

**Amended Redevelopment Plan
for the
16th STREET AREA
NORTH BERGEN, NEW JERSEY**

March 2001

Adopted January 27, 1999 (Resolution 99-5)
Amended October 27, 1999 (Resolution 99-66)

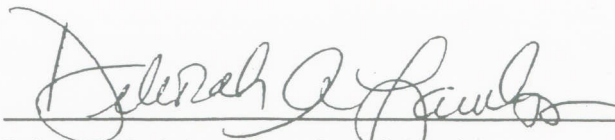


Prepared by:
Hackensack Meadowlands Development Commission
One DeKorte Park Plaza, Lyndhurst, New Jersey 07071
(201) 460-1700

**Amended Redevelopment Plan for the 16th Street Area
North Bergen, New Jersey**

**Hackensack Meadowlands Development Commission
2001**

Jane Kenny, Chairwoman
Eleanore Nissley, Commissioner
Janet Higgins, Commissioner
John J. Rose, Commissioner
Mia Macri, Commissioner
Harry K. Parsons, Commissioner
Michael Gonnelli, Commissioner



It is certified that all copies of this document are in conformance with the one which was signed and sealed by Deborah A. Lawlor, P.P., License No. 04284

CONTENTS

I. REDEVELOPMENT PLAN STATUTORY CRITERIA

A. REQUISITE PLAN INFORMATION.....	5
B. SPECIFIC PLAN REQUIREMENTS RELATIVE TO TRACT.....	6
1. Plan Relationship to Local Objectives.....	6
a. Appropriate Land Uses.....	6
b. Improved Traffic and Public Transportation.....	9
c. Public Utilities.....	10
d. Recreational Facilities.....	10
e. Community Facilities.....	10
2. Land Use Assumptions, Policies, and Options.....	10
a. Assumptions.....	10
b. Policies.....	11
c. Options.....	11
3. Identification of Property to be Acquired.....	12
4. Significant Relationships to Master Plans and Development Regulations.....	12
a. Relationship to Master Plans.....	12
b. Relationship to HMDC Regulations.....	13

II. POTENTIAL IMPLEMENTATION STRATEGIES

A. POWERS OF REDEVELOPMENT AGENCY.....	13
B. HMDC INVOLVEMENT.....	14
1. Zoning.....	14
2. Financial Support.....	16
a. In House Financial Incentives.....	16
b. Other Financial Incentives.....	16
c. HMDC as Developer.....	16
d. Joint Venture or Sale with Redeveloper.....	16