

**BOROUGH OF MOONACHIE**

**MASTER PLAN**

**REEXAMINATION REPORT**

**MAY 1, 2007**

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# ACKNOWLEDGEMENTS

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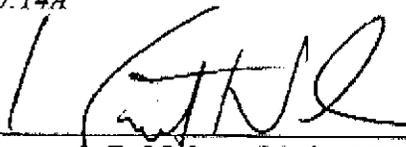
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*This document was adopted by the Moonachie Planning Board on May 10, 2007*

*This copy conforms to the original of this report, which was signed and sealed by Kenneth P. Nelson PP/AICP – New Jersey Professional Planners License #1314; as required by NJSA 45:14A*



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## 1. Introduction

The Borough of Moonachie is a community of approximately 1.7 square miles located in the southwest sector of Bergen County (See Exhibit 1-Bergen County Sectors Map). According to the 2000 census data, the total resident population, at that time, was 2,754 (See Appendices A, B and C for more census data). This compares to a 1990 population of 2,817. It should also be noted that the 2000 census figure represents less than 1% of the total population of Bergen County and approximately 2.5 % of the population of the southwest sector of the county.

Furthermore, The Borough can be considered a community that is nearly fully developed, although there are portions of Teterboro Airport that do not accommodate any development and contain either wooded tracts or wetlands. Two maps, at the end of this document (Appendices D & E), depict the existing conditions in the Borough. Appendix D is an aerial photo of the community and Appendix E depicts, on that aerial photo, the various land use categories that exist within the Borough. These categories represent how properties are currently being used, not necessarily how they are zoned. Appendix F, on the other hand, contains the Borough Zoning Map and this map is the authoritative source regarding the legal use of each property within the Borough, not subject to the controls of the NJ Meadowlands Commission or under the ownership of the Port Authority of New York and New Jersey.

In 1978, the Moonachie Planning Board adopted a Master Plan and subsequently conducted reexaminations of that document in 1988, 1994 and 2000. Since 2000, the Planning Board has also undertaken one or more planning studies related to the future of the Borough, which will be discussed later in this document.

This document, The 2006 Master Plan Reexamination Report – which in effect becomes a component of The 1978 Master Plan, once adopted by the Planning Board - is in fulfillment of the requirement established by N.J.S.A. 40:55D-89, which, in part, states the following:

“The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board...” N.J.S.A. 40:55D-89 also stipulates the format that a reexamination report must follow. In short, a reexamination report shall include:

- A. The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to that date.
- C. The extent to which there have been significant changes in the assumption, policies, and objectives forming the basis for the master plan or development regulations as last revised.



- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared.
- E. Recommendations concerning the incorporation of any adopted redevelopment plans in to the land use element of the Master Plan.

In addressing the components of N.J.S.A. 40:55D-89, a municipality has the opportunity and responsibility to consider the various factors that relate to the physical and socio-economic character of the community. Although Moonachie is a community that is nearly fully developed, it is important to note that it is not only the suburban and rural communities in New Jersey, with large undeveloped tracts of land, where change occurs. Most, if not all communities, experience change over time, although in many instances, the change is subtle and often it is almost imperceptible.

This document, The 2006 Master Plan Reexamination Report, is intended to help Moonachie focus on the changes that have occurred since 2000 that have affected the community and more importantly to also identify those issues that either are affecting the municipality now and / or will do so in the years ahead. This document, by itself, is not intended to be a new Borough Master Plan. It will, however, identify certain changes to the Borough Master Plan and / or Land Development Regulations, which can and should be adopted now, as well as other tasks that may need to be undertaken in the future.

In summary, this document's primary purpose is to bring the Borough into full compliance with the provisions of N.J.S.A. 40:55D-89. And in doing so, the planning issues specific to Moonachie will be addressed and decisions made about what efforts are needed now and in the future concerning each.

## 2. The Major Land Use Problems and Objectives as of the Last Master Plan Or Master Plan Reexamination Report

The 2000 Master Plan Reexamination Report, prepared by Jason Kasler PP, AICP of Kasler Associates, included the major land use related problems and objectives identified in the 1994 Reexamination Report. This material apparently was derived from both the aforementioned document, as well as material contained in the 1988 Reexamination Report and the 1978 Borough Master Plan. In the 2000 Master Plan Reexamination Report, six separate categories are listed under the section entitled "Major Problems Reported In 1994 Reexamination Report". They are listed below as follows:

- Development of Vacant Land
- The Hackensack Meadowlands Development Commission
- Teterboro Airport
- Scattered Residential Development
- Traffic and Circulation
- Drainage Conditions

The section containing the aforementioned categories, contains the Master Plan Goals and Objectives that were also included in the Borough's 1978 Master Plan. Those goals and objectives are included herein as Appendix G.

The 2000 Reexamination Report also indicates how the identified problems and issues have or have not been addressed between 1994 and 2000. That information is presented in the section entitled "**Reduction In Problems Reported In 1994 Reexamination**". The information in that section can be summarized as follows:

*The 2000 Reexamination Report specifically states that "Many of the issues identified (in the 1994 Reexamination Report) have not been altered significantly and in some instances have increased in scope and scale". This section goes on to mention that traffic problems had worsened during the 1994 – 2000 time frame and that the amount of vacant land was less in 2000 than 1994. It is also noted, in this section, that much of the Borough land mass is still controlled by the New Jersey Meadowlands Commission (The HMDC at that time) and The Port Authority of New York and New Jersey and that ...."Residential development continues to be located in various portions of the community".*

*Population data is also presented, indicating how the Borough population changed over a period of several decades. However, the 2000 census data was not yet available at the time the 2000 Reexamination Report was compiled, so there was no opportunity to determine what demographic changes may have occurred in the Borough between 1990 and 2000.*

*Building permit data is also presented in this section and indicates that the amount of residential development that occurred, from 1981 to 1999 was*

*minimal, averaging approximately 4 housing units per year. The amount of non residential development, form 1982 to 1993 was substantial (247,000 sq ft), however, during the remainder of the 1990's, the amount of non residential development was minimal.*

*Employment data was also presented in this section for a seventeen year period (1980 to 1997), indicating that the number of jobs in the Borough fluctuated from a high of 8,444 in 1985 to a low of 6,309 in 1995. However, by 1997 the number of jobs had increased again to 7,427.*

*In summary then, the section of the 2000 Reexamination Report entitled "Reduction In Problems Reported In 1994 Reexamination" does not provide much information about what efforts, if any, had been made to address the problems identified in 1994 or whether some or any of the problems discussed therein are actually solvable.*

Next, in addition to evaluating how various problems and issues had or had not been addressed, the 2000 Reexamination Report listed various changes in the policies, objectives and assumptions forming the basis for the Borough's Master Plan in a section entitled "**Significant Changes**". Finally, the 2000 document also contains a section entitled "**Recommendations**", which lists various planning related activities that should be pursued. The material in those two sections can be summarized as follows:

*With respect to the "Significant Changes" listed in the 2000 document, a substantial portion of that section (11 pages) simply lists changes to the NJ Municipal Land Use Law (NJMLUL) that were enacted over a period of 10 years, prior to the preparation of the 2000 Reexamination Report. Many of these changes were relatively minor and had only a minimal impact on the planning policies of the Borough. However, some were significant such as the provision of the NJMLUL that allows child care facilities in any non residential zone. Other NJMLUL changes, of consequence to the Borough, involved requirements related to the issue of affordable housing, as administered by the NJ Council On Affordable Housing (COAH). It was specifically mentioned that the Borough needed to address this issue via a new Housing Plan.*

*The "Significant Changes" section concludes with a two page summary which identifies the following items:*

- **The Hackensack Meadowlands Master Plan** (now the New Jersey Meadowlands) - The only comment related to this matter mentions a potential 2 million sq ft shopping center to be constructed near Moonachie
- **American With Disabilities Act** - It is noted that this legislation affects all buildings – public and private – frequented by the general public and requires that such buildings be accessible to the physically challenged

- **Fair Housing Act** - This comment simply mentions amendments to the Act and COAH's rules and the fact that the Borough should prepare a new Housing Plan and seek substantive certification from COAH
- **NJ State Master Plan / Cross Acceptance** - This comment notes that a new State Master Plan is proposed to be released in 2001.
- **Residential Site Improvement Standards (RSIS)** - It is noted that in 1997 the RSIS provisions became effective and superseded many municipal land development regulations

*The "Recommendations" section consists of two pages and lists four specific recommendations. They are summarized as follows:*

- **Zoning Ordinance Amendments** - The recommendations are non specific and simply suggests "some new definitions, procedures and standards which are reflective of current planning"
- **Historic Planning and Zoning** - Preparing a new Historic Preservation Element of the Master Plan is suggested
- **Land Use Plan** - It is recommended that a new Land Use Plan be prepared because of the age of the existing Land Plan and the outdated material on which it is based. It is also mentioned that the Land Use Plan should include the limits of the airport safety zone related to Teterboro Airport.
- **Relationship to Adjoining Communities / State Plan.** It is noted that information pertaining to the planning policies of adjoining municipalities and the State Plan is outdated and needs to be made more current

In summary then, the 2000 Master Plan Reexamination Report established some bench marks which serve as way to evaluate how conditions in the Borough can be improved, so that the quality of life of Borough residents can be enhanced. The next section of this report considers how those bench marks have or have not been addressed

### 3. The Extent to Which The Problems As Well As the Goals And Objectives Have Or Have Not Been Addressed

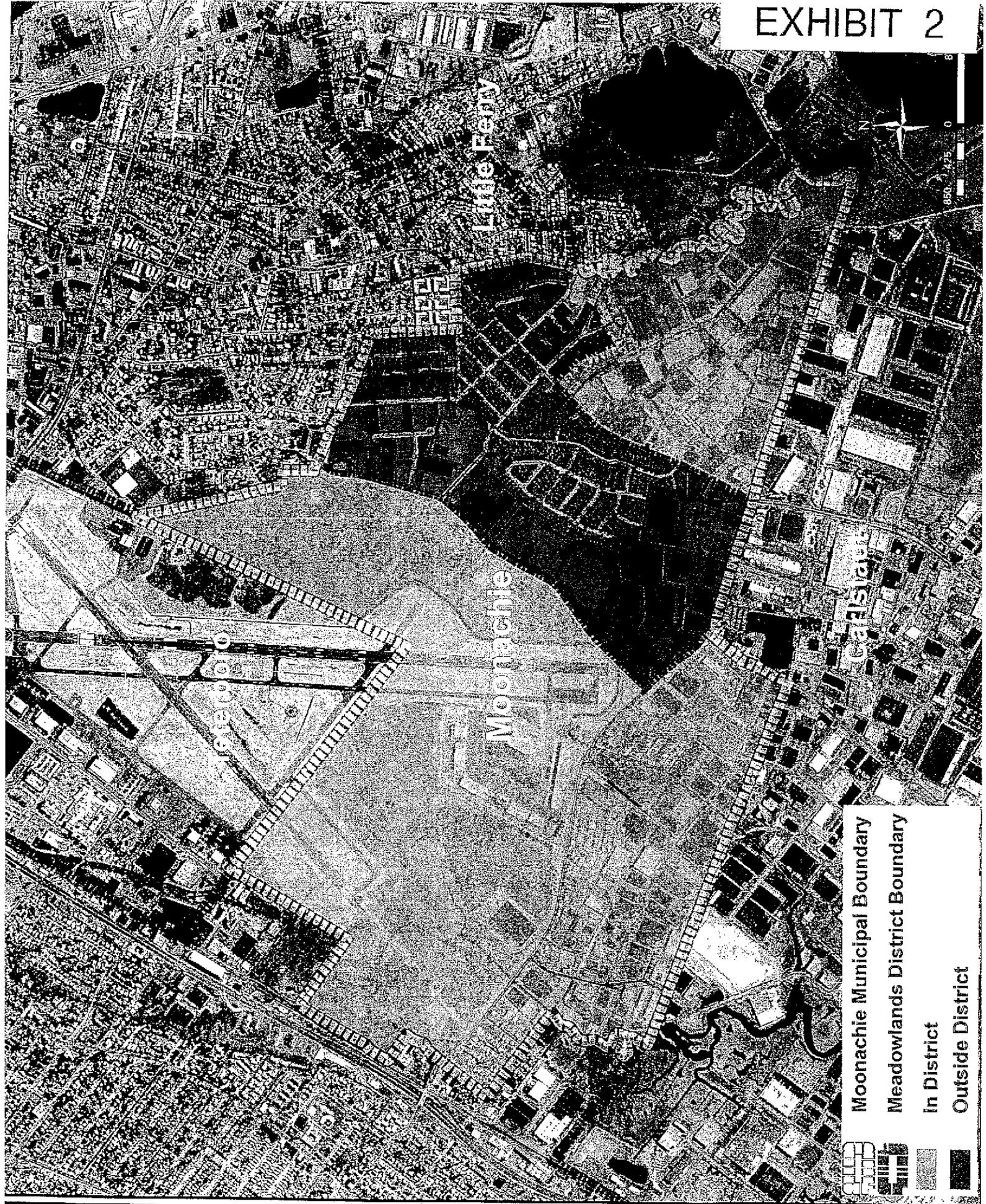
As already noted in Section 2 of this document, the problems and objectives identified in The 2000 Master Plan Reexamination Report, as being the primary concerns raised in the 1994 Reexamination Report, were not substantial in number and could be grouped into six categories. In addition the 2000 document lists additional items and issues that were either unknown in 1994 or were overlooked at that time. The extent to which all of these matters, have or have not been addressed, can be summarized as follows:

*Clearly, many of the matters raised in the 2000 Reexamination Report are not "solvable" in the sense that any action by the municipal government or other governmental agencies can rectify the "problem". For example, the **lack of vacant land** cannot be altered because the Borough cannot expand its boundaries and it is unrealistic to expect that a substantial number of developed parcels will become "vacant" in the future via the demolition of existing structures. However, it is important to note the diminishing amount of vacant land for several reasons. First, the Borough needs to determine if any existing vacant parcels should be preserved now. Secondly as properties are redeveloped consideration can be given to retaining portions of the redeveloped sites as open space. Finally, as the Borough approaches a fully developed state, it will be important to guard against the "overdevelopment" and intensification of existing developed parts of the community. In this regard some initial steps are being taken to guard against overdevelopment. The steps have involved both some limited planning efforts, as well as an enhanced enforcement effort. More will be discussed about this later.*

*Mention is also made of **Teterboro Airport**, which is under the jurisdiction of the Port Authority of New York and New Jersey, and the **New Jersey Meadowlands Commission (NJMC)**, which has jurisdiction over 75% of the Borough land mass - see Exhibit 2 "Properties In and Out of the NJMC District". Again, this is a constraint that the Borough has little control over. Both agencies are here to stay. The question that must be asked is whether or not these agencies have been responsive to the Borough's needs and concerns. The answer to that question is mixed, with some positive interaction occurring over the last several years but with many issues still unresolved. One positive example is the agreement reached between the Borough and the Port Authority to allow the construction of a new DPW facility on Port Authority land.*

*In addition to the aforementioned items, the 2000 Reexamination Report lists "**scattered residential development**" as a problem, in the sense that there are small enclaves of residential development, consisting of the two mobile home parks adjacent to Moonachie Ave and a small cluster of one and two family homes along the border with Wood-Ridge near Route 17, that are separate and apart from the main residential areas of the community in the vicinity of Moonachie Road. Again, as with Teterboro Airport and the lands controlled by the NJMC, this issue is not "solvable". The question, however, is can and has*

**BOROUGH OF MOONACHIE -  
PROPERTIES IN & OUT OF THE NJMC DISTRICT**



**Municipal Boundary**

**District Boundary**

**In District**

**Outside District**

*anything been done to better incorporate these areas into the full spectrum of Moonachie community life and can these areas be enhanced so that they are viewed as being residential environments, equal to the main residential areas of the Borough? To date, there have been some steps taken in that regard but for the most part, these areas are still considered separate areas; almost "non Moonachie" neighborhoods.*

***Traffic issues and drainage problems** are also listed in the 2000 Reexamination report as areas of concern. Some local drainage work has been undertaken in recent years but the primary problem is that much of Moonachie is flood prone, consequently, drainage problems will continue to persist in the future. However, there is some disagreement about just how much of the Borough is flood prone and a map issued in 2005 by the Federal government, depicting flood prone areas, is currently being challenged by the Borough.*

*With respect to traffic matters, as development has increased beyond the Borough boundaries, traffic throughout the Borough has increased. During peak traffic hours there are several intersections within the Borough that are congested and since 2000 there have been no efforts undertaken to relieve that congestion. For the most part the responsibility for undertaking such efforts falls to jurisdictions other than the Borough of Moonachie. However, there is a road reconstruction project currently in the planning stages that involves Redneck Rd that, although not designed to ease traffic congestion, will have some traffic safety benefits associated with it.*

*The 2000 Reexamination Report also lists several other matters as either "significant changes" that had occurred between 1994 and 2000 or "recommendations" that were important enough to put on the Borough's "TO DO" list. Probably the most important item in those two categories was reference to the Borough's COAH obligation. That obligation has been partially addressed by the filing, with COAH in 2006 of the Borough's **Housing Plan and Fair Share Plan.***

*Finally, the 2000 Reexamination Report also recommends undertaking some modifications to the Borough zoning controls and the Borough Master Plan. The accomplishments in this category, since 2000, include the preparation of the aforementioned Housing Plan, an ordinance to control telecommunications facilities, changes to the bulk requirements in the R-1 and R-2 Zones and the preparation of a Stormwater Management Plan for the Borough.*

#### 4. Significant Changes in the Assumptions, Policies and Objectives Forming the Basis of the Master Plan

Since 2000, a variety of local, county, state and federal actions, related to land use, have impacted or will impact the Borough's planning policies, goals and objectives.

Starting at the federal level, legislation related to religious institutions has created some uncertainty about the ability of municipalities to strictly regulate the location and extent of houses of worship. This legislation is currently being litigated and that litigation should be monitored in order to determine if changes to the Borough's land use controls will be needed.

There have also been, or will be shortly, many changes at the state level, which relate directly to the Borough's planning goals and objectives. Specifically, the New Jersey Council on Affordable Housing (COAH) has adopted a new set of regulations - the third round rules. These new rules employ a new concept, known as growth share, which will determine a municipality's affordable housing obligation based on the amount of residential and non-residential growth that a municipality absorbs. However, as of the date of this report, an Appellate Division decision has invalidated some of the COAH regulations and it is uncertain how soon this matter will be resolved and new COAH regulations established. Another set of state level regulations, that will impact the Borough, involve stormwater controls and stormwater related planning requirements.

Also at the state level, several planning efforts have had and will continue to have an impact on the Borough. Specifically, the New Jersey State Development and Redevelopment Plan and the Cross Acceptance Process require municipalities to coordinate and reconcile, to the greatest extent possible, the goals and objectives at the local level with those that are contained in the State Plan. The first phase of the Cross-Acceptance Process has finished, as this report is being written, and this process is coordinated by the Bergen County Department of Planning and Economic Development.

Also since 2000, a substantial number of environmental regulations have been enacted or strengthened by the State of New Jersey regarding wetlands, wastewater treatment, public water supplies and other matters involving the health, welfare and safety of the population. The state also substantially revised the statutes governing the redevelopment of distressed properties and neighborhoods, which has given municipalities more flexibility in connection with community revitalization projects.

At the federal, state and county levels, several other matters have had or will have either a direct or indirect impact on the Borough. They include such items as follows:

*At the federal level, the United States Supreme Court issued an opinion related to a municipality's authority to undertake redevelopment projects. Although the case in question did not involve a New Jersey municipality, the repercussions from that*

*decision may affect redevelopment efforts in communities like Moonachie if pending legislation, now being considered by the NJ Legislature, is passed. At the state level, the completion of the Secaucus transfer station, enhances rail mobility within northern New Jersey, which may have a beneficial impact on Moonachie and its neighbors in the years ahead. Finally, the Highlands Council is a newly created state agency that has jurisdiction over an area of several hundred thousand acres, stretching from upper Bergen County, through Passaic, Morris and Sussex Counties and into Hunterdon County. Although Moonachie is outside of this agency's jurisdiction, the impacts from this agency's decision could impact the Borough. For example, the Highlands Council recently announced a plan to transfer the development rights from some undeveloped acreage in Morris County to Lodi in Bergen County. The Morris County land will be preserved in its natural state and in return, Lodi, will receive money for accepting the development that will result from the transfer of these development rights.*

And at the municipal level, the adjoining municipalities of Little Ferry, Wood-Ridge, Hasbrouck Heights, Rutherford, East Rutherford, Carlstadt, Hackensack, Ridgefield, Ridgefield Park and South Hackensack have experienced changes or have initiated changes in policy that have had or may have an impact on the Borough. Some of those changes are summarized as follows:

***Wood-Ridge** has been involved for several years in the pursuit of the redevelopment of the former Curtiss-Wright Industrial Complex in the northwest quadrant of that community. The redevelopment plan for that property envisions a mixed-use project, which will include over 750 housing units, as well as some commercial development. Also included, as part of the project, will be a rail station.*

***Little Ferry's** waterfront along the Hackensack River may be dramatically changed in the years ahead as the result of projects aimed at making better use of this river frontage than many of the businesses that exist there now.*

***East Rutherford**, of course, is home to the Sports Authority complex and the Xanadu project now under construction. But in addition, East Rutherford has undergone a transformation especially along Route 17 and in the vicinity of rail station that services East Rutherford and Rutherford. Specifically, high density residential development and "big box" commercial projects have materialized in recent years, adding to the traffic and congestion in the general vicinity of Moonachie.*

*Rutherford has also undergone a transformation in the vicinity of the aforementioned rail station that serves both Rutherford and East Rutherford. In addition the Borough has either approved or is supportive of projects in the vicinity of Route 17 and in the Meadowlands, which may add several thousand additional housing units in close proximity to Moonachie*

In summary, just four municipalities have been mentioned above that have been engaged in planning activities which have started to change, and will continue to change, the regional setting of which Moonachie is a part. Other municipalities are engaged in similar planning and redevelopment activities which will generate additional impacts affecting both the region in general and Moonachie specifically.

With respect to Moonachie itself, there are a number of changes that have occurred within the municipality that are worth noting. Starting with some pertinent demographic data, it should be noted that The 2000 Master Plan Reexamination Report was written prior to the release of all of the 2000 census data. So, a brief review of the current census data is warranted here. However, it should be noted that the Borough's 2006 Housing Plan does review, in some detail, that same census information.

In terms of the overall population within the Borough, during the last 50 to 60 years, it has fluctuated – increasing from 1950 to 1970, declining in 1980, increasing in 1990 and then declining again in 2000. However, the actual numbers have been relatively small, with the 1970 and 2000 total population figures being within 200 residents of each other.

Beyond the issue of overall population growth, however, the census data provides a detailed “snapshot” of the composition and “characteristics” of the community as it existed on April 1, 2000. Furthermore, when compared with the previous census data for the Borough and with county level and statewide level data, an understanding of how the Borough has evolved and how it compares with larger geographic areas becomes evident.

For example, during the ten-year period between 1990 and 2000, the Bergen County total population increase was 7.1% and the Borough decreased by approximately 2.2 %. Other data further shows several differences between the demographic characteristics of Bergen County and Moonachie, as well as between Moonachie and the state as a whole.

Among the differences that are most obvious involve racial and ethnic composition. The 2000 statewide figure indicates that 13.6% of the state population was Black or African-American and 13.3% identify themselves as being of Hispanic or Latino origin. By comparison, 5.3% of the Bergen County population in 2000 was Black or African-American and 10.2% was Hispanic or Latino. In Moonachie, those percentages were 0.9 % and 12.7 % respectively, indicating that the Black or African American population in Moonachie is much lower than the average Bergen County and New Jersey figures for that population segment, whereas, the Latino population figure for Moonachie is actually

between the Bergen County and New Jersey figures. Coincidentally, the Moonachie Latino percentage is almost exactly the same as that for the United States as a whole.

Moonachie, of course, has had for decades a relatively stable population and the ethnic origins of the Borough's population have not changed dramatically over the years. A summary of the Borough's ethnic composition is presented as follows with several ethnic groups identified and the percentage of the total population for each group included in parenthesis:

Of all the ethnic and racial groups within the Moonachie, several groups exist within the Borough in relatively large numbers, they are: Italian (34.1%); German (15.7 %); Irish (14.1%); Latino ( 12.7 %); Asian (6.6%);Polish (6.1%); English (6.0 %); Dutch (4.0%). All other ethnic groups accounted for approximately 1% of the population or less

Also, as noted earlier in this report, selected census data for the Borough, Bergen County and the State of New Jersey is included in Appendices A, B and C. Exhibit 3 herein provides some additional highlights from that data.

### **Exhibit 3 – Census Data Highlights**

	<b>Moonachie</b>	<b>Bergen County</b>	<b>New Jersey</b>
<b>Median Age</b>	40.4 years	39.1 years	36.7 years
<b>Owner Occupied Housing Units</b>	77.8 %	65.4%	65.6%
<b>Renter Occupied Housing Units</b>	22.2 %	34.4%	34.4%
<b>Average Household Size</b>	2.65	2.72	2.68

In terms of the most interesting aspects of the data presented in Exhibit 2, the fact that the median age in the Borough now exceeds 40 years is significant because it is an indicator of how the Borough population is aging and the potential ramifications associated with that fact. Also, it is encouraging to note that the percentage of owner occupied housing units is 77.8 % which is far in excess of the Bergen County, New Jersey and nationwide percentages. Although owner occupied housing does not ensure community stability, it is an important component and this figure should be monitored closely in the years ahead.

Beyond the 2000 Census information, current projections of how the Borough will grow are available from the North Jersey Transportation Planning Authority (NJTPA). The NJTPA data indicates that in 2015, the Borough's population will be 2,860 and by 2030, it will be 3,290. The NJTPA also projects that the number of jobs in the Borough will increase from 6,030 now to 6,870 in the year 2030. NJTPA does not provide a detailed explanation of how these figures were derived and of course they are simply projections, not guaranteed numbers. But these projections do provide the Borough with some indication that additional growth is anticipated, at least by the NJTPA

Finally, the census data indicated that in 2000, there were 1,074 housing units in the Borough and based on the information from the 2003 Bergen County Data Book, the average sales price of a single family home in 2002 was \$ 241, 464. This figure compares favorably with the average sales price, in all twelve of the southwest Bergen County municipalities, which was \$ 227,573 in 2002

As has been true in most of Bergen County and the surrounding region, since the early part of this decade, the value of real estate has continued to increase and the average sales price of a home in Moonachie is probably now approaching the \$ 350,000 level. And with that increase in real estate values, the taxable base of the community has also expanded in value accordingly. The value of all taxable real estate in Moonachie, based on a 2005 reevaluation is approximately \$ 803,000,000. This number is divided between the value of the land, which is approximately \$ 325,000,000 and the value of improvements which is \$ 478,000,000. In contrast, the total valuation of taxable property in the Borough during the 1990's was approximately \$ 400,000,000.

Of the aforementioned \$ 803 million dollar figure, 28 % is attributed to single family and two-family residences, the vacant land category accounts for only 1.5 %, another 9 % is attributable to commercial properties and 61 % is attributable to the industrial development in the Borough. However, given the fact that the Borough is required to participate in the NJ Meadowlands Commission tax sharing program, the Borough does not benefit completely from the tax revenue associated with all of the industrial development within the community.

Finally, with respect to the property value issue, it should be noted that there is a substantial amount of property within the Borough that is tax exempt, primarily property owned by the Port Authority of New York and New Jersey. Specifically the total value of all tax exempt property in the Borough is approximately \$ 211,000,000.

In addition to the demographic and financial changes that have occurred within the Borough, the community has also evolved in some other ways. For example, the industrial base of the community has been aging, with some of the existing industrial buildings dating back to the 1950's. So, the ability of these facilities to continue to compete in the marketplace is of some concern. However, some of this industrial space remains attractive to smaller operations, because of the difficulty of finding reasonably priced, moderately sized facilities in the area. Consequently, the vacancy rate associated with industrial space in the Borough is not yet a significant problem.

There is also the concern about the illegal conversions of existing single family residences into two family or multi family structures. As with the industrial space issue, this is not a major problem yet but it is one that cannot be ignored. As of the date of this report, such conversions have not significantly altered the character of the community but some overcrowding and congestion, attributable to this issue, have been evident at times.

In summary, as with most municipalities, Moonachie has experienced a number of changes, as identified in this section of the report, that impact the assumptions, policies and objectives that form the basis of the current Borough Master Plan. Section 5, herein, will begin to address these changes and other issues that relate to the future of the community.

## 5. Recommended Changes and Future Planning Efforts

Moonachie, as noted several times in this report, can be categorized as a fully developed community. There is obviously not much undeveloped acreage within the municipality. However, Moonachie has evolved and changed, not just in the twenty-five plus years since the preparation of the 1978 Master Plan but even in just the last seven years since the 2000 Master Plan Reexamination Report. And it will continue to evolve and change, as some of the undeveloped, developed and / or underutilized properties within the Borough's boundaries are developed or redeveloped.

The issues that require the attention of the Borough can be summarized as follows:

- **Recommendations regarding the revitalization and redevelopment of selected older industrial areas within the Borough.** The Borough needs to establish a dialogue with the NJ Meadowlands Commission about the future of many of the properties that fit into this category. Whether or not some of these properties need to be designated as redevelopment areas or whether some zoning changes might be the preferred approach requires further study. Suffice it to say, that the Borough and the NJMC need to be proactive in this regard, rather than to simply remain passive and realize five or ten years from now that these properties have become increasingly obsolete and are not contributing to the welfare of the community, as they have in the past. Since these properties are primarily within the jurisdiction of the NJMC, it is beyond the ability of the Borough alone to address the issue but the Borough can initiate a dialogue with the NJMC and encourage the NJMC to assess the issue and craft a response.
- **Recommendations regarding the future of the mobile home parks within the Borough.** This is another part of the Borough that is within the jurisdiction of the NJMC. Both of the mobile home parks have existed in Moonachie for many years and both are very visible from Moonachie Ave. Again, the Borough should initiate a dialogue with the NJMC to consider the issues associated with the mobile home parks. Specifically, there are several issues related to these two operations that need to be discussed. First, the visual appearance of both mobile home parks from Moonachie Ave could be enhanced with some landscaping and possibly the repositioning of a number of the mobile homes. Next, there are some safety concerns related to the fact that the eastern most mobile home park is directly at the end of one of the runways for Teterboro Airport. Again, the repositioning of some of the mobile homes may help alleviate a potential catastrophe associated with this high density residential complex. Finally, although there may be no way for the Borough to obtain COAH credits for any of the housing units within these complexes, a dialogue with both COAH and the respective owners

of the two complexes should be initiated to determine if any credits would be possible and what would need to be done to achieve that goal.

- **Recommended changes to the Master Plan and Zoning Map.** Although the Borough is nearly fully developed and even though so much of the Borough is controlled by other governmental jurisdictions, this does not mean that further planning is not needed in connection with the Borough's future. Consequently, there are some changes / modifications to the Borough Master Plan that need to be considered. Some of those changes may result from the proposed dialogues with the NJMC, previously suggested. Other changes might involve the preparation of a Historic Preservation Plan Element and consideration should also be given to updating the goals and objectives that serve as the foundation of the Master Plan.

The 2000 Master Plan Reexamination Report had suggested preparing a new Land Use Plan Element and that is something to still consider. And depending on what a new Land Use Plan proposes, changes to the Zoning Map may be required as well. At this time, no changes to the Zoning Map are proposed. Finally, in connection with the Air Safety and Zoning Act of 1983, an amendment to the Master Plan delineating an "airport hazard area" should be considered. However, since Teterboro airport is exempt from this legislation, such an amendment is not strictly required.

In summary then, the 1978 Master Plan, as previously amended, is still a viable document and this reexamination report both reaffirms and readopts the planning policies contained within it.

- **Recommendations to prevent the overdevelopment, overcrowding and congestion within the residential neighborhoods of the Borough.** As already noted in this document, there is a growing concern about congestion and overcrowding within the Borough's residential areas. Some of the issues generating this overall concern can only be addressed by strict enforcement of the zoning regulations and other codes of the Borough. However, it is also recommended that the Borough Council consider enacting a new set of controls related to "impervious coverage" The specifics of this recommendation are as follows: to be discussed
- **Recommendations regarding the enforcement mechanisms needed to prevent the illegal conversions of residential structures and "stacking"** Although code enforcement issues are not normally a focus of master plan reexamination reports, when an enforcement issue directly impacts quality of life concerns, it becomes an issue that should be addressed in a reexamination report. The connection of this issue to the Master Plan is a direct one and it involves the Existing Land Use Map and Database of the Borough. The Existing Land Use Map (Appendix E) contained herein which was prepared by the NJMC depicts how

properties are currently used in the Borough. The NJMC also has a database associated with this map and it should be used in conjunction with Borough records in conjunction with a more aggressive zoning enforcement program. It may also be advisable to modify the Borough's zoning permit procedures in order to further enhance the community's zoning enforcement capabilities.

- **A recommendation to investigate traffic management tactics and strategies that might alleviate traffic congestion in the Borough.** Traffic congestion issues in the Borough can be divided into two categories – 1) Traffic which originates outside of the Borough and is generally passing through to another destination and 2) Traffic that has some association with the Borough, related either to those that live or work in the community or both. There is little that the planning efforts of the Borough can do to alleviate the problems associated with the first category. With respect to the second category, however, the Borough could attempt to minimize the amount of traffic associated with the industrial development within the community but again such an effort would also require the involvement and cooperation of the NJMC.
- **A Recommendation to pursue substantive certification from COAH.** The Borough has filed a housing plan with COAH and initially had a deadline of January 2008 to pursue substantive certification. As of the date of this report, it is not certain how COAH's rules will be rewritten in order to bring that agency into compliance with the requirements imposed by the Appellate Court. Those rule changes may require some modification to the Borough Housing Plan. Until more is known about the direction COAH plans to take, it is not possible to delineate a specific direction for the borough to follow.
- **Recommendation to participate in the NJ State Development and Redevelopment Plan "Cross Acceptance" process.** The aforementioned cross acceptance process has been stalled for some time now. When it is reactivated, the borough should participate fully and send representatives to all scheduled meetings

This concludes the Borough of Moonachie's Master Plan Reexamination effort. The next steps outlined herein should begin expeditiously in order to protect the unique and special character of the Borough.

## APPENDIX A



## U.S. Census Bureau American FactFinder

### FACT SHEET

## Moonachie borough, New Jersey

View a Fact Sheet for a race, ethnic, or ancestry group

### Census 2000 Demographic Profile Highlights:

<b>General Characteristics - show more &gt;&gt;</b>					
	Number	Percent	U.S.		
Total population	2,754			map	brief
Male	1,355	49.2	49.1%	map	brief
Female	1,399	50.8	50.9%	map	brief
Median age (years)	40.4	(X)	35.3	map	brief
Under 5 years	131	4.8	6.8%	map	
18 years and over	2,179	79.1	74.3%		
65 years and over	422	15.3	12.4%	map	brief
One race	2,652	96.3	97.6%		
White	2,359	85.7	75.1%	map	brief
Black or African American	26	0.9	12.3%	map	brief
American Indian and Alaska Native	3	0.1	0.9%	map	brief
Asian	183	6.6	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%	map	brief
Some other race	81	2.9	5.5%	map	
Two or more races	102	3.7	2.4%	map	brief
Hispanic or Latino (of any race)	349	12.7	12.5%	map	brief
Household population	2,754	100.0	97.2%	map	brief
Group quarters population	0	0.0	2.8%	map	
Average household size	2.65	(X)	2.59	map	brief
Average family size	3.27	(X)	3.14	map	
Total housing units	1,074			map	
Occupied housing units	1,041	96.9	91.0%		brief
Owner-occupied housing units	810	77.8	66.2%	map	
Renter-occupied housing units	231	22.2	33.8%	map	brief
Vacant housing units	33	3.1	9.0%	map	
<b>Social Characteristics - show more &gt;&gt;</b>					
	Number	Percent	U.S.		
Population 25 years and over	1,982				
High school graduate or higher	1,444	72.9	80.4%	map	brief
Bachelor's degree or higher	262	13.2	24.4%	map	
Civilian veterans (civilian population 18 years and over)	251	11.5	12.7%	map	brief
Disability status (population 5 years and over)	589	22.3	19.3%	map	brief
Foreign born	603	21.9	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	635	57.6	56.7%		brief
Female, Now married, except separated (population 15 years and over)	615	53.1	52.1%		brief
Speak a language other than English at home (population 5 years and over)	840	31.8	17.9%	map	brief
<b>Economic Characteristics - show more &gt;&gt;</b>					
	Number	Percent	U.S.		
In labor force (population 16 years and over)	1,426	64.4	63.9%		brief
Mean travel time to work in minutes (workers 16 years and over)	20.7	(X)	25.5	map	brief
Median household income in 1999 (dollars)	50,571	(X)	41,994	map	
Median family income in 1999 (dollars)	62,163	(X)	50,046	map	
Per capita income in 1999 (dollars)	24,654	(X)	21,587	map	
Families below poverty level	12	1.7	9.2%	map	brief
Individuals below poverty level	104	3.8	12.4%	map	
<b>Housing Characteristics - show more &gt;&gt;</b>					
	Number	Percent	U.S.		

Single-family owner-occupied homes	470					brief
Median value (dollars)	192,900	(X)	119,600	map		brief
Median of selected monthly owner costs	(X)	(X)				brief
With a mortgage (dollars)	1,592	(X)	1,088	map		
Not mortgaged (dollars)	542	(X)	295			

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

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The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for free from the Adobe web site.

# U.S. Census Bureau

## American FactFinder

**DP-1. Profile of General Demographic Characteristics: 2000**  
**Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data**  
**Geographic Area: Moonachie borough, New Jersey**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>2,754</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	1,355	49.2
Female	1,399	50.8
Under 5 years	131	4.8
5 to 9 years	149	5.4
10 to 14 years	197	7.2
15 to 19 years	157	5.7
20 to 24 years	151	5.5
25 to 34 years	318	11.5
35 to 44 years	510	18.5
45 to 54 years	399	14.5
55 to 59 years	174	6.3
60 to 64 years	146	5.3
65 to 74 years	236	8.6
75 to 84 years	151	5.5
85 years and over	35	1.3
Median age (years)	40.4	(X)
18 years and over	2,179	79.1
Male	1,065	38.7
Female	1,114	40.5
21 years and over	2,090	75.9
62 years and over	510	18.5
65 years and over	422	15.3
Male	185	6.7
Female	237	8.6
<b>RACE</b>		
One race	2,652	96.3
White	2,359	85.7
Black or African American	26	0.9
American Indian and Alaska Native	3	0.1
Asian	183	6.6
Asian Indian	55	2.0
Chinese	9	0.3
Filipino	70	2.5
Japanese	4	0.1
Korean	38	1.4
Vietnamese	5	0.2
Other Asian <sup>1</sup>	2	0.1
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander <sup>2</sup>	0	0.0

Subject	Number	Percent
Some other race	81	2.9
Two or more races	102	3.7
<b>Race alone or in combination with one or more other races <sup>1</sup></b>		
White	2,455	89.1
Black or African American	39	1.4
American Indian and Alaska Native	6	0.2
Asian	203	7.4
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	154	5.6
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>2,754</b>	<b>100.0</b>
Hispanic or Latino (of any race)	349	12.7
Mexican	22	0.8
Puerto Rican	88	3.2
Cuban	72	2.6
Other Hispanic or Latino	167	6.1
Not Hispanic or Latino	2,405	87.3
White alone	2,143	77.8
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>2,754</b>	<b>100.0</b>
In households	2,754	100.0
Householder	1,041	37.8
Spouse	548	19.9
Child	837	30.4
Own child under 18 years	501	18.2
Other relatives	224	8.1
Under 18 years	61	2.2
Nonrelatives	104	3.8
Unmarried partner	40	1.5
In group quarters	0	0.0
Institutionalized population	0	0.0
Noninstitutionalized population	0	0.0
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>1,041</b>	<b>100.0</b>
Family households (families)	708	68.0
With own children under 18 years	293	28.1
Married-couple family	548	52.6
With own children under 18 years	231	22.2
Female householder, no husband present	112	10.8
With own children under 18 years	51	4.9
Nonfamily households	333	32.0
Householder living alone	289	27.8
Householder 65 years and over	119	11.4
Households with individuals under 18 years	333	32.0
Households with individuals 65 years and over	328	31.5
Average household size	2.65	(X)
Average family size	3.27	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>1,074</b>	<b>100.0</b>
Occupied housing units	1,041	96.9
Vacant housing units	33	3.1
For seasonal, recreational, or occasional use	1	0.1
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	4.9	(X)

Subject	Number	Percent
<b>HOUSING TENURE</b>		
Occupied housing units	1,041	100.0
Owner-occupied housing units	810	77.8
Renter-occupied housing units	231	22.2
Average household size of owner-occupied unit	2.71	(X)
Average household size of renter-occupied unit	2.43	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P, 17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

# U.S. Census Bureau

## American FactFinder

DP-2. Profile of Selected Social Characteristics: 2000  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: Moonachie borough, New Jersey

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>		
Population 3 years and over enrolled in school	650	100.0
Nursery school, preschool	28	4.3
Kindergarten	25	3.8
Elementary school (grades 1-8)	345	53.1
High school (grades 9-12)	118	18.2
College or graduate school	134	20.6
<b>EDUCATIONAL ATTAINMENT</b>		
Population 25 years and over	1,982	100.0
Less than 9th grade	199	10.0
9th to 12th grade, no diploma	339	17.1
High school graduate (includes equivalency)	802	40.5
Some college, no degree	314	15.8
Associate degree	66	3.3
Bachelor's degree	198	10.0
Graduate or professional degree	64	3.2
Percent high school graduate or higher	72.9	(X)
Percent bachelor's degree or higher	13.2	(X)
<b>MARITAL STATUS</b>		
Population 15 years and over	2,261	100.0
Never married	551	24.4
Now married, except separated	1,250	55.3
Separated	71	3.1
Widowed	235	10.4
Female	173	7.7
Divorced	154	6.8
Female	88	3.9
<b>GRANDPARENTS AS CAREGIVERS</b>		
Grandparent living in household with one or more own grandchildren under 18 years	42	100.0
Grandparent responsible for grandchildren	0	0.0
<b>VETERAN STATUS</b>		
Civilian population 18 years and over	2,177	100.0
Civilian veterans	251	11.5
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>		
Population 5 to 20 years	539	100.0
With a disability	44	8.2
Population 21 to 64 years	1,689	100.0
With a disability	382	22.6
Percent employed	61.8	(X)
No disability	1,307	77.4

Subject	Number	Percent
Percent employed	79.0	(X)
<b>Population 65 years and over</b>		
With a disability	410	100.0
	163	39.8
<b>RESIDENCE IN 1995</b>		
<b>Population 5 years and over</b>		
Same house in 1995	2,638	100.0
Different house in the U.S. in 1995	1,824	69.1
Same county	738	28.0
Different county	440	16.7
Same state	298	11.3
Different state	198	7.5
Elsewhere in 1995	100	3.8
	76	2.9
<b>NATIVITY AND PLACE OF BIRTH</b>		
<b>Total population</b>		
Native	2,754	100.0
Born in United States	2,151	78.1
State of residence	2,122	77.1
Different state	1,716	62.3
Born outside United States	406	14.7
Foreign born	29	1.1
Entered 1990 to March 2000	603	21.9
Naturalized citizen	145	5.3
Not a citizen	378	13.7
	225	8.2
<b>REGION OF BIRTH OF FOREIGN BORN</b>		
<b>Total (excluding born at sea)</b>		
Europe	603	100.0
Asia	202	33.5
Africa	181	30.0
Oceania	6	1.0
Latin America	0	0.0
Northern America	206	34.2
	8	1.3
<b>LANGUAGE SPOKEN AT HOME</b>		
<b>Population 5 years and over</b>		
English only	2,638	100.0
Language other than English	1,798	68.2
Speak English less than 'very well'	840	31.8
Spanish	377	14.3
Speak English less than "very well"	299	11.3
Other Indo-European languages	146	5.5
Speak English less than "very well"	402	15.2
Asian and Pacific Island languages	162	6.1
Speak English less than "very well"	102	3.9
	58	2.2
<b>ANCESTRY (single or multiple)</b>		
<b>Total population</b>		
Total ancestries reported	2,754	100.0
Arab	3,291	119.5
Czech <sup>1</sup>	33	1.2
Danish	0	0.0
Dutch	0	0.0
English	111	4.0
French (except Basque) <sup>1</sup>	165	6.0
French Canadian <sup>1</sup>	44	1.6
German	11	0.4
Greek	433	15.7
Hungarian	39	1.4
Irish <sup>1</sup>	34	1.2
Italian	388	14.1
	939	34.1

Subject	Number	Percent
Lithuanian	17	0.6
Norwegian	0	0.0
Polish	168	6.1
Portuguese	0	0.0
Russian	39	1.4
Scotch-Irish	37	1.3
Scottish	23	0.8
Slovak	13	0.5
Subsaharan African	0	0.0
Swedish	26	0.9
Swiss	0	0.0
Ukrainian	4	0.1
United States or American	60	2.2
Welsh	0	0.0
West Indian (excluding Hispanic groups)	5	0.2
Other ancestries	702	25.5

(X) Not applicable.

<sup>1</sup> The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

**U.S. Census Bureau**  
**American FactFinder**
**DP-3. Profile of Selected Economic Characteristics: 2000**  
**Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data**  
**Geographic Area: Moonachie borough, New Jersey**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
Population 16 years and over	2,216	100.0
In labor force	1,426	64.4
Civilian labor force	1,426	64.4
Employed	1,390	62.7
Unemployed	36	1.6
Percent of civilian labor force	2.5	(X)
Armed Forces	0	0.0
Not in labor force	790	35.6
<b>Females 16 years and over</b>		
In labor force	644	56.2
Civilian labor force	644	56.2
Employed	629	54.9
Own children under 6 years	140	100.0
All parents in family in labor force	73	52.1
<b>COMMUTING TO WORK</b>		
Workers 16 years and over	1,363	100.0
Car, truck, or van -- drove alone	1,075	78.9
Car, truck, or van -- carpooled	142	10.4
Public transportation (including taxicab)	87	6.4
Walked	31	2.3
Other means	13	1.0
Worked at home	15	1.1
Mean travel time to work (minutes)	20.7	(X)
Employed civilian population 16 years and over	1,390	100.0
<b>OCCUPATION</b>		
Management, professional, and related occupations	312	22.4
Service occupations	176	12.7
Sales and office occupations	513	36.9
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	134	9.6
Production, transportation, and material moving occupations	255	18.3
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	0	0.0
Construction	93	6.7
Manufacturing	210	15.1
Wholesale trade	105	7.6
Retail trade	191	13.7
Transportation and warehousing, and utilities	172	12.4
Information	46	3.3
Finance, insurance, real estate, and rental and leasing	138	9.9
Professional, scientific, management, administrative, and waste management services	90	6.5
Educational, health and social services	136	9.8

Subject	Number	Percent
Arts, entertainment, recreation, accommodation and food services	93	6.7
Other services (except public administration)	87	6.3
Public administration	29	2.1
<b>CLASS OF WORKER</b>		
Private wage and salary workers	1,175	84.5
Government workers	149	10.7
Self-employed workers in own not incorporated business	66	4.7
Unpaid family workers	0	0.0
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>1,046</b>	<b>100.0</b>
Less than \$10,000	46	4.4
\$10,000 to \$14,999	50	4.8
\$15,000 to \$24,999	84	8.0
\$25,000 to \$34,999	136	13.0
\$35,000 to \$49,999	199	19.0
\$50,000 to \$74,999	209	20.0
\$75,000 to \$99,999	149	14.2
\$100,000 to \$149,999	107	10.2
\$150,000 to \$199,999	42	4.0
\$200,000 or more	24	2.3
Median household income (dollars)	50,571	(X)
<b>With earnings</b>	<b>868</b>	<b>83.0</b>
Mean earnings (dollars)	66,143	(X)
<b>With Social Security income</b>	<b>322</b>	<b>30.8</b>
Mean Social Security income (dollars)	12,339	(X)
<b>With Supplemental Security Income</b>	<b>21</b>	<b>2.0</b>
Mean Supplemental Security Income (dollars)	6,962	(X)
<b>With public assistance income</b>	<b>19</b>	<b>1.8</b>
Mean public assistance income (dollars)	2,553	(X)
<b>With retirement income</b>	<b>217</b>	<b>20.7</b>
Mean retirement income (dollars)	16,618	(X)
<b>Families</b>	<b>723</b>	<b>100.0</b>
Less than \$10,000	9	1.2
\$10,000 to \$14,999	9	1.2
\$15,000 to \$24,999	31	4.3
\$25,000 to \$34,999	65	9.0
\$35,000 to \$49,999	131	18.1
\$50,000 to \$74,999	173	23.9
\$75,000 to \$99,999	136	18.8
\$100,000 to \$149,999	103	14.2
\$150,000 to \$199,999	42	5.8
\$200,000 or more	24	3.3
Median family income (dollars)	62,163	(X)
Per capita income (dollars)	24,654	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	41,875	(X)
Female full-time, year-round workers	32,829	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>	<b>12</b>	<b>(X)</b>
Percent below poverty level	(X)	1.7
<b>With related children under 18 years</b>	<b>12</b>	<b>(X)</b>
Percent below poverty level	(X)	3.6
<b>With related children under 5 years</b>	<b>0</b>	<b>(X)</b>
Percent below poverty level	(X)	0.0
<b>Families with female householder, no husband present</b>	<b>9</b>	<b>(X)</b>
Percent below poverty level	(X)	8.7

APPENDIX B



**U.S. Census Bureau**  
American FactFinder

## FACT SHEET

## Bergen County, New Jersey

View a Fact Sheet for a race, ethnic, or ancestry group

## Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>	Number	Percent	U.S.		
Total population	884,118			map	brief
Male	425,436	48.1	49.1%	map	brief
Female	458,682	51.9	50.9%	map	brief
Median age (years)	39.1	(X)	35.3	map	brief
Under 5 years	55,363	6.3	6.8%	map	
18 years and over	681,064	77.0	74.3%		
65 years and over	134,820	15.2	12.4%	map	brief
One race	864,160	97.7	97.6%		
White	693,236	78.4	75.1%	map	brief
Black or African American	46,568	5.3	12.3%	map	brief
American Indian and Alaska Native	1,336	0.2	0.9%	map	brief
Asian	94,324	10.7	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	193	0.0	0.1%	map	brief
Some other race	28,503	3.2	5.5%	map	
Two or more races	19,958	2.3	2.4%	map	brief
Hispanic or Latino (of any race)	91,377	10.3	12.5%	map	brief
Household population	872,769	98.7	97.2%	map	brief
Group quarters population	11,349	1.3	2.8%	map	
Average household size	2.64	(X)	2.59	map	brief
Average family size	3.17	(X)	3.14	map	
Total housing units	339,820			map	
Occupied housing units	330,817	97.4	91.0%		brief
Owner-occupied housing units	222,273	67.2	66.2%	map	
Renter-occupied housing units	108,544	32.8	33.8%	map	brief
Vacant housing units	9,003	2.6	9.0%	map	
<b>Social Characteristics - show more &gt;&gt;</b>	<b>Number</b>	<b>Percent</b>	<b>U.S.</b>		
Population 25 years and over	623,469				
High school graduate or higher	539,849	86.6	80.4%	map	brief
Bachelor's degree or higher	238,381	38.2	24.4%	map	
Civilian veterans (civilian population 18 years and over)	66,986	9.8	12.7%	map	brief
Disability status (population 5 years and over)	129,516	15.7	19.3%	map	brief
Foreign born	222,301	25.1	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	208,807	61.9	56.7%		brief
Female, Now married, except separated (population 15 years and over)	207,865	55.3	52.1%		brief
Speak a language other than English at home (population 5 years and over)	269,112	32.4	17.9%	map	brief
<b>Economic Characteristics - show more &gt;&gt;</b>	<b>Number</b>	<b>Percent</b>	<b>U.S.</b>		
In labor force (population 16 years and over)	453,774	64.6	63.9%		brief
Mean travel time to work in minutes (workers 16 years and over)	29.7	(X)	25.5	map	brief
Median household income in 1999 (dollars)	65,241	(X)	41,994	map	
Median family income in 1999 (dollars)	78,079	(X)	50,046	map	
Per capita income in 1999 (dollars)	33,638	(X)	21,587	map	
Families below poverty level	7,992	3.4	9.2%	map	brief
Individuals below poverty level	43,417	5.0	12.4%	map	

## Housing Characteristics - show more &gt;&gt;

Number Percent U.S.

Single-family owner-occupied homes	178,352					brief
Median value (dollars)	250,300	(X)	119,600	map		brief
Median of selected monthly owner costs	(X)	(X)				brief
With a mortgage (dollars)	1,948	(X)	1,088	map		
Not mortgaged (dollars)	680	(X)	295			

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

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## APPENDIX C



# U.S. Census Bureau

## American FactFinder

## FACT SHEET

## New Jersey

View a Fact Sheet for a race, ethnic, or ancestry group

## Census 2000 Demographic Profile Highlights:

**General Characteristics - show more >>**

	Number	Percent	U.S.		
Total population	8,414,350			map	brief
Male	4,082,813	48.5	49.1%	map	brief
Female	4,331,537	51.5	50.9%	map	brief
Median age (years)	36.7	(X)	35.3	map	brief
Under 5 years	563,785	6.7	6.8%	map	
18 years and over	6,326,792	75.2	74.3%		
65 years and over	1,113,136	13.2	12.4%	map	brief
One race	8,200,595	97.5	97.6%		
White	6,104,705	72.6	75.1%	map	brief
Black or African American	1,141,821	13.6	12.3%	map	brief
American Indian and Alaska Native	19,492	0.2	0.9%	map	brief
Asian	480,276	5.7	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	3,329	0.0	0.1%	map	brief
Some other race	450,972	5.4	5.5%	map	
Two or more races	213,755	2.5	2.4%	map	brief
Hispanic or Latino (of any race)	1,117,191	13.3	12.5%	map	brief
Household population	8,219,529	97.7	97.2%	map	brief
Group quarters population	194,821	2.3	2.8%	map	
Average household size	2.68	(X)	2.59	map	brief
Average family size	3.21	(X)	3.14	map	
Total housing units	3,310,275			map	
Occupied housing units	3,064,645	92.6	91.0%		brief
Owner-occupied housing units	2,011,473	65.6	66.2%	map	
Renter-occupied housing units	1,053,172	34.4	33.8%	map	brief
Vacant housing units	245,630	7.4	9.0%	map	

**Social Characteristics - show more >>**

	Number	Percent	U.S.		
Population 25 years and over	5,657,799				
High school graduate or higher	4,643,322	82.1	80.4%	map	brief
Bachelor's degree or higher	1,684,861	29.8	24.4%	map	
Civilian veterans (civilian population 18 years and over)	672,217	10.6	12.7%	map	brief
Disability status (population 5 years and over)	1,389,811	18.0	19.3%	map	brief
Foreign born	1,476,327	17.5	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	1,833,508	57.7	56.7%		brief
Female, Now married, except separated (population 15 years and over)	1,802,537	51.8	52.1%		brief
Speak a language other than English at home (population 5 years and over)	2,001,690	25.5	17.9%	map	brief

**Economic Characteristics - show more >>**

	Number	Percent	U.S.		
In labor force (population 16 years and over)	4,204,393	64.2	63.9%		brief
Mean travel time to work in minutes (workers 16 years and over)	30.0	(X)	25.5	map	brief
Median household income in 1999 (dollars)	55,146	(X)	41,994	map	
Median family income in 1999 (dollars)	65,370	(X)	50,046	map	
Per capita income in 1999 (dollars)	27,006	(X)	21,587	map	
Families below poverty level	135,549	6.3	9.2%	map	brief
Individuals below poverty level	699,668	8.5	12.4%	map	

**Housing Characteristics - show more >>**

Number	Percent	U.S.
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Single-family owner-occupied homes	1,701,732				brief
Median value (dollars)	170,800	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,560	(X)	1,088	map	
Not mortgaged (dollars)	567	(X)	295		

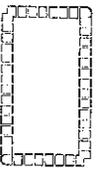
(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

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## APPENDIX D

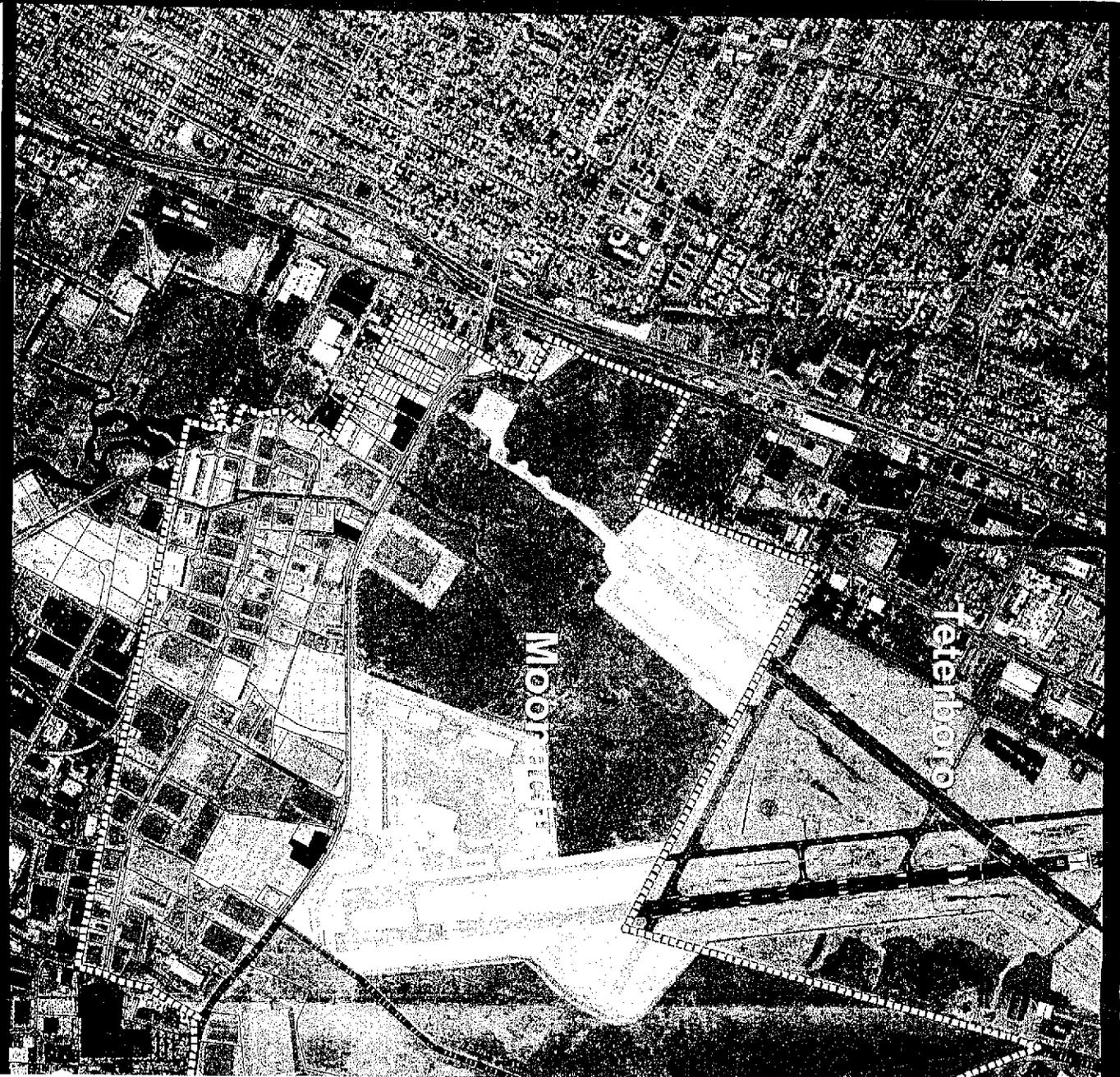
**BOROUGH OF MOONACHIE**



Moonachie Municipal Boundary

APPENDIX E

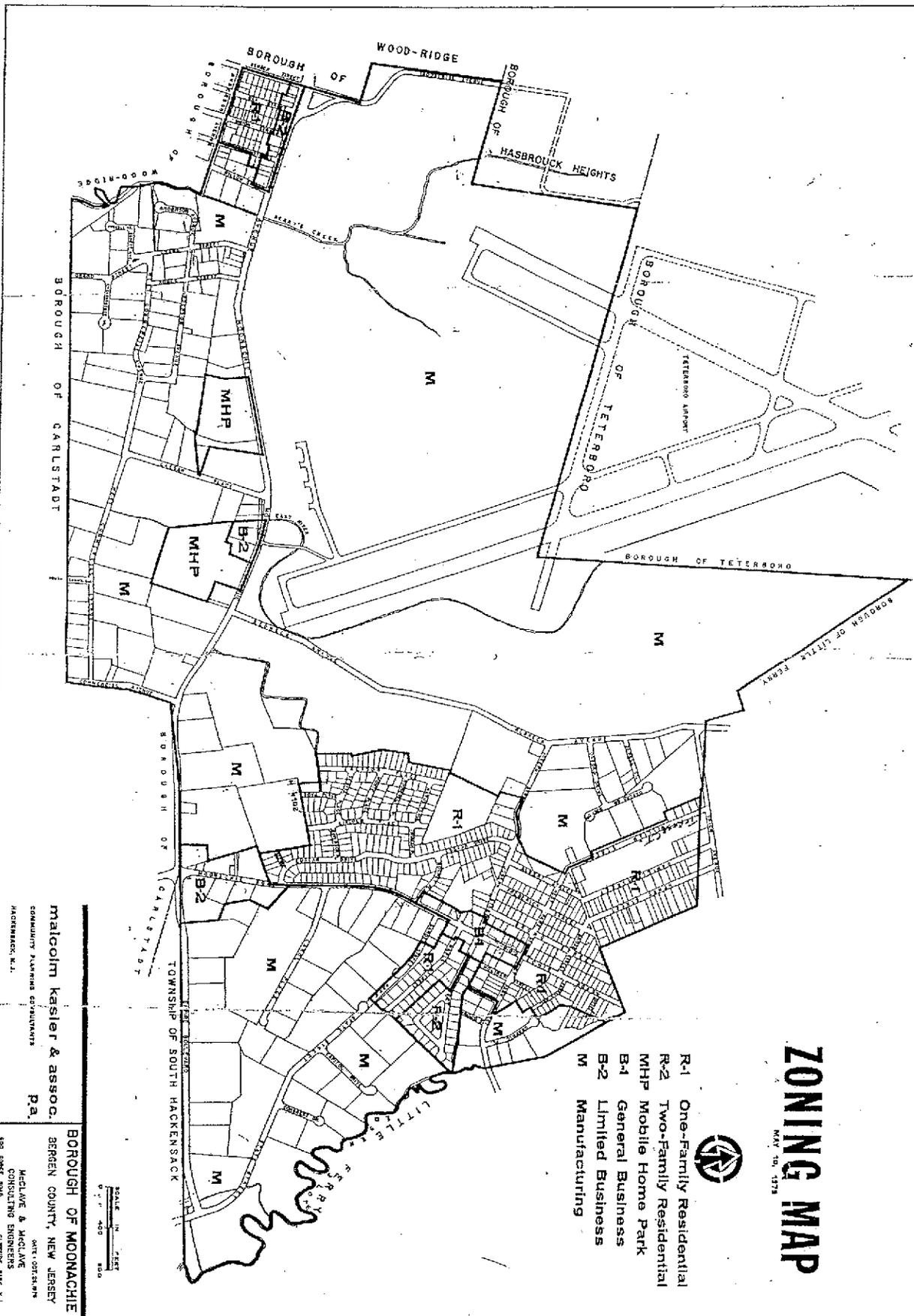
# BOROUGH OF MOONA



## Land Use

- Commercial Retail
- Recreational Land
- Industrial Commercial Complex
- Public/Quasi Public Services
- Multiple Uses
- Residential
- Wetlands
- Industrial
- Transportation
- Vacant Land

## APPENDIX F



# ZONING MAP

MAY 10, 1978



- R-1 One-Family Residential
- R-2 Two-Family Residential
- MHP Mobile Home Park
- B-1 General Business
- B-2 Limited Business
- M Manufacturing

SCALE IN FEET  
 0 100 200 300 400 500

**malcolm kessler & assoc.**  
 COMMUNITY PLANNING CONSULTANTS  
 PHILADELPHIA, PA.  
 ARCHITECTS, P.L.L.C.

**BOROUGH OF MOONACHIE**  
 BERGEN COUNTY, NEW JERSEY

WILLIAM S. ORSINI  
 MAYOR

McCLAVE & McCLAVE  
 CONSULTING ENGINEERS  
 CLIFTON, N.J.

## APPENDIX G

### Master Plan Goals and Objectives

The 1978 Land Use Plan set forth ten goals and objectives which formed the basis for the plan recommendations. These goals and objectives were identified as follows:

1. To encourage the proper relationship between different land uses;
2. To promote safe and convenient traffic circulation;
3. To provide ample public facilities throughout the Borough in relation to population concentration and in anticipation of future population;
4. To assist in providing a basis for capital improvements programming;
5. To discourage mixed land uses and provide for adequate buffers between industrial, commercial and residential land uses;
6. To provide for adequate future public facilities including schools, parks, playgrounds and other facilities;
7. To provide for a population of approximately 3,000 persons, recognizing a growing number of teenage and elderly persons and consequent needs of the community;
8. To encourage a general upgrading of the type of development both existing and future, including housing, commercial and industrial uses;
9. To provide for a suitable relationship among the various land uses; and
10. To provide for expansion of the Borough's economic base through high quality industrial growth.