identified a need for a Corridor Enhancement Program to encourage and enhance economic development along the commercial and recreational corridors of Passaic County; and

WHEREAS the Corridor Enhancement Program would serve to bring more business and tourism to Passaic County by providing a better, safer and more attractive environment along the commercial and recreational corridors of the County; and

WHEREAS the Corridor Enhancement Program would improve the health and welfare of citizens and visitors to Passaic County by encouraging exercise and pedestrian, bicycle and mass transit usage; and

WHEREAS the Corridor Enhancement Program would provided for increased safety to the traveling public as well as increase the safety of citizens and visitors to Passaic County who are pedestrians or use bicycles or mass transit; and

WHEREAS the Corridor Enhancement Program would improve the health or the various communities in Passaic county by enhancing the corridors which are often downtown areas and making them more conducive to economic development or redevelopment; and

WHEREAS the Corridor Enhancement Program would provide for linkage between the various communities in Passaic County by including corridors in all 16 municipalities; and

WHEREAS the Corridor Enhancement Program would implement the corridor enhancement element of the Passaic county Master Plan.

NOW THEREFORE BE IT RESOLVED that the Passaic County Planning Board recommends to the Passaic County Board of Chosen Freeholders that the Board of Chosen Freeholders hold the necessary public hearing and consider the adoption of the following amendment as a new section VIII of the Passaic County Subdivision Resolution:

VIII CORRIDOR ENHANCEMENT PROGRAM

A. PASSAIC COUNTY CORRIDOR ENHANCEMENT DISTRICTS

For all major subdivisions located on a County road designated as a Passaic County Corridor Enhancement District, the applicant shall be required to make a contribution equal to \$20 per linear foot of frontage on the County Road to the Corridor Enhancement Fund for that District. All funds received shall be used in conformance with the Corridor Enhancement Plan element of the Passaic County Master Plan for enhancements to the County right(s)-of-way and on properties fronting the County right(s)-of-way in that District or for area-wide planning.

The Passaic County Corridor Enhancement Districts are as follows:

Bloomingtondale: Paterson-Hamburg Turnpike (Main Street) and Union Avenue

Clifton North: Main Avenue from the Paterson line to the Passaic line

Clifton South: Main Avenue from the Passaic line to the Nutley line

Haledon: Belmont Avenue, Haledon Avenue and Pompton Road

Hawthorne: North Eighth Street, Goffle Road from North Eighth Street to Wagaraw Road, Wagaraw Road and Lafayette Avenue

Little Falls: East Main Street and Main Street from Browertown Road to Route 23; Paterson Avenue (McBride Avenue); and Union Avenue from Main Street to the Totowa line including the portion of Union Avenue in Wayne

North Haledon: Belmont Avenue

Passaic: Main Avenue

Paterson South: Main Street, McBride Avenue, Spruce Street and Market Street from Main Street to Spruce Street

Paterson North: Union Avenue, Belmont Avenue and West Broadway from Union Avenue to Belmont Avenue

Pompton Lakes: Paterson-Hamburg Turnpike and Ringwood Avenue

Prospect Park: North Eighth Street and Haledon Avenue from North Eighth Street to the Haledon line including the Paterson side

Ringwood: Greenwood Lake Turnpike and Skyline Drive

Totowa: Union Boulevard

Wanaque: Union Avenue and Ringwood Avenue

Wayne: Pompton Road and Paterson-Hamburg Turnpike from Pompton Road to the Pompton Lakes line

West Milford: Greenwood Lake Turnpike and Union Valley Road

West Paterson: McBride Avenue

The District includes all of the County Road or Roads within the municipality unless otherwise stated. Additional County Roads may be added to any established Corridor Enhancement District upon adoption by the Passaic County Planning Board of an amended Corridor Enhancement Plan element of the Passaic County Master Plan. Any funds received under this Corridor Enhancement Program which are not expended within 10 years shall be transferred to the general fund of the County provided that no further assessment for corridor enhancement shall be levied against said applicant.

B. PATERSON-HAMBURG TURNPIKE TRANSPORTATION IMPROVEMENT DISTRICT

For all major subdivisions which come under Passaic County Planning Board jurisdiction, which are located on or within 1/4 mile of Paterson-Hamburg Turnpike and for which a traffic study is required, the applicant shall make a contribution proportionate to the percentage of traffic their project will contribute at each intersection to the Paterson-Hamburg Turnpike Transportation District Fund. The contribution shall be based on either the estimated cost of improvements for each intersection as reported to the Passaic County Planning Board by the Passaic County Planning Director on a yearly basis and published on the County website or the actual cost of improvement for any intersection for which there have been improvements in the five years preceding the date the application was received.

Any contribution received under this Corridor Enhancement Program which are not expended within 10 years shall be transferred to the general fund of the County provided that no further assessment for intersection improvements shall be levied against said applicant. The Paterson-Hamburg Turnpike Transportation Improvement District covers all of Paterson-Hamburg Turnpike within the Township of Wayne and includes but is not limited to the intersections of Paterson-Hamburg Turnpike with Terhune Drive, Dawes Highway, Black Oak Ridge Road, Jackson Avenue, Alps Road, Berdan Avenue, Church Lane, Valley Road, Oldham Road and Ratzer Road/Pompton Road.

BE IT FURTHER RESOLVED that the Passaic County Planning Board recommends to the Passaic County Board of Chosen Freeholders that the Board of Chosen Freeholders hold the necessary public hearing and consider the adoption of the following amendment as a new section VIII of the Passaic County Site Plan Resolution:

VIII CORRIDOR ENHANCEMENT PROGRAM

A. PASSAIC COUNTY CORRIDOR ENHANCEMENT DISTRICTS

For all site plans which come under County Planning Board jurisdiction and are located on a County Road designated as a Passaic County Corridor Enhancement District, the applicant shall be required to make a contribution equal to \$20 per linear foot of frontage on the County Road to the Corridor Enhancement Fund for that District. All funds received shall be used in conformance with the Corridor Enhancement Plan element of the Passaic County Master Plan for enhancements to the County right(s)-of-way and on properties fronting the County right(s)-of-way in that District or for area-wide planning.

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- Pompton Lakes: Paterson-Hamburg Turnpike and Ringwood Avenue

Prospect Park: North Eighth Street and Haledon Avenue from
North Eighth Street to the Haledon line
including the Paterson side

Ringwood: Greenwood Lake Turnpike and Skyline Drive

Totowa: Union Boulevard

Wanaque: Union Avenue and Ringwood Avenue

Wayne: Pompton Road and Paterson-Hamburg Turnpike from
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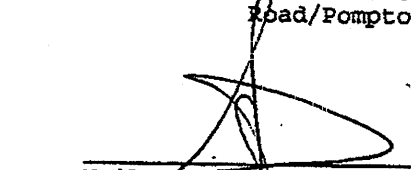
West Paterson: McBride Avenue

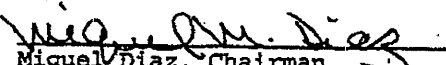
The District includes all of the County Road or Roads within the municipality unless otherwise stated. Additional County Roads may be added to any established Corridor Enhancement District upon adoption by the Passaic County Planning Board of an amended Corridor Enhancement Plan element of the Passaic County Master Plan. Any funds received under this Corridor Enhancement Program which are not expended within 10 years shall be transferred to the general fund of the County provided that no further assessment for corridor enhancement shall be levied against said applicant.

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For all site plans which come under Passaic County Planning Board jurisdiction, which are located on or within 1/4 mile of Paterson-Hamburg Turnpike and for which a traffic study is required, the applicant shall make a contribution proportionate to the percentage of traffic their project will contribute at each intersection to the Paterson-Hamburg Turnpike Transportation District Fund. The contribution shall be based on either the estimated cost of improvements for each intersection as reported to the Passaic County Planning Board by the Passaic County Planning Director on a yearly basis and published on the County website or the actual cost of improvement for any intersection for which there have been improvements in the five years preceding the date the application was received.

Any contribution received under this Corridor Enhancement Program which are not expended within 10 years shall be transferred to the general fund of the County provided that no further assessment for intersection improvements shall be levied against said applicant. The Paterson-Hamburg Turnpike Transportation Improvement District covers all of Paterson-Hamburg Turnpike within the Township of Wayne and includes but is not limited to the intersections of Paterson-Hamburg Turnpike with Terhune Drive, Dawes Highway, Black Oak Ridge Road, Jackson Avenue, Alps Road, Berdan Avenue, Church Lane, Valley Road, Oldham Road and Ratzer Road/Pompton Road.


Neil B. Mullar, Director
Passaic County Planning Board


Miguel Diaz, Chairman
Passaic County Planning Board

Dated: February 3, 2005