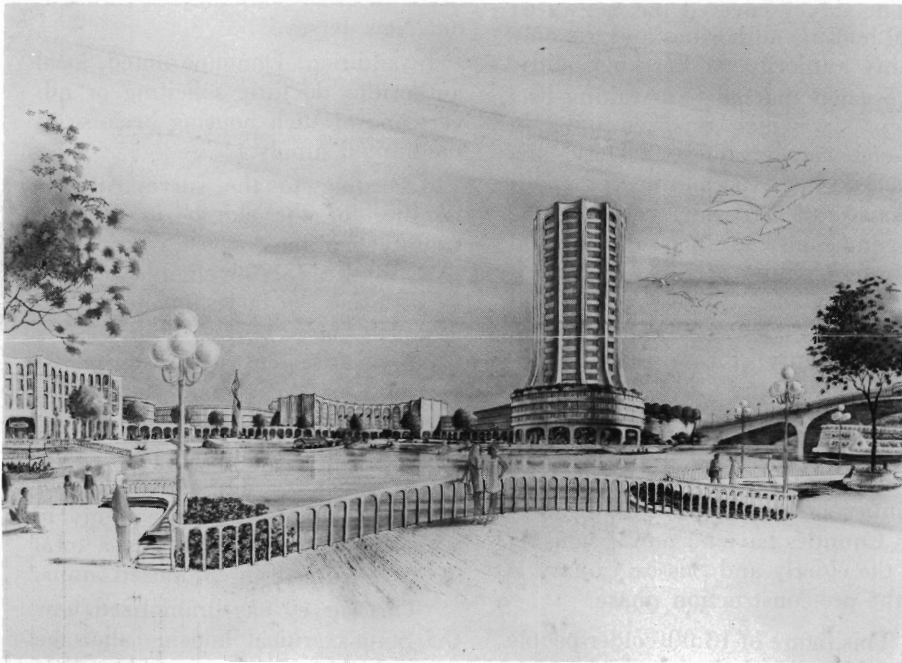


COMMUNITY

A Publication of the New Jersey Department of Community Affairs



THE BERRYS CREEK CENTER, a series of plazas that connect shopping, cultural, civic and business facilities, is part of the Comprehensive Land Use Plan proposed by the Hackensack Meadowlands Development Commission for the 20,000-acre Hackensack Meadowlands area in Bergen and Hudson Counties. Under the proposed plan, the center will be built along the Berrys Creek Canal near the geographical center of the Meadowlands and will be accessible to all kinds of transportation, including water transit.

New Planning, Zoning Act Is Proposed

Community Affairs Commissioner Edmund T. Hume has unveiled the major provisions of a comprehensive land use planning bill which is expected to be introduced in the State Legislature in January.

Addressing the opening session of the 55th Annual Conference of the New Jersey State League of Municipalities in Atlantic City on Nov. 17, Hume said:

"Many of us have been concerned that, unless we face the land use problems which confront us now, we might one day be faced with a statewide hodge-podge of development, unpalatable and unacceptable to all of us."

The Commissioner said the proposed land use act streamlines and strengthens local planning laws, establishes a framework for cooperative plan-

ning at all levels of government, and adds new State planning provisions, including creation of a State planning and development commission.

Discussing the role of New Jersey's 567 municipalities in implementing the proposed system, Hume said it "will work only if the municipalities want it to work. There is no enforcement machinery. There is nothing to keep a municipality from ignoring every other plan but its own."

Nonetheless, he noted, "... the Legislation will have set forth its intent that municipalities act reasonably in relation to their neighbors, and in relation to the continued overall growth and orderly development of the State."

The major provisions of the pro-
(CONTINUED on page 6)

Meadowlands Plan Offers Blueprint for Balanced Land Use

The Hackensack Meadowlands Development Commission last month unveiled its master plan for the 20,000-acre Meadowlands District in Northern New Jersey.

The district, comprising parts of 14 towns in Bergen and Hudson Counties, is slightly larger than Manhattan and within sight of its famous skyline. It has been described as the most valuable piece of undeveloped real estate in the world.

Governor William T. Cahill praised the plan before 200 government, scientific, economic, and civic leaders at a reception at Fairleigh Dickinson University in Rutherford. The Governor added that he had informed the White House of the national importance of the plan, asking the President to bring about a concerted federal involvement.

Gordon MacDonald, a member of the President's Council on Environmental Quality, attended the meeting along with other federal officials.

Community Affairs Commissioner Edmund T. Hume, chairman of the Hackensack Meadowlands Development Commission, presented the plan, noting that, "any worthwhile plan for the Meadowlands depends first upon the restoration of the environment." Commissioner Hume said the pivotal part of the plan is "a central six-square-mile regional breathing space, recreational water park, and marsh-conservation-wildlife preserve, running the length of the District."

The Commissioner mentioned plans for water pollution abatement, solid waste management, air quality monitoring, a nature education center, and important new concepts in land use, transportation, and zoning as further steps in upgrading the environ-

(CONTINUED on page 3)

Study Finds Shortage in Low-Rent Public Housing for Elderly

The demand for low-rent public housing for the elderly in New Jersey is twice as great as the current supply, according to a recent study released last month by the Department.

The study, conducted by the Department's Division on Aging, revealed that, as of June 30, 13,279 available low-rent public housing units for older people throughout the State were either occupied or under construction and promised for occupancy. It also found that about 13,000 eligible elderly applicants have been placed on waiting lists for future vacancies in these units.

According to the study, an additional 4,100 senior citizens units are currently in pre-construction or planning stages. It noted, however, that although applications for these units

have not yet been solicited and will not be accepted until construction begins, these units also are expected to have twice the number of eligible applicants.

The survey covered the State's 61 local housing authorities and the only county authority, in Bergen County. It revealed that all had waiting lists except six, which reported units in pre-construction phases. These six, which do not expect to accept applications until early next year, are the Bergen County housing authority and the municipal authorities of Clementon (Camden County), Freehold (Monmouth County), Penns Grove (Salem County), Pleasantville (Atlantic County) and Newton (Sussex County).

The study contained figures for developments in 18 of the State's 21 counties, since Burlington and Hunterdon Counties have no public housing for the elderly and Sussex County is in the pre-construction phase.

"This figure of 13,000 older people on waiting lists indicates the tremendous need for low-rent housing for New Jersey's elderly," said Edward L. Donohue, director of the Division

on Aging. "And this figure represents an absolute minimum need, since our findings were limited only to municipalities with housing authorities and could not, therefore, include needs in other communities throughout New Jersey."

In addition, Donohue noted, local authorities do little soliciting or advertising of such housing because of the limited supply.

According to the survey, public housing for the elderly in Hudson County had the longest waiting list — a total of 5,250 eligible persons — awaiting vacancies among 2,490 occupied or promised units. Essex County was second with a waiting list of 1,666 for 3,594 units, and Union County was third, with 1,206 on the waiting list for 816 units.

The smallest waiting list, consisting of five applicants, was found in Somerset County, which has a total of 40 occupied or promised units.

"This survey has dramatized how the State's critical housing shortage particularly affects our older New Jerseyans, many of whom live on limited or fixed incomes," Donohue added.

LOCAL OFFICIALS view the operation of a modern information retrieval system that contains facts on available federal aid programs. The Department displayed the system last month at the 55th Annual Conference of the New Jersey State League of Municipalities in order to determine whether such a system should become a regular service.

State Poverty Unit Gets Federal Grant

The Department has received a \$469,000 grant from the U.S. Office of Economic Opportunity (OEO) to help meet the cost of operating the State Office of Economic Opportunity (OEO) for fiscal year 1971.

The federal grant will be supplemented by a \$170,000 State-aid appropriation for economic opportunity programs in the Department's 1970-71 budget.

These combined funds will enable the State Office to continue its technical assistance to 24 community action (antipoverty) agencies and 14 local and county legal services agencies.

The State OEO assists community action agencies with fiscal management and in planning and obtaining financing for housing, employment, health and education programs. Its Office of Legal Services works with local legal services agencies, which represent the poor in civil matters, and assists them in developing ways to better serve their clients.

In addition, the funds will enable the OEO staff to develop antipoverty programs on the state level, in conjunction with other appropriate state agencies.





GROUNDBREAKING ceremonies (above left) were held last month in Rahway for Rahway Plaza, a 288-unit, \$8.6 million apartment development financed by the New Jersey Housing Finance Agency (NJHFA). Participating in the ceremonies were (left to right) Community Affairs Commissioner Edmund T. Hume, Rahway Mayor John C. Marsb, Rahway Redevelopment Agency Chairman Albert Goetz, and NJHFA Executive Director John P. Renna, Jr. A rendering of the development is shown at right.



THE RENDERING above shows Jason-town II, a 374-unit, \$7.075 million development now under construction in Wallington (Bergen County) with financing from the New Jersey Housing Finance Agency (NJHFA).

HFA Opens First Housing Development in Southern Jersey

The New Jersey Housing Finance Agency (NJHFA) has opened its first housing development in southern New Jersey.

NJHFA Executive Director John P. Renna, Jr. announced last month that more than 50 of the 189 apartments in the Madison House, a reconverted former hotel in Atlantic City, are now occupied. The structure, purchased and rehabilitated with a \$2 million mortgage loan provided by NJHFA, is exclusively for the elderly.

Previously opened NJHFA developments are in Newark and Paterson. The first Madison units were occupied early in October.

The Madison House is the former Madison Hotel, located on South Illinois Avenue, one-half block from the boardwalk. It was totally rehabilitated, including installation of another elevator and stairwell, painting, and improved electrical wiring.

The sponsor of the project, and recipient of the NJHFA mortgage loan, is Presbyterian Homes Limited, of Princeton, a non-profit corporation formed by Presbyterian Homes of the Synod of New Jersey.

Renna said, "With the opening of Madison House, we are moving to serve the housing needs of citizens in the southern part of New Jersey. With the significant growth

being experienced in this part of the State, the need for housing low- and moderate-income families is critical."

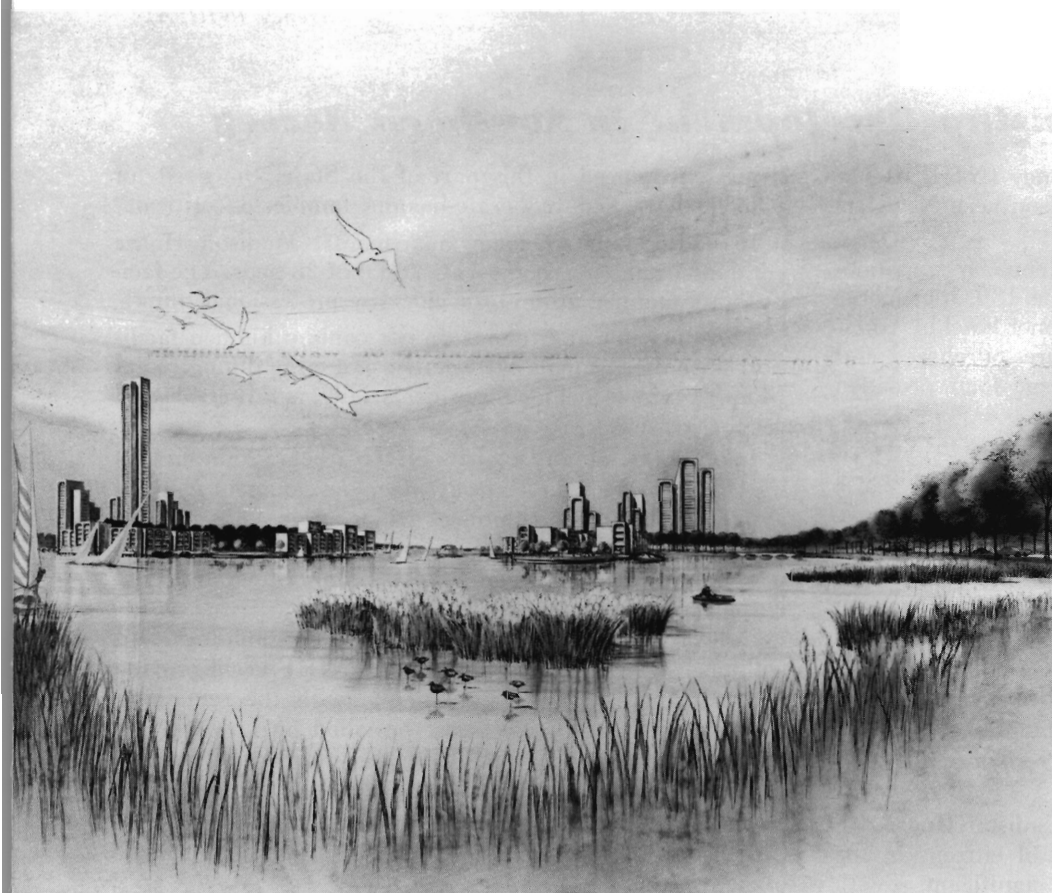
In addition to efficiency apartments, Madison House contains 14 nursing rooms with a total of 28 beds. The facilities are manned around the clock by professional nurses.

The efficiency apartments do not contain kitchen facilities, since the residents eat together in a large dining room. Monthly rentals include three meals daily, maid service and nursing service.

In addition, late in October, NJHFA held groundbreaking ceremonies for the Rahway Plaza development in Rahway. The \$8.6 million project will contain 288 units of moderate-income housing, and is being constructed on urban renewal land, fronting on Lower Main Street and East Hazelwood Avenue.

Rahway Plaza will consist of two 12-story buildings, and will have 288 on-site parking spaces. NJHFA will provide \$7.7 million in mortgage financing, with the remaining 10 per cent of the project cost provided by Lower Main Street Associates, a limited-dividend housing partnership, with offices at 21 Meridian Street, Iselin.

There will be 148 one-bedroom apartments, 118 two-bedroom units, and 22 three-bedroom units in the development.



THE RENDERING above shows how the Hackensack Meadowlands would look under the Comprehensive Land Use Plan proposed by the Hackensack Meadowlands Development Commission, a quasi-independent agency in the Department. The Meadowlands consist of 20,000 acres of mostly vacant marshes and meadows that extend across 14 communities in Bergen and Hudson Counties. At left, man living in harmony with nature is the basic idea behind the islands of housing, such as this one, proposed under the plan. These islands would be located near water conservation areas, parks and recreational facilities and away from areas designated for other land uses.

MEADOWLANDS *from page 1*

ment. He described other main features of the plan, including:

- ▶ a water-oriented business, shopping, civic and cultural complex built along parks, plazas, and the restored Berrys Creek Canal in the west-central part of the District. The complex includes office buildings and a regional shopping center and educational and cultural institutions such as museums, art galleries, and facilities for performing arts.

- ▶ complete residential neighborhoods, bordering major parks and recreation areas, with internal linear parks and pedestrianways linking all school, recreational, and commercial facilities.

- ▶ island residential clusters built along the water and overlooking the preserved marshland, with shopping, educational and parking facilities part of each island cluster.

- ▶ a total of 70,000 new housing units, of mixed high, medium and town house construction, with an estimated population of 185,000.

- ▶ employment zones with increased office, business, hotel, entertainment and research uses, plus the extension of existing developments in line with local employment needs and tax ratables. This will mean an eventual total of 200,000 jobs.

- ▶ 1,000 acres of public park and 500 acres of commercial recreation space, such as marinas and golf courses, in addition to the six-square-mile river park conservation feature for a total of 5,450 acres of open space. This recreation area will buffer existing developed land and also will extend in fingers from water areas to the plan's residential zones and to upland areas.

- ▶ new and improved commuter and rail transit facilities, including Transportation Centers, to ease commuter transfer to New York, Newark and other destinations. The Transportation Centers will include office buildings and will be themselves destinations for many commuters.

- ▶ transformation of landfill sites to upgraded uses, mainly park and recreational, to remove blight and to enhance neighboring land.

Commissioner Hume projected that

the development would yield \$4 billion in ratables over the 30-year development period.

"This, along with a great deal of investment in institutional and public facilities, will have a terrific impact upon the economic future of the State," he said. "But, this plan is more than a simple numbers game, so many acres of this and so many miles of that, thousands of these and millions of those, although it does contain this sort of figuring. These numbers can change and will. What is more important is the challenge to perceive in the future of the Meadowlands a totality that is both inspiring and possible."

State Senator Fairleigh S. Dickinson, Jr. of Bergen County, a pioneer in the development of the Meadowlands program and the chief sponsor of the legislation creating the Commission, spoke of the "long history of attempts at a sensible use of the Meadowlands which seemed to be eluding us until the Commission was created. Now this plan shows the worth of those many years of effort."

The plan was put together by a nationally known team of experts headed by Dan Coleman of Greenbrae, California, who is also the chief planner for the "new town" at Reston, Virginia.

Implementation of the plan actually began with publication of Stage I of the Commission's Master Plan last year. Under Stage I, development within some 10,000 acres of Meadowlands was deferred for a period not to exceed two years. At the same time, development was permitted to go forward in 2,500 other acres, largely in those areas where contiguous, existing development dictates future use.

The two-year period allows the Commission to conduct public hearings on the Land Use Plan, so that worthwhile modifications can be included before the plan is adopted.

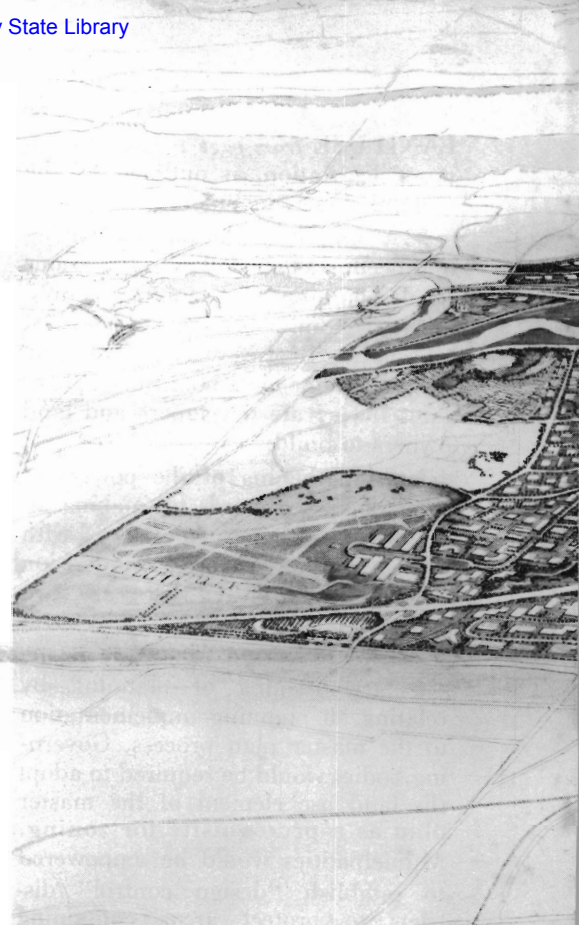
Financing of the program for the District will come largely from private sources, according to the plan. Supportive funding, particularly at the outset, will be obtained from State and federal sources under existing grant-in-aid formulas.

The Commission has demonstrated the economic feasibility of its plan

by subjecting the project to computer analyses based on such input data as land value, construction and development costs allowing for inflation and other escalations over a 30-year period. Using these estimates, the results of several computer runs indicate that the plan will create investment opportunities that more than justify the expenditures.

The plan calls for the staged development of flood control and reclamation systems, advanced facilities for the abatement of water pollution, new transportation facilities, including roads and rails, and, at a later time, water transit along the Hackensack River. There is also a plan for the containment and phasing out of garbage dumping and for the construction of modern, solid waste disposal facilities to replace the dumps.

Copies of the 60-page Land Use Plan, presented in four sections, are available at a cost of \$3.00 each from: Hackensack Meadowlands Development Commission, 1099 Wall Street West, Lyndhurst, N.J. 07071. The publication contains an ecological analysis of the Meadowlands, the Land Use Plan itself, and a section on implementation.



LAND USE *from page 1*
posed legislation, as outlined by the Commissioner, include:

► A simplifying and modernizing of procedures to be followed by various local planning and zoning bodies, with the aim, wherever possible, of eliminating the necessity of action by more than one local board of applications by private developers and land owners to build.

► Strengthening of the powers of local planning boards by making all planning boards "strong" boards, with the power to approve all sub-division proposals. Presently, there are two types of boards: "weak," or referral boards, and "strong" boards.

► Strengthening of planning by relating all planning implementation to the master plan process. Governing bodies would be required to adopt the land use element of the master plan as a prerequisite for zoning. Municipalities would be empowered to establish "design control" districts to protect areas containing buildings of historical, architectural or cultural merit.

► Municipalities would be required to "take into consideration" the official plans of adjacent municipalities, the county and the State. Joint municipal planning at the option of the municipalities would be authorized through a provision for regional planning boards, regional boards of adjustment, and joint planning or zoning officers.

► A requirement that the State notify municipalities of proposed

State installations. There would be an official State capital program, State development plan and official State map available to municipalities and counties for reference.

► Creation of a State Planning and Development Commission, consisting of cabinet officers or their alternates, and six citizens appointed by the Governor to staggered terms. The Commission would prepare a State development plan and recommend a long-range capital program for State facilities and acquisitions for a State land reserve for various State purposes.

► Authority for the new State Planning and Development Commission to delineate and recommend regulations for development of land around "critical areas" — land around airports, State highways and interchanges, and State lands and flood plains.

The Commissioner said new land use planning legislation is needed because "the tools we now have for planning and implementing our planning decisions are outmoded. Since the 1950s, nearly everyone concerned with land development has recognized that these laws need codification and modernization because they are often contradictory and outdated." He noted that some zoning legislation dates back to 1928.

He added: "We need a comprehensive, consolidated piece of legislation that will codify existing law. Planning tools need to be coordinated by including powers for planning, capi-

tal programming, subdivision control, site plan review and zoning in one act. In addition, we must provide stronger tools at all levels of government to insure the proper development of this State. The land use planning act attempts to do all of this."

Hume noted that the Department's Division of State and Regional Planning, charged with drawing up the new legislation, called upon the "expertise of organizations and interest groups from all levels of New Jersey public life." Among the groups included on committees created to advise and assist the Department in drawing up the legislation were representatives of the New Jersey State League of Municipalities, The Institute of Municipal Attorneys, The New Jersey Conference of Mayors, The New Jersey Taxpayers Association, The New Jersey Federation of Planning Officials, and the Association of Real Estate Boards.

State Senator Willard P. Knowlton of Bergen County and Richard J. Coffee of Mercer County are expected to sponsor the legislation. Copies of the legislation are not expected to be available until late January, 1971.

However, copies of Commissioner Hume's speech outlining the essentials of the legislation, and a summary of key provisions on the legislation are available, without charge, from the Office of Public Information, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, New Jersey 08625.

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