



2.0 COMMUNITY PROFILE & ASSET INVENTORY

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2.1 OVERVIEW

Bergen County, New Jersey is in the most northeastern corner of the State of New Jersey and borders the State of New York to the north and east and Hudson, Essex, Morris, and Passaic Counties to the south and west. The county is situated within two of New Jersey's physiographic provinces, the Highlands and Piedmont Provinces. It borders Passaic County to the west; Essex and Hudson Counties to the South; and Rockland County, NY to the north. Its eastern edge, which includes the Palisades, borders the Hudson River. The Palisades are one of the most dramatic geological features in the New York City region. They are a string of steep cliffs hovering over the western edge of the lower Hudson River, with New York City bordering the eastern edge of the lower Hudson River.

Bergen County has 70 municipalities and is divided into six regions, which is carried from the previous HMP and the Bergen County Master Plan. The geographic regions include the following:

Northwest Bergen: Allendale, Franklin Lakes, Glen Rock, Ho-Ho-Hus, Mahwah, Midland Park, Oakland, Ramsey, Ridgewood, Saddle River, Upper Saddle River, Waldwick, and Wyckoff;

Pascack Valley: Emerson, Hillsdale, Montvale, Park Ridge, River Vale, Washington, Westwood, and Woodcliff Lake;

Northern Valley: Alpine, Bergenfield, Closter, Cresskill, Demarest, Dumont, Englewood, Englewood Cliffs, Harrington Park, Haworth, Northvale, Norwood, Old Tappan, and Tenafly;

Central Bergen: Bogota, Elmwood Park, Fair Lawn, Garfield, Hackensack, Lodi, Maywood, New Milford, Oradell, Paramus, River Edge, Rochelle Park, Saddle Brook, and Teaneck;

Southeast Bergen: Cliffside Park, Edgewater, Fairview, Fort Lee, Leonia, Palisades Park, Ridgefield, and Ridgefield Park; and

Southwest Bergen: Carlstadt, East Rutherford, Hasbrouck Heights, Little Ferry, Lyndhurst, Moonachie, North Arlington, Rutherford, South Hackensack, Teterboro, Wallington, and Wood-Ridge.

All 70 municipalities participated in the Bergen County HMP and are mapped in **Figure 2.1-1 Bergen County Regional Map**.

Bergen County has a total area of 247 square miles, of which 233 square miles is land and 14 square miles is water. The County's Park System totals nearly 9,000 acres and is New Jersey's 15th largest county in terms of land area. In 2020, the County population was 955,732 with approximately 4,105 people per square mile, making it the most populous county in the State. The 2022 American Community Survey (ACS) 5-year estimate includes a population of 953,243, with approximately 4,094 persons per square mile. The most populous place within the County at the time of the 2020 census was Hackensack City, which is also its county seat, whereas Mahwah Township covered the largest area of any other Bergen municipality.

Southern Bergen County is located within both the Meadowlands District, which means land use is regulated by the New Jersey Sports & Exposition Authority for 10 municipalities, including Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford, South Hackensack, and Teterboro. The northwest region of the county is within the New Jersey Highlands Water Protection and Planning Council including Mahwah and Oakland. The 2004 New Jersey Highlands Water Protection and Planning Act safeguards this area from excessive development and environmental degradation. **Figure 2.1-2 Bergen County Base Map** highlights these two land use authorities.

Figure 2.1-1 Bergen County Regional Map

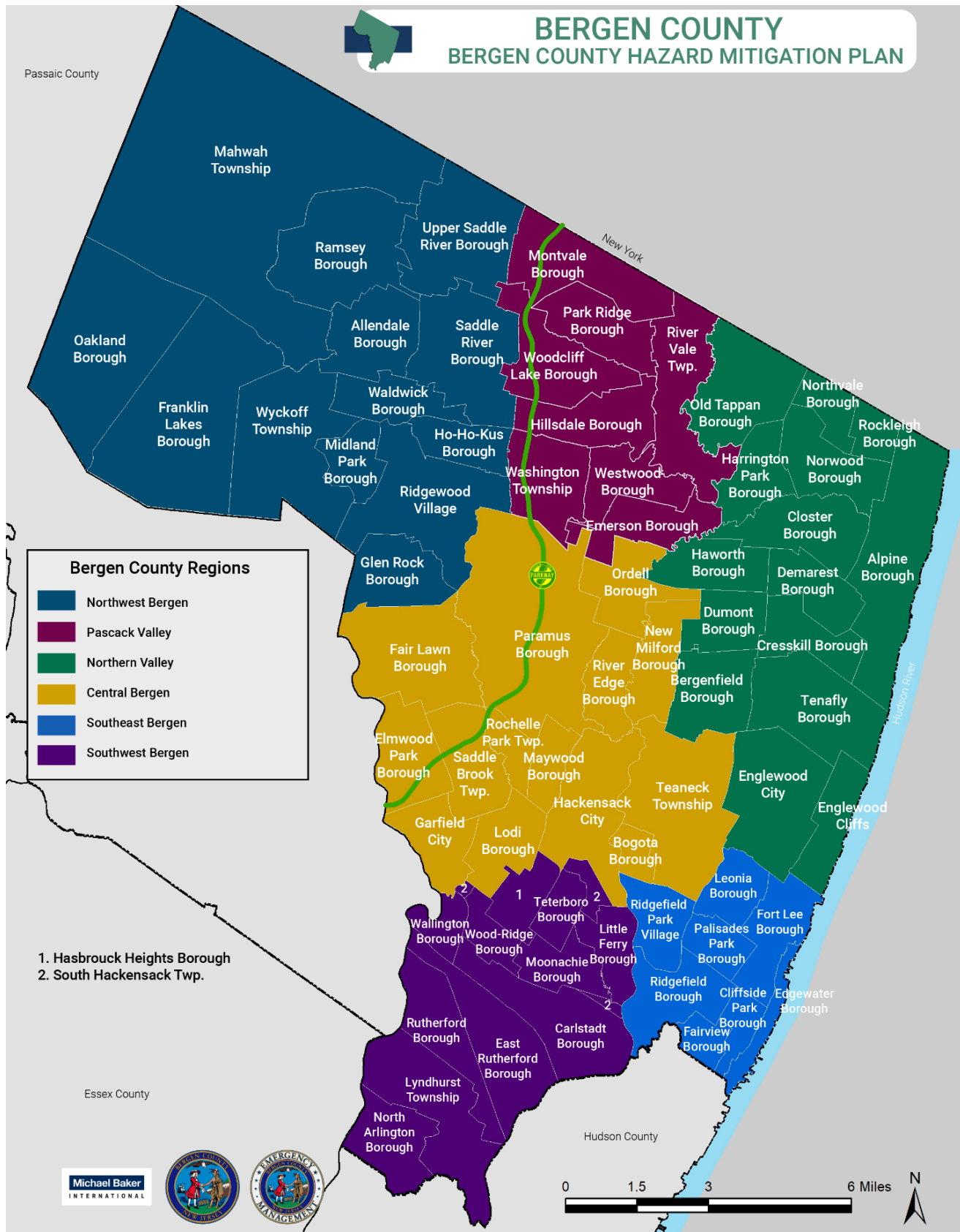
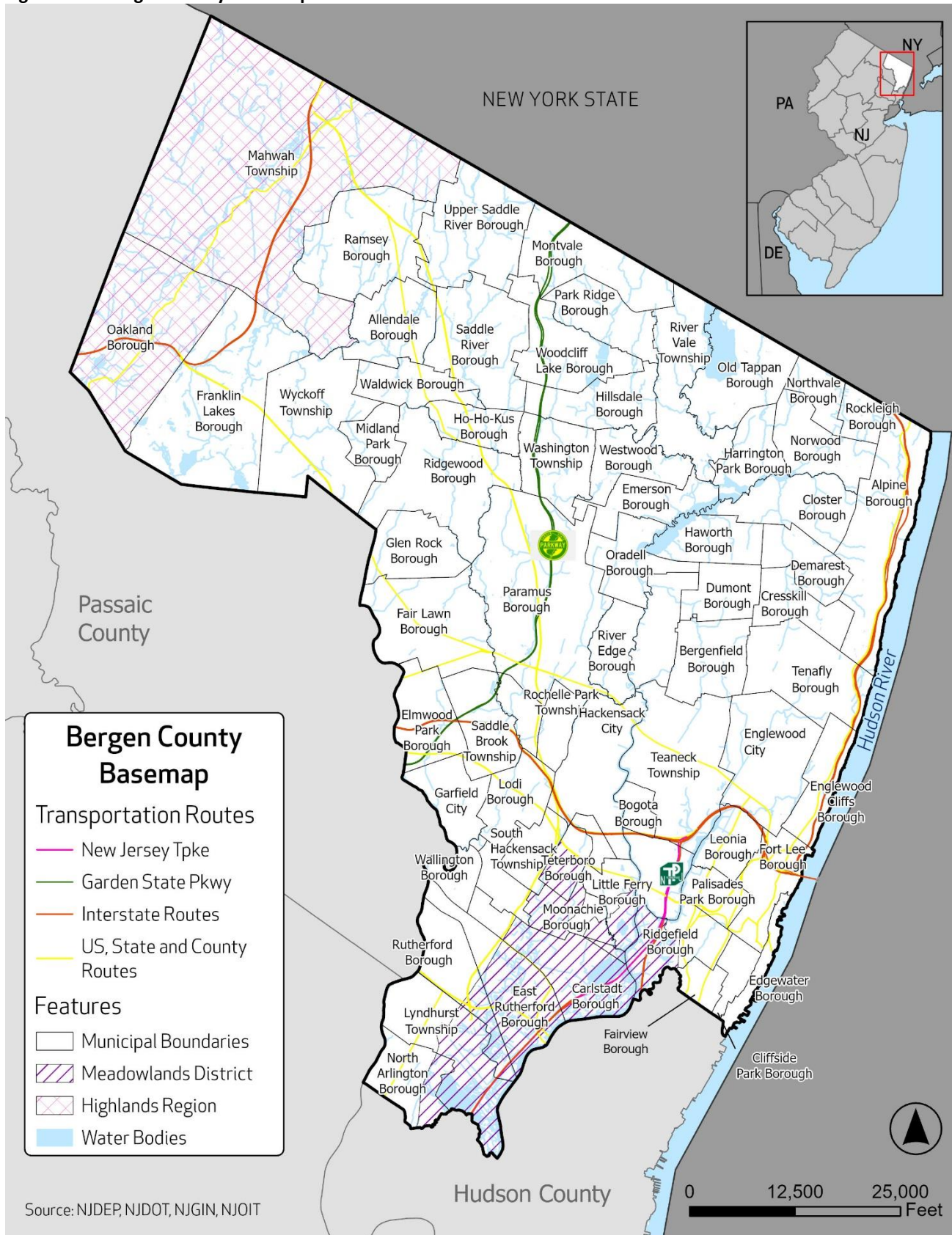


Figure 2.1-2 Bergen County Base Map

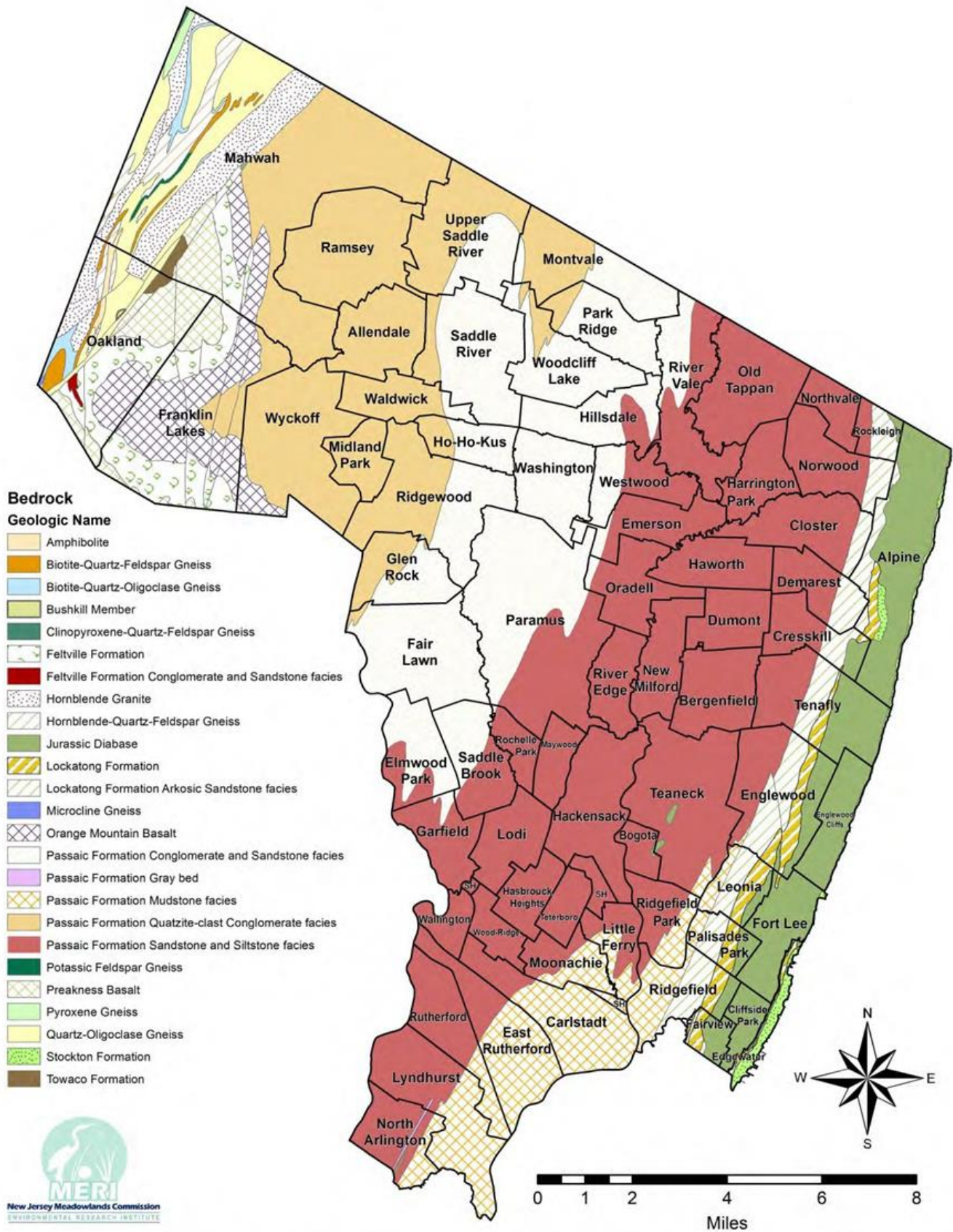


Geology

According to the New Jersey Geologic Survey, the underlying rock base in the Highlands Province is primarily Middle Proterozoic age metamorphosed igneous and sedimentary rock. Where the Highlands meets the Piedmont Province, the crystalline rocks of the Highlands meet much younger Triassic and Jurassic age sedimentary and Jurassic age igneous rocks of the Piedmont. The Highlands and Piedmont rocks are separated by a series of major faults, including the Ramapo Fault. Rocks range from the more resistant gneisses and granites of the hill areas to sandstone, siltstone, and shale deposited closer to the river and lake basins of the region.

The Palisade cliffs rise vertically from the river edge, and they range in height between 350 to 550 feet. The Palisades contain rifting associated with historic volcanic activity. Rock in this area is primarily basalt and diabase, indicative of this activity. Another important geological feature is Ramapo Mountain. At 1,171 feet, it is the highest elevation on the southeast portion of the Highlands Province in Bergen County. Much of this underlying geologic data is illustrated in the Bedrock Geology of Bergen County in **Figure 2.1-3 Bergen County Bedrock Geology**.

Figure 2.1-3 Bergen County Bedrock Geology



Watershed Management Areas

Bergen County falls into three Watershed Management Areas (WMAs): Pompton, Wanaque, Ramapo; Lower Passaic and Saddle; and the Hackensack and Pascack. Most of the County falls in the Lower Passaic and Saddle and the Hackensack and Pascack WMAs; only the most western corner falls in the Pompton, Wanaque, Ramapo WMA. The Pompton, Wanaque, Ramapo WMA is the part of the Highlands watershed, which is protected by the Highlands Protection and Planning Act. The Highlands is a major source of drinking water for the State and yields about 379 million gallons of water every day (NJDEP, 2019).

In addition to the wetlands in the Meadowlands District, there are several other bodies of water within the County, including the Hackensack River, which runs from Newark Bay into Oradell Reservoir and on to Tappan Lake, Overpeck Creek which branches off from the Hackensack River, as well numerous smaller creeks, brooks that run throughout the county.

2.2 POPULATION AND THE ECONOMY

Population Trends

Bergen County is the most populous county in New Jersey and has had consistent, if modest, population growth over the last five years. As of the 2022 American Community Survey (ACS) 5-year estimate, the total population was 953,243, which is a 1.63 percent increase since the 2017 ACS 5-year estimate, although 27 out of the 70 municipalities showed a decline in population. However, due to margin of error associated with the population estimates, those municipalities that show only slight declines should be considered as flat.

Bergen County is also one of the densest counties in the State. As of the 2022 ACS 5-year estimate, there are about 4,094 persons per square mile. Only Hudson, Essex, and Union counties are denser. The large population, that is steadily increasing, and high-level density, makes the county sensitive not only to development needs but also to potential hazards that will be detailed in Section 4.

Table 2.2-1 Bergen County Change in Population (US Census & ACS 5-Year Estimate)

Municipality	Total Population (2013-2017 ACS 5-Year)	Total Population (2018-2022 ACS 5 Year)	Percent Change (%)
Allendale Borough	6,820	6,817	-0.04%
Alpine Borough	1,481	1,449	-2.16%
Bergenfield Borough	27,694	28,223	1.91%
Bogota Borough	8,437	8,940	5.96%
Carlstadt Borough	6,268	6,341	1.17%
Cliffside Park Borough	24,861	25,546	2.76%
Closter Borough	8,710	8,555	-1.78%
Cresskill Borough	8,811	9,105	3.34%
Demarest Borough	5,031	4,930	-2.01%
Dumont Borough	17,882	18,014	0.74%
East Rutherford Borough	9,433	10,020	6.22%
Edgewater Borough	12,165	14,394	18.32%
Elmwood Park Borough	20,293	21,261	4.77%
Emerson Borough	7,668	7,281	-5.05%
Englewood City	28,509	29,109	2.11%
Englewood Cliffs Borough	5,435	5,347	-1.62%
Fair Lawn Borough	33,447	34,948	4.49%
Fairview Borough	14,422	14,935	3.56%
Fort Lee Borough	37,058	39,799	7.40%
Franklin Lakes Borough	10,953	11,007	0.49%
Garfield City	31,808	32,472	2.09%

Municipality	Total Population (2013-2017 ACS 5-Year)	Total Population (2018-2022 ACS 5 Year)	Percent Change (%)
Glen Rock Borough	11,962	12,086	1.04%
Hackensack City	44,673	45,758	2.43%
Harrington Park Borough	4,819	4,826	0.15%
Hasbrouck Heights Borough	12,205	12,080	-1.02%
Haworth Borough	3,473	3,342	-3.77%
Hillsdale Borough	10,520	10,125	-3.76%
Ho-Ho-Kus Borough	4,162	4,234	1.73%
Leonia Borough	9,191	9,273	0.89%
Little Ferry Borough	10,942	10,954	0.11%
Lodi Borough	24,805	25,969	4.69%
Lyndhurst Township	21,937	22,332	1.80%
Mahwah Township	26,581	25,471	-4.18%
Maywood Borough	9,789	10,040	2.56%
Midland Park Borough	7,336	7,022	-4.28%
Montvale Borough	8,440	8,413	-0.32%
Moonachie Borough	2,783	3,093	11.14%
New Milford Borough	16,760	16,888	0.76%
North Arlington Borough	15,877	16,352	2.99%
Northvale Borough	4,872	4,769	-2.11%
Norwood Borough	5,864	5,657	-3.53%
Oakland Borough	13,145	12,734	-3.13%
Old Tappan Borough	5,999	5,863	-2.27%
Oradell Borough	8,222	8,208	-0.17%
Palisades Park Borough	20,716	20,231	-2.34%
Paramus Borough	26,919	26,582	-1.25%
Park Ridge Borough	8,905	9,098	2.17%
Ramsey Borough	15,121	14,739	-2.53%
Ridgefield Borough	11,369	11,465	0.84%
Ridgefield Park Village	13,070	13,161	0.70%
Ridgewood Village	25,554	26,043	1.91%
River Edge Borough	11,648	12,022	3.21%
River Vale Township	10,055	9,885	-1.69%
Rochelle Park Township	5,677	5,790	1.99%
Rockleigh Borough	599	567	-5.34%
Rutherford Borough	18,622	18,754	0.71%
Saddle Brook Township	14,076	14,320	1.73%
Saddle River Borough	3,248	3,363	3.54%
South Hackensack Township	2,743	2,820	2.81%
Teaneck Township	40,977	41,427	1.10%
Tenafly Borough	14,882	15,299	2.80%
Teterboro Borough	108	91	-15.74%
Upper Saddle River Borough	8,339	8,313	-0.31%
Waldwick Borough	9,985	10,068	0.83%
Wallington Borough	11,701	11,838	1.17%
Washington Township	9,368	9,268	-1.07%
Westwood Borough	11,246	11,241	-0.04%
Woodcliff Lake Borough	5,868	6,096	3.89%
Wood-Ridge Borough	8,350	9,978	19.50%
Wyckoff Township	17,231	16,802	-2.49%
Bergen County Total	937,920	953,243	1.63%

Underserved Communities and Socially Vulnerable Populations

Communities that are potentially socially vulnerable to hazard events in Bergen County were assessed using three different groupings of vulnerability criteria, making up Overburdened Communities (OBC), identifications by the federal Climate and Economic Screening Tool (CEJST), and federally defined Community Disaster Resilience Zones (CDRZ) as well as demographics indicators of age (<5, >65) and population change.

According to the 2018-2022 Census ACS survey, Bergen County has over 950,000 residents (an estimated 953,243), with an estimated 5.1% of the population under 5 years of age, and 17.5% (167,276 residents) estimated to be over 65 years of age. The county overall has experienced a steady 1.6% population growth between 2013-2017 and 2018-2022 survey periods.

Bergen County has two tracts designated under the Community Disaster Resilience Zone (CDRZ) designation – tracts which are eligible for enhanced hazard mitigation benefits from FEMA for at least five years, and which qualify for more expansive government investments (such as Climate Smart Communities Initiative, which prioritizes CDRZs). These tracts make up the total area of Little Ferry and Moonachie municipalities, as well as some coverage in the furthest southeastern portion of South Hackensack Township.

Bergen County has 424 block groups (2020) in 59 different municipalities labeled as Overburdened Communities (OBC) – a New Jersey designation which identifies areas with (1) at least 35% low-income households, or (2) at least 40% of residents identifying as minority or members of a State recognized tribal community, or (3) at least 40% of households having limited English proficiency. In Bergen, the overburdened block groups meet criteria, most commonly, of Minority classification. There are also portions of Bergen meeting criteria for communities labeled as Low Income, Low Income and Minority, Low Income, Minority, and Limited English, and Minority and Limited English according to OBC.

Bergen County has 18 Census Tracts (2010) in 9 different municipalities identified through the Federally designated Climate and Economic Justice Screening Tool (CEJST), noting communities which are underserved and overburdened by active and legacy pollution and related vulnerabilities. Municipalities with designated CEJST tracts are primarily in central Bergen County. With these classifications, communities within nine Bergen municipalities meet criteria for communities in need of climate or economic justice under categories of Workforce Development (most common), Climate Change, Housing, Legacy Pollution, Transportation, and Water and Wastewater.

Based on the above designations, southern and eastern Bergen County have the highest density of potentially socially vulnerable communities.

Table 2.2-2 lists the percentage of each municipality's population age 5 or younger and population age 65 or older.

Table 2.2-2 Percentage of Population Age 5 or Younger and Age 65 or Older, by Municipality

Municipality	Percentage of Population Age 5 or Younger	Percentage of Population Age 65 or Older
Allendale Borough	5.68%	17.49%
Alpine Borough	4.69%	31.88%
Bergenfield Borough	6.31%	17.19%
Bogota Borough	5.48%	16.68%
Carlstadt Borough	4.51%	16.20%
Cliffside Park Borough	4.66%	19.09%
Closter Borough	6.42%	13.82%
Cresskill Borough	3.77%	18.90%
Demarest Borough	5.56%	17.47%
Dumont Borough	4.05%	15.38%
East Rutherford Borough	8.96%	13.83%
Edgewater Borough	5.79%	12.65%

Municipality	Percentage of Population Age 5 or Younger	Percentage of Population Age 65 or Older
Elmwood Park Borough	6.52%	16.97%
Emerson Borough	4.38%	23.79%
Englewood City	4.16%	17.62%
Englewood Cliffs Borough	4.11%	20.25%
Fair Lawn Borough	4.87%	19.61%
Fairview Borough	4.92%	14.60%
Fort Lee Borough	5.58%	24.96%
Franklin Lakes Borough	2.45%	21.64%
Garfield City	5.91%	14.01%
Glen Rock Borough	7.94%	12.25%
Hackensack City	5.20%	16.44%
Harrington Park Borough	6.76%	19.27%
Hasbrouck Heights Borough	4.71%	17.44%
Haworth Borough	4.22%	16.49%
Hillsdale Borough	5.32%	14.67%
Ho-Ho-Kus Borough	7.11%	13.53%
Leonia Borough	5.81%	17.75%
Little Ferry Borough	4.73%	16.98%
Lodi Borough	4.61%	14.66%
Lyndhurst Township	4.31%	15.61%
Mahwah Township	3.80%	21.24%
Maywood Borough	4.90%	21.05%
Midland Park Borough	6.30%	21.90%
Montvale Borough	3.54%	20.69%
Moonachie Borough	6.76%	14.87%
New Milford Borough	7.53%	15.86%
North Arlington Borough	5.13%	16.07%
Northvale Borough	5.22%	16.80%
Norwood Borough	2.65%	22.08%
Oakland Borough	5.66%	15.47%
Old Tappan Borough	4.71%	17.84%
Oradell Borough	4.36%	16.46%
Palisades Park Borough	5.02%	15.51%
Paramus Borough	3.57%	25.65%
Park Ridge Borough	3.43%	21.02%
Ramsey Borough	3.28%	13.56%
Ridgefield Borough	2.55%	14.78%
Ridgefield Park Village	6.88%	14.70%
Ridgewood Village	5.74%	13.22%
River Edge Borough	5.10%	16.20%
River Vale Township	4.80%	19.10%
Rochelle Park Township	4.13%	25.25%
Rockleigh Borough	0.53%	51.85%
Rutherford Borough	3.60%	15.52%
Saddle Brook Township	8.13%	18.40%
Saddle River Borough	3.09%	24.62%
South Hackensack Township	2.70%	17.06%
Teaneck Township	5.08%	17.04%
Tenafly Borough	3.06%	13.96%
Teterboro Borough	0.00%	14.29%
Upper Saddle River Borough	6.99%	12.90%
Waldwick Borough	8.07%	17.64%
Wallington Borough	5.62%	14.29%
Washington Township	4.93%	23.92%

Municipality	Percentage of Population Age 5 or Younger	Percentage of Population Age 65 or Older
Westwood Borough	3.93%	21.53%
Woodcliff Lake Borough	5.36%	18.08%
Wood-Ridge Borough	7.02%	13.34%
Wyckoff Township	4.48%	21.09%
Bergen County Total	5.10%	17.55%

Economy

According to the 2022 U.S. Census County Business Patterns report there are about 430,606 people employed in the County. The industry employing the greatest number of employees with the highest annual payroll was Healthcare & Social Assistance with 77,020 employees and \$5,066,970. Per the Bergen County At-A-Glance (March 2025), the County's largest Fortune 500 Companies are Hackensack University Medical Center (9,000 employees), Valley Health Systems (4,800 employees), Bio-Reference Laboratories, Inc. (2,900 employees), and Express Scripts (2,800 employees).

In 2020, 204,683 employees worked outside Bergen County, while 171,834 employees worked in Bergen County but live elsewhere. Only 265,055 employees both lived and worked in Bergen County. The County's proximity to New York City and geography within the New York Metropolitan Area has effects on the transportation networks and the economy including income and employment. According to the most recent Bergen County Visioning Study (2011), in 2007, 20 billion dollars of income earned by Bergen County residents was earned from jobs that were located outside of Bergen County. In 2020, 14.46 percent of Bergen's workforce commuted to New York City.

Transportation

There is a well-established transportation network throughout Bergen County. Major roadways consist of Interstate Routes 80, 95 (New Jersey Turnpike), and 287; U.S. Routes 1, 9W, and 202; many State highways including Routes 3, 4, 17, 120, and 208; the Garden State Parkway, and the Palisades Parkway. Bergen County is also part of the evacuation route for New York City via George Washington Bridge and through Fort Lee.

In addition to the major roadways, Bergen County also has a network of NJ Transit (NJT) bus stops and routes, although they are primarily located in the central and southern portion of the County. There are three NJT rail lines that run through the County: Main Line, Bergen County Line, and the Pascack Valley Line. There is also a local airport, Teterboro Airport, that is owned and operated by the New York/New Jersey Port Authority (PANYNJ).

2.3 BUILT ENVIRONMENT

Land Use/Land Cover

Bergen County is a highly developed, primarily suburban area in New Jersey with several urban municipalities located throughout, including the county seat of Hackensack. While the County is one the most densely populated in the State, the population is not evenly distributed by number or character. Northern Bergen County municipalities tend to be less densely populated than South Bergen County municipalities. Northern towns also differ from the southern towns in that the northern demographic base tends to be of a higher household income and less diverse racial/ethnic background.

As of 2020, Bergen County's primary land use/land cover is urban/developed, followed by forest, and wetlands. The total acreage by land use type is shown in Table 2.3-1.

Table 2.3-1 Distribution of Land Use Land Cover

Land Use Type	2015 Acres	2020 Acres	Percent Change (%)
Agriculture	440.4	423.3	-4%
Barren Land	1,479.7	1,689.5	14%
Forest	25,112.7	24,788.7	-1%
Urban or Developed	111,629.6	111,778.4	0%
Water	5,966.3	5,858.3	-2%
Wetlands	8,886.7	8,977	1%
Total	153,515.4	153,515.4	<1%

Source: LULC 2015-2020

Examining the percentage of developed land in the County is crucial for a hazard mitigation plan because it directly indicates the potential vulnerability of a community to natural disasters, as areas with high development tend to have more structures and infrastructure at risk, making them more susceptible to damage from hazards like flooding and wildfire. Table 2.3-2 lists each municipalities' percentage of developed land, percentage of developed land within the 1% Floodplain, and percentage of developed land within the 0.2% Floodplain.

The municipalities with above 99% of developed land within the 1% Floodplain are most vulnerable to sea-level rise, flooding, and hurricanes, tropical storms, and nor'easters. In Bergen, this includes Moonachie Borough and Teterboro Borough, which each effectively have 100% of developed land within the 1% Floodplain.

Table 2.3-2 Percentage of Developed Land by Municipality

Municipality	Percentage Developed Parcels	Percentage Developed within the 1% Floodplain	Percentage Developed within the 0.2% Floodplain
Allendale Borough	99.2%	13.1%	12.6%
Alpine Borough	95.8%	0.0%	0.0%
Bergenfield Borough	99.2%	5.2%	4.4%
Bogota Borough	98.8%	2.0%	1.4%
Carlstadt Borough	97.8%	24.1%	6.2%
Cliffside Park Borough	99.8%	0.0%	0.0%
Closter Borough	97.2%	6.9%	5.3%
Cresskill Borough	98.3%	5.1%	4.0%
Demarest Borough	95.3%	6.9%	4.6%
Dumont Borough	99.4%	6.7%	0.7%
East Rutherford Borough	99.1%	13.0%	11.4%
Edgewater Borough	99.4%	50.4%	13.2%
Elmwood Park Borough	99.5%	2.3%	18.7%
Emerson Borough	99.2%	1.0%	4.0%
Englewood City	99.5%	13.5%	9.1%
Englewood Cliffs Borough	99.4%	0.5%	0.0%
Fair Lawn Borough	99.4%	6.1%	8.4%
Fairview Borough	99.5%	1.7%	1.5%
Fort Lee Borough	99.1%	0.0%	0.0%
Franklin Lakes Borough	99.5%	8.3%	7.2%
Garfield City	99.0%	5.0%	5.8%
Glen Rock Borough	99.1%	4.5%	5.2%
Hackensack City	99.6%	15.3%	16.0%
Harrington Park Borough	98.0%	12.9%	6.1%
Hasbrouck Heights Borough	99.7%	2.1%	4.3%
Haworth Borough	97.1%	5.0%	6.5%
Hillsdale Borough	97.8%	11.9%	6.2%
Ho-Ho-Kus Borough	99.9%	10.3%	10.1%
Leonia Borough	98.3%	7.9%	6.4%
Little Ferry Borough	99.6%	80.0%	10.9%
Lodi Borough	99.2%	5.3%	5.5%
Lyndhurst Township	99.1%	7.9%	6.2%

BERGEN COUNTY, NEW JERSEY
HAZARD MITIGATION PLAN 2026

Municipality	Percentage Developed Parcels	Percentage Developed within the 1% Floodplain	Percentage Developed within the 0.2% Floodplain
Mahwah Township	97.7%	5.9%	4.6%
Maywood Borough	99.0%	5.1%	4.6%
Midland Park Borough	99.4%	4.0%	4.9%
Montvale Borough	98.9%	5.9%	4.2%
Moonachie Borough	99.1%	100.0%	1.7%
New Milford Borough	98.1%	7.4%	6.2%
North Arlington Borough	99.0%	3.7%	2.7%
Northvale Borough	98.9%	14.7%	4.8%
Norwood Borough	87.5%	9.3%	3.5%
Oakland Borough	98.2%	11.8%	9.5%
Old Tappan Borough	98.7%	4.7%	4.8%
Oradell Borough	99.3%	0.5%	4.7%
Palisades Park Borough	99.6%	2.4%	2.0%
Paramus Borough	99.1%	8.5%	6.3%
Park Ridge Borough	98.6%	6.5%	3.2%
Ramsey Borough	99.7%	8.4%	5.6%
Ridgefield Borough	99.3%	13.7%	10.2%
Ridgefield Park Village	98.2%	15.0%	6.9%
Ridgewood Village	99.1%	7.6%	6.1%
River Edge Borough	98.5%	3.4%	3.2%
River Vale Township	98.1%	8.9%	6.3%
Rochelle Park Township	99.1%	22.3%	22.6%
Rockleigh Borough	98.2%	32.1%	13.8%
Rutherford Borough	99.7%	3.4%	6.4%
Saddle Brook Township	99.3%	14.9%	13.4%
Saddle River Borough	99.4%	7.6%	7.1%
South Hackensack Township	98.3%	44.4%	59.7%
Teaneck Township	98.8%	1.3%	1.3%
Tenafly Borough	99.2%	2.9%	1.3%
Teterboro Borough	97.5%	100.0%	14.8%
Upper Saddle River Borough	99.6%	12.9%	6.6%
Waldwick Borough	99.8%	4.2%	4.7%
Wallington Borough	99.6%	26.6%	32.1%
Washington Township	98.7%	4.4%	2.2%
Westwood Borough	98.7%	17.8%	12.4%
Woodcliff Lake Borough	99.4%	2.3%	0.7%
Wood-Ridge Borough	98.5%	5.6%	6.0%
Wyckoff Township	99.7%	4.7%	4.9%

Housing

As of 2023, there are approximately 370,464 housing units within Bergen County, of which 356,438 are occupied. Of the housing units occupied, 64.8 percent are owner occupied, and 35.2 percent are rentals. About 58 percent of the total housing units are single units, with 51.6 percent of those units being detached units. An additional 12.7 percent are comprised of two units and about 16.6 percent have 20 or more units.

The median home value of owner-occupied housing is \$615,300. Twenty-seven percent of Bergen County homeowners pay over 35 percent of their income on housing. The median gross rent is \$1,870. In renter-occupied units, 52.7 percent of renters are paying 30 percent or more of their household income on rent.

Recent and Future Changes in Development

During the planning process, each municipality identified any recent and future changes in development and if that development is located within a high-risk area. Table 2.3-3 summarizes recent and future development by municipality.

Table 2.3-3 Recent and Future Development in Bergen County, by Municipality

Municipality	Recent and Future Development
Allendale Borough	220 West Crescent Ave (front portion of former Black Millwork) was built to comprise 70 luxury residential rentals and a municipal community center. This was a previously dormant industrial site.
Alpine Borough	None identified at this time.
Bergenfield Borough	Recent development in the borough includes a development of about 30 units on Home Place, as well as North Washington Square at Hickory, which completed construction in 2021 and contains about 60 units. Neither development is located within the floodplain. Several areas in the borough have been designated as redevelopment areas. Including two areas with redevelopment plans, Washington Avenue and Main Street as well as West Church Street. The plans include the construction of multi-family residential mixed-use buildings, with ground-floor retail and a mandatory 20% set aside for affordable housing, totaling a maximum of 220 units. In addition to these two areas with redevelopment plans, there are several designated areas in need of redevelopment in Bergenfield, one of which (Area G) is located within the floodplain.
Bogota Borough	Two large residential developments have come up in the borough since the last plan, 'The Atwater' and 'The Gabriel'. Among these, The Atwater, a 430-unit residential complex was built at 1000 W Fort Lee Road, in a regulatory floodplain. However, it was elevated by three feet to mitigate flooding. Meanwhile, the Gabriel, a recently built 220-unit apartment complex located at 51 Queen Anne Road, is not in a floodplain. No major development in the next five years is anticipated by the borough. Four townhome projects on Fort Lee Road have been approved but these are not large developments. These townhomes will not be located in a flood zone.
Carlstadt Borough	At 333 Washington Ave., a 100,000-square-foot industrial building for modern logistics is being developed by Goodman. The two-acre parcel was home to an aging 40,000-square-foot building. This parcel is in the floodplain.
Cliffside Park Borough	The borough is largely built out, and recent years have seen no recent large-scale development or redevelopment of residential or commercial parcels throughout Cliffside Park. The borough has been strict in their requirements for upcoming new development. There is a notable (potential) residential redevelopment, currently proposed at under 30 units, that to date (2025) has not been approved by the borough. No existing redevelopments are in progress or have been recently approved in Cliffside Park. Ongoing infrastructural improvements, particularly related to stormwater management, have been completed and are scheduled to continue in the borough. One project, addressing a low-point water collection at Oakdene Avenue, has been approved by DEP and is now going out for bid (in early 2025). The borough is utilizing approximately \$10 million in grant funds to upgrade an aging sanitary sewer system and storm sewer system as well as increasing flow capacity.
Closter Borough	None identified at this time.
Cresskill Borough	There have been two townhouse developments in the town since the last plan update in 2021: Willow Run, located at County Road and Broadway and consisting of 38 units, and Grand Rose, at Legion Drive and Broadway townhouse development and consisting of 18 units. Neither of these developments are located within the floodplain. No future development identified at this time by the borough.
Demarest Borough	Major recent development includes a residential development at the end of Duane Lane near the Alpine Country Club consisting of 24 townhomes. The development does not include affordable housing units and is not located in the floodplain. Upcoming development includes 12 townhouses at 95 County Road. Three-story affordable housing will be built on Hardenburgh Avenue.
Dumont Borough	In 2021, the borough completed construction on a new municipal complex on Washington Avenue. The building houses the police department, municipal offices, the municipal court, the council chambers, and offices for the recreation department and the fire department. The building is not located within the floodplain. No future development identified at this time by the borough.
East Rutherford Borough	The borough recently moved the overlay for commercial use out of a floodplain. No future development identified at this time by the borough.

Municipality	Recent and Future Development
Edgewater Borough	Edgewater Borough has seen extensive redevelopment in recent years as industrial land uses are developed into residential uses, particularly in the form of mid- and high-rise developments along the Hudson riverfront. In 2021, the borough approved a 1,200-unit mixed use development in central Edgewater at 615 River Road, a superfund site, consisting of three 25-story towers, including 180 affordable units. The proposal also incorporates retail space, green space, and a new ferry facility with service to New York. The development site is located in the floodplain. As of 2024, construction on the project had not yet started. The immediate future of the project is uncertain, though in late 2024, courts affirmed plans to develop. The borough anticipates ongoing redevelopment from industrial to residential land uses along the Hudson, as previously approved projects begin construction and new development is planned.
Elmwood Park Borough	The borough noted an increase in the conversion of single-story homes to duplexes. The borough added several 4-story mixed residential/commercial buildings referred to as "Riverfront" located between its DPW and Route 46 along River Drive. New riverfront properties are planned by the Van Riper Avenue and Garden State Parkway Intersection. This development will be outside the regulatory floodplain.
Emerson Borough	The borough reports some pressure for increased affordable housing within the municipality – exacerbating ongoing development pressure and existing infrastructural challenges related to water flow in downtown. The borough would like to explore opportunities to address impervious surfaces within their urban areas. One in-progress development is the Emerson Station project, being constructed at 90 Kinderkamack Road and including 147 apartment units, 15,000 square feet of retail space, and a large parking deck. No future development identified at this time by the borough.
Englewood City	In 2022, a 96-unit mixed use development was completed in downtown Englewood located at 20 Grand Avenue. The complex is not located within the floodplain.
Englewood Cliffs Borough	Construction is underway on a major housing redevelopment at the site of the former Unilever headquarters at 800 Sylvan Avenue in Englewood Cliffs. The development will consist of 450 new housing units, 90 of which would be designated as affordable housing. The site is not located within the floodplain. In addition to that development, the borough still has affordable housing obligations to meet.
Fair Lawn Borough	Recent major development in the borough includes the Chelsea Senior Living (15-00 River Road), Bob Gordon Senior Housing (18-25 River Road), Livana Housing Complex (17-00 Pollitt Drive), Clariant Property (3rd Street), and Pictor Fair Lawn Logistics Center (17-02 Nevins Road). Development to come in the next five years include the Nabisco Property on Route 208.
Fairview Borough	Two units with 100+ apartments each were completed recently. These are located at 520 Cliff Street and 331 Bergen Boulevard. Another complex of 100+ units will soon be under construction at 250 Broad Avenue. There are also approvals to build a 15-story high-rise building at 501 Fairview Avenue.
Fort Lee Borough	None identified at this time.
Franklin Lakes Borough	A building complex on Parson Pond Drive is planned to undergo redevelopment. This complex is outside the floodplain. The current development plan includes construction of 495 multi-family housing units including 62 units of affordable housing. In addition, plans include construction of 70,000 square feet of retail and office development and transfer of 3.5 acres of property to the borough for the development of a 71-unit affordable housing project. This suggests a total of 566 residential units. The proposal for redevelopment has not been submitted as of May 2025, but is anticipated in the near future. One substantive unknown is the demographic makeup and population of the planned new development. The area to be developed includes 88 acres previously owned by Cigna located on and around Parsons Pond Road between Old Mill Road in Franklin Lakes and Wyckoff Avenue in Mahwah.
Garfield City	Since 2021, substantial redevelopment took place in the city. Additionally, the development of a Self-Storage Facility of 168,670 square feet, along with a warehouse building of 131, 676 square feet at 290 River Drive is currently underway. It falls within the regulatory floodplain. A multifamily property at 232 Midland Avenue was also recently developed. Developments are planned at Passaic Street and River Drive, along with an Amazon facility at Monroe Street and River Drive. Both these developments fall within the regulatory floodplain.

Municipality	Recent and Future Development
Glen Rock Borough	Key developments in the borough since 2021 include two apartment complexes and one mixed-use building together comprising 69 units at 175 Rock Road (in the borough's Central Business District), and an 11-unit affordable housing project at 261 Rock Road. Neither of these developments fall within a regulatory floodplain. Two mixed-use buildings and two apartment buildings are planned on Lincoln Avenue. These do not fall within a regulatory floodplain.
Hackensack City	Major development since 2021 includes The Jefferson, a mixed-use development located in a floodplain at 2 Kinderkamack and consisting of 400 units. The Jefferson is raised and includes a retention pond on its premises. Additionally, the city noted also that a few buildings on River Street have been raised. Other significant developments include The Brick, a 14-story mixed-use complex of 200 apartment units, located at 150 Main Street, and complexes of a total of 300 units at 1 and 2 Park Place. These developments are not located in a flood zone. The county has proposed a transportation center in the city, comprising a NJ Transit bus depot, a 14-story residential complex of moderate- and low-income units, county offices, and a County Wellness Center at 133 River Street. Additionally, on Green Street and Essex Street, 210 residential units and parking lots are undergoing construction. All of these developments will be located in a regulatory floodplain. Furthermore, the city is now in the process of separating its sewer system, located in a marshland, which gives rise Combined Sewer Overflow (CSO). It is in the process of applying for NJOEM and HMGP grants.
Harrington Park Borough	There has been no major development within Harrington Park in recent years; the borough is largely built out. One noted development project was completed in early 2021; a redevelopment of a former water company property along Old Hook Road, which is now a senior living and assisted care apartment building.
Hasbrouck Heights Borough	Office building was demolished to be replaced by a warehouse facility in 2025. The address is 611 Rt 46 West. There are plans to do a project with hundreds of units in towns of Woodridge and Lodi. While not in the borough, Hasbrouck Heights would be affected, primarily because of increased traffic.
Haworth Borough	Lakeshore Estates, a 32-unit townhouse development including 9 affordable units and located at 281 Lakeshore Drive, was completed in 2022. This development is not located in the floodplain. The Massachusetts Avenue Housing Development is anticipated. Currently not in the floodplain, and as of now we are anticipating 35 units, 14 affordable housing and 21 market value. Possibly senior housing but nothing is concrete as of now.
Hillsdale Borough	The borough reports some recent development impacting the community, particularly a new (ongoing) residential development on previously industrial land at Brookside Place and Knickerbocker Avenue in central Hillsdale. This development includes affordable units within the 255 residential units developed. The central area between Lake Street and Kinderkamack Road has experienced development in recent years; the borough also reports new residential development at 305 Patterson Street, a 40-unit development with luxury apartments, built within the floodplain. The aforementioned 255-unit (inclusive of affordable units) development in central Hillsdale has broken ground about two years ago, and work remains ongoing. No other major development plans are anticipated by Hillsdale Borough in upcoming years.
Ho-Ho-Kus Borough	A four-story apartment building with 62 apartments has been developed at 619 North Maple Ave. It is located in the floodplain. The Borough has a long-standing interest in implementing planned upgrades to the Maple Avenue bridge. Many years ago, Bergen County introduced an ordinance to appropriate funds for the replacement of various bridges, including the Maple Avenue bridge over the Ho-Ho-Kus Brook. Work on the project has been delayed almost thirty years. This Project is in our Master Plan and in the prior Bergen County Hazard Mitigation Plan. Other anticipated needs are de-snagging Tributary One to the Saddle River (along the North Field on Hollywood Ave), Saddle Brook (from Brewster Pond to the Saddle River, and the Saddle River of all debris and trees, and continuing maintenance of the Zabriskie Brook.
Leonia Borough	Potential redevelopment plan on Fort Lee Road.
Little Ferry Borough	A large senior housing development (80 units) opened in 2024. The development is located at 250 Mehrhof Road. The development is within the floodplain and is surrounded by water as it is between the Hackensack River and Mehrhof Pond. The area was not previously developed. A 294-unit mixed-use housing development (including around 15 affordable units) is opening in spring 2025. The development is located on previously undeveloped land at the Bergen Turnpike and Route 46 intersection along the Hackensack River. The development has been built to FEMA standards. The borough also reports general development along route 46, including business development.

Municipality	Recent and Future Development
	There is potential for another large residential development across from the recently built 294-unit development at the intersection of Route 46 and Bergen Turnpike at a similar scale. Additionally, there are plans for an eight-story assisted living facility, also located along the Hackensack River. These anticipated projects are within the floodplain.
Lodi Borough	The borough reports no major redevelopment in recent years. Some single parcel redevelopment does occur within Lodi and has occurred since 2021. Large scale redevelopment of an industrial parcel at 199 Garabaldi Avenue, on the corner of Garabaldi Avenue and Meta Lane, is expected to continue over the next several years. The former industrial property, a site for Gibraltar Plastics Company, has gone through demolition and has physical and environmental clean up as a part of future plans. Post clean up, residential uses have been proposed for the property, though the surrounding area is still heavily industrial.
Lyndhurst Township	In recent years, Lyndhurst has been home to industrial development and new warehouse space being developed within the Meadowlands district within the northeast of the township. Ridge Road near the NJ Transit Kingsland Station has also seen recent development. These developments are within the regulatory floodplain, but Ridge Road near Valley Brook Avenue was elevated approximately 6 feet to mitigate flood incidents. Along with development occurring near the rail line along Ridge Road in Lyndhurst, the Kingsland Station itself is being redeveloped with an anticipated opening in Spring 2025. NJ Transit leads this redevelopment project, with plans to permanently close the Kingsland Station and open the new station at the corner of Delafield and Court Avenues. The new station aims to bring modern amenities, better accessibility, and improved safety. The township anticipates additional economic benefits from this redevelopment, planning for new businesses, increased property values, and contributions to community growth. This should not affect any floodplain issues.
Mahwah Township	Recent development include 1000 Macarthur Boulevard – Office Warehouse, Annual Road Resurfacing Projects, Well 19 PFAS and Generator Project, DPW Facility – Micik Lane, and Mahwah River Shoal Removal Project. Future development include 1700 Macarthur Boulevard – Office/Warehouse, Crossroads Site - Office/Warehouse, 457 Ridge Road – 72 Unit Affordable Housing Development, Wells 16 and 17 – PFAS Treatment and Generator Project, Ford Well Field – PFAS Treatment Project, Well 18 A – Installation, Hillside Avenue Drainage Project, Annual Road Resurfacing Projects, Fardale Avenue Culvert Replacement Project, and Winters Pond Shoal Removal Project.
Maywood Borough	None identified. Potential development in Maywood includes two tracts that have been rezoned to allow housing for affordable housing. It is expected that developments of about 20-40 units will go in at each tract. These tracts are currently under condemnation, and it is unknown when construction may begin. There is additional developable land at W Hunter Ave which was recently rezoned from light industrial to D3. Finally, there is a 25 Acre site in the southwest of the borough upon which a 400,000 square foot fulfillment center will be built and operated by ProLogic. None of these anticipated developments will impact the floodplain.
Midland Park Borough	No recent development has been identified. There is a possibility of three housing developments to be completed in the next five years. No major infrastructure projects are anticipated.
Montvale Borough	A residential development (303 units) inclusive of retail and office space was built along Depiero Drive, an area which is already home to commercial, industrial, and civic/public development. This new development is near Bear Brook but is not within the floodplain. Nearby, the ‘Woodland Square at Montvale’ development on Van Riper road brought 185 units of housing to Montvale, in an area not within the floodplain. A recent Toll Brothers development brought 80 units, some affordable, to Paragon Drive, and the Alexa, a townhome development, brought 90 townhomes, primarily owner-occupied, to Spring Valley Road, also not within a flood plain. Montvale identified a new nursing home being developed at a former industrial area at 100 Summit Avenue, where 280 units are anticipated for older residents of Montvale. The borough is also planning for two water towers to be developed in upcoming years, with one above ground and one at ground level, to address water pressure issues in Montvale.
Moonachie Borough	None identified at this time.
New Milford Borough	In New Milford, a PSE&G substation was recently developed. PSE&G substation was upgraded in 2016 and is located at the western end of Henley Ave. The substation is in a floodplain; however, its buildings are above flood level.
North Arlington Borough	North Arlington has experienced notable development, including the construction of 11 townhomes on a former used-car lot situated on Sherman Avenue and Ewing Avenue. This development currently falls under NJ Inland Design Flood Elevation flood zone which is FEMA’s 1% annual chance floodplain + 3 feet (NJFloodMapper). Additionally, several mixed-use buildings, combining commercial spaces with residential units above, have been developed along Ridge Road.

Municipality	Recent and Future Development
	The borough is seeing a redevelopment of its industrial area, however there are concerns as redevelopment is taking place at sea level. While SR 7 (Belleville Turnpike) is currently experiencing flooding, buildings in the Porete Ave Redevelopment Area have not been affected at this time, even though portions of Porete Ave. are in the regulatory flood zone.
Northvale Borough	3.0 Recent development in the borough includes Paris Square condos, a senior living luxury development consisting of 46 units, located within the 1% annual chance floodplain. Proposed development includes a three-story building with 40 residential units located on County Route 505 near the border with New York State. This proposed development is located in the 0.2% annual chance floodplain.
Norwood Borough	Two large housing developments were constructed. One contains 40 apartment units and has commercial space on the ground floor. The second has 50-60 units. Anticipated development includes a 40-unit four-story apartment building.
Oakland Borough	None identified. As mentioned previously, Oakland is located within the Highlands Region of the state. The Highlands Act, passed in 2004 to protect and preserve the natural resources of the region, places limitations on development in the borough. There is a planned 200-unit condominium development on McCoy Road near the High School. This development is not located in the floodplain or a steep slope area.
Old Tappan Borough	In 2024, a 130-unit townhome development known as “Park & Arbor” was completed at the former site of the Pearson Education building on Park Avenue. The development includes a separate building for retail uses. This new complex lies just south of Lake Tappan but is located outside of the flood zone. Some proposed residential development within Old Tappan includes a three-story, 80,000-square-foot assisted living development which would include some affordable units. The proposal for this development includes a stormwater retention pond, as well as necessitating the relocation of a historic home which has existed on the property for nearly 300 years and is currently listed on the National Register. This is planned for a 5.5-acre undeveloped parcel along Old Tappan Road which had previously been zoned for single-family housing.
Oradell Borough	No recent development has been identified. There is redevelopment planned in various locations along the Kinderkamack corridor, outside of the floodplain.
Palisades Park Borough	The borough reports no major developments in the last five years. However, many single-family homes in the borough are being torn down and replaced with duplexes, increasing density and impervious surface in the borough. Some of these developments are within the floodplain, particularly off of West Ruby Ave just west of Grand Ave. There was a builder’s remedy lawsuit recently leading to 2 large developments being proposed on lots near Grand Ave and Route 46. The borough reports the potential for around 1,000 units, including affordable units, located within floodplain. Additional proposed developments include mid-rises on W. Columbia Ave and E. Edsall Blvd. These sites are not located in the floodplain.
Paramus Borough	The borough underwent considerable development and redevelopment since 2021. Notable projects are shamrock creek on soldier hill road consisting of 140 apartments, the former Revicki farm now consisting of 15 townhouses, 5058 midland avenue consisting of 45 apartments, and Holland acres at Midland Avenue having 16 townhouses. These developments are not in a regulatory floodplain. On the other hand, the ongoing 461 farm road development, consisting of 14 apartments is located in a floodplain. Expected to break ground in early 2025 is the Garden State Plaza, due to have 400 residential units, shops, a hotel, a senior care facility, and park/town green. It will be located in the 0.2% floodplain. The Bergen Town Center, consisting of 426 apartments will also fall in the 0.2% floodplain. Other developments approved by the Planning Board include Winters Ave consisting of 136 apartment units, Metro Paramus at 10 Route 17 consisting of 104 apartment units, Victories Nursery consisting of 42 townhouse units, Columbus Crossing of 120 apartment units, Paramus Park of 159 apartment units, and lastly, JK Farm – Joys Farm consisting of 170 Assisted Living and 162 apartment units.
Park Ridge Borough	There has been no major development identified within Park Ridge’s boundary in recent years (since 2021’s HMP update). However, local officials report that significant development and redevelopment occurring just north of Park Ridge (in Montvale Borough and across the state border in New York) has occurred and has contributed to significant runoff and silt deposits found in waterways within Park Ridge Borough. Park Ridge is the home of ongoing redevelopment being planned for (and litigated over) at the existing Sony property, a 30+ acre site used at one point for Sony’s North American headquarters campus. This site lies in Park Ridge’s northwest corner along its frontage with the Garden State Parkway and border with Montvale Borough. The current plans for this site include nearly 450 units of housing in Park Ridge, including 68 affordable housing units.

Municipality	Recent and Future Development
Ramsey Borough	None identified at this time.
Ridgefield Borough	None identified at this time.
Ridgefield Park Village	Officials report that Ridgefield Park is almost completely built out. The last large scale residential development in the village was Ryan Lombardy Tower, which was built in 1968. Officials report that there is a 14-acre tract of land that is suitable for development. This tract was planned to be developed in the past five years but was then foreclosed. If developed, this tract will impact the regulatory floodplain.
Ridgewood Village	The installation of artificial turf at Stevens Field is designed to reduce flooding in its vicinity. The field was lowered vertically by 1.0 ft to create additional water storage as part of obtaining NJDEP permits for the work. Additionally, four multifamily rental and affordable housing projects have been completed at 155 South Broad, 1 Franklin Avenue, 160 Chestnut Street, and 257 East Ridgewood Avenue. The housing projects will not impact the regulatory floodplain. A potential plan for the Hopper Ridge condominium complex to assist with flood control, but the project is not likely to move forward, as the prior governing body did not support it. Additionally, the Valley Hospital campus closed as a licensed hospital but continues to operate as a medical and allied health facility within the existing footprint. Redevelopment of the hospital campus in the future is possible, which is not expected to impact the regulatory floodplain.
River Edge Borough	None identified at this time.
River Vale Township	The Fairways at Edgewood, a luxury townhouse project, was developed outside the regulatory floodplain, at 5 Woodmont Circle. Additional conversions from single-family homes to townhouses took place. A new Police Department building and housing are planned outside the regulatory floodplain.
Rochelle Park Township	Park Terrace apartments consisting of 57 units and located at 106 Terrace Ave is vulnerable to flooding. The Delford, a residential complex of 60 apartments at 120 West Passaic Street is also vulnerable to flooding. The Delford falls within a regulatory floodplain and is elevated. Oak Street Park apartments comprising 30 units, is another recent development, although it is not located in a floodplain. Commercial areas on West Passaic Street, Rochelle Avenue and Central Avenue will be undergoing redevelopment. The West Passaic Street development will fall within a floodplain. Additional housing is planned at Fairfield Drive which is located on a floodplain.
Rockleigh Borough	Due to the National Historic District which makes up about a third of the borough and includes most of the area zoned for residential development, the borough experiences very little development. Due to the district homes are not allowed to be demolished. At most there is one new home a year. Due to the borough's affordable housing responsibility, Rockleigh has plans to Build 10 affordable homes by 2035.
Rutherford Borough	None identified at this time.
Saddle Brook Township	Redevelopment projects leading to mixed use development were undertaken outside the regulatory floodplain. Development on Market Street and Harrison is in the initial planning stage. Furthermore, Zuckerberg Industrial complex will potentially be undergoing redevelopment. None of these projects fall within a regulatory floodplain.
Saddle River Borough	The 112 units at the Choctau apartments (east of 17) put more demand on infrastructure. These are not within the regulatory floodplain. There are 275 units planned west of 17 across from a previous development. The sanitary sewers will be directed into Allendale. These are not within the regulatory floodplain.
South Hackensack Township	None identified at this time.
Teaneck Township	The township identified several points of heightened development that have increased the density of housing and building stock in Teaneck over recent years. At 329 Alfred Avenue, a 256+ unit, six story apartment development was completed in late 2024. New residential developments along State Street in northern Teaneck have also increased density of housing within the township in recent years. Just north of NJ Route 4, currently industrial Alfred Avenue has seen increased densifying development, and more may be anticipated over the next few years.

Municipality	Recent and Future Development
	There are significant ongoing conversations within Teaneck government about continued development and densification. Some large-scale projects that are in the planning process include redevelopment of a site along American Legion Drive, commonly referred to as the American Legion/Stop & Shop redevelopment area, where the current plan calls for three residential and commercial buildings, totaling over 300 housing units, commercial development, and a public space component. Densification may also follow current discussions (2025) of allowable accessory dwelling unit (ADU) permitting within Teaneck residential land uses.
Tenafly Borough	None identified at this time.
Teterboro Borough	None identified at this time.
Upper Saddle River Borough	240 condominium units at Lake Street were constructed; it is a six-story building with 64 affordable housing units. 44 single-family homes were also constructed off Woodmere Road. These developments did not occur within the regulatory floodplain/floodway.
Waldwick Borough	An assisted living center with 120 rooms and 150 residents at 245 Wyckoff Avenue was constructed. It is not located within a regulatory floodplain. Additionally, PSE&G increased the size of its substation. Major redevelopment for the center of the borough is being planned; this redevelopment is primarily residential although some is commercial. There is already one 25-unit building approved and one is slated for approval. This development is not in the floodplain.
Wallington Borough	No recent development has been identified. Due to the borough's low-income housing requirements, some former industrial land has been rezoned to accommodate a 275-unit development proposed (including 48 affordable) which is located on Main Ave near the South Hackensack border. This development is not in the floodplain or future conditions floodplain, or at risk from any other delineated hazards.
Washington Township	An affordable housing project is planned in what is currently open space at 781 Van Emburgh Avenue. There are concerns regarding access to infrastructure in this development. This area was previously wooded and undeveloped and is not in the flood prone area.
Westwood Borough	None identified at this time by the borough. Westwood is a fully built municipality with no vacant land. Westwood Plaza, a retail property located in a regulatory floodplain at 700 Broadway, is currently under-occupied due to the closing of Kmart and has a reasonable expectation for redevelopment. Several commercial properties along Broadway in the floodplain have either been sold or are for sale, with the potential for redevelopment in some form. There is also potential for redevelopment on several other parcels in the Borough, none of which are in the floodplain.
Woodcliff Lake Borough	No recent development has been identified. An affordable housing development of condos, townhomes, and apartments is planned at 188 Broadway, a location that is not prone to flooding. Additionally, the Hilton Hotel at 200 Tice Boulevard will be redeveloped into a townhome project.
Wood-Ridge Borough	Recent development in Wood-Ridge includes Westmont Station, a major mixed-use transit-oriented development located next to the Westmont train station in the west of the borough. Currently in its final phase of construction, the entire development is expected to have around 1,500 residential units when complete, including around 150 affordable units. The area is not located in the floodplain. Major infrastructure projects include the installation of new stormwater sewers including backflow preventers in the west side of the borough near Westmont Station. The sewer runs parallel to train tracks and the outflow is located at the end of Union Ave. No future development has been identified.
Wyckoff Township	Since 2021, Wyckoff has experienced growth through the development of three to four apartment buildings. Additionally, Christian Health (healthcare facility) has also built a large capacity apartment complex that can house an additional 100-150 people. Residential population has also grown due to the development of large properties that were subdivided and built into multiple single family homes (Galencamp Court). The Police Department as well as several other town buildings are in the process of planning renovations. There is also another large plot of land (168 & 174 Franklin Ave) that are planning to be subdivided and built into smaller neighborhoods of single family homes.

2.4 ECOSYSTEMS AND NATURAL ASSETS

The New Jersey Highlands region stretches from the banks of the Delaware River in Warren and Hunterdon counties to the New York State border along northern Sussex, Passaic, and Bergen counties. The Highlands region covers approximately 1,300 square miles and includes 88 municipalities and portions of seven counties (Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, and Warren). Although the Highlands region covers less than 15% of the state's land area, 70% of the state's residents get some or all of their drinking water from the Highlands, including 8 out of every 10 people living in a designated Overburdened Community. Of the 68 municipalities located outside of the Highlands in Bergen County, all but seven obtain their water from the Highlands; 53 municipalities receive up to 25 percent of their water from the Highlands, 4 get between 26 and 50 percent, and 4 get between 51 and 75 percent. Outside of the Highlands, Bergen County relies on a series of different surface and groundwater systems. The Oradell Reservoir, the Wanaque Reservoir, and other surface and groundwater resources provide drinking water for much of the county; these supplies require replenishment from rainfall.

Recognizing the significant natural, cultural, and agricultural value of the New Jersey Highlands region, the State Legislature of New Jersey passed the [New Jersey Highlands Water Protection and Planning Act](#) (Highlands Act) in 2004 to protect both the natural resources and the economic vitality of communities within the region. The New Jersey Highlands Water Protection and Planning Council (Highlands Council) was established in 2004 with the passage of the Highlands Act and charged with its implementation.

New Jersey's Natural Heritage Priority Program and Landscape Project identifies numerous sites throughout the county as being of critical importance. This includes the New Jersey Palisades, which also provides habitat for threatened and endangered species, while portions of Alpine, Tenaflly, and Old Tappan in the Northern Valley, and Southwest Bergen contain extensive habitat for state-listed threatened and endangered species ([Bergen County Master Plan, 2023](#)).

The southeast portion of Bergen County falls within the New Jersey Meadowlands District and includes open space, waterways, and wetlands. Within the Meadowlands is the Sawmill Creek Wildlife Management Area. New Jersey's Wildlife Management Area System is administered by Fish and Wildlife's Bureau of Land Management with the purpose of preserving fish and wildlife habitats. The Sawmill Creek WMA populates 754 acres in Bergen County and Hudson County ([NJDEP, 2022](#)). By preserving ecosystems like this marsh, including their plant life, Wildlife Management Areas help to protect the surrounding area. According to a collaborative study led by the University of California Santa Cruz, the Nature Conservancy, and Wildlife Conservation Society, properties behind existing marshes experience 20% less loss ([Coastal Wetlands and Flood Damage Reduction, 2016](#)).