



Highlands Council Meeting

Thursday, August 21, 2014



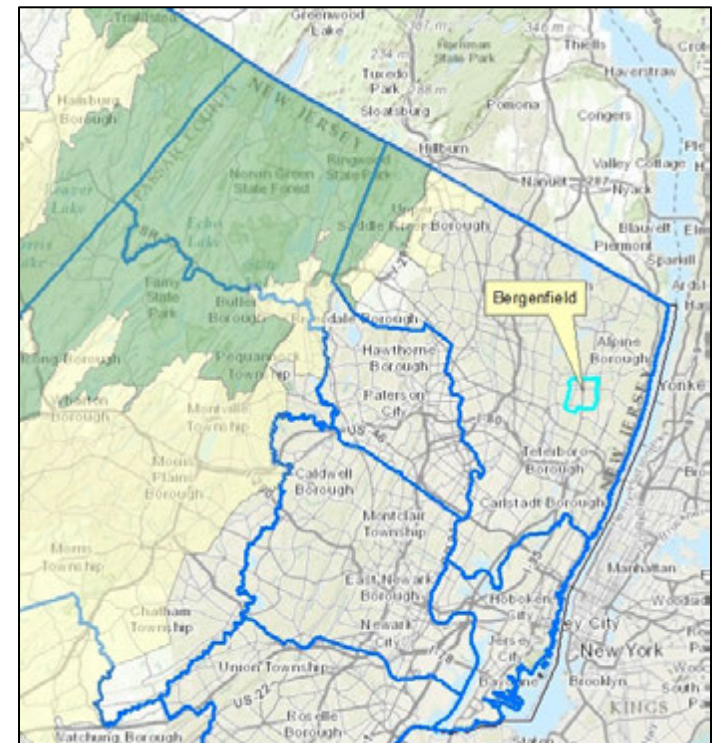
TDR Feasibility Grant

Borough of Bergenfield, NJ



TDR Feasibility Grant Borough of Bergenfield

- Located in Northeastern Bergen County
- Area: 2.885 square miles
- Population: 27,017 (2012)
- Serviced by public water and waste water
- Starting Master Plan update process





Opportunity for TDR

- Fully developed commercial corridor
- Primarily single-story development
- Demand for increased development
- Significant opportunity for increased density (residential and commercial)





TDR Feasibility Grant



- \$40,000 Grant
- Phase I - \$5000 Capacity Analysis
- Four phases, with reviews at each phase
- \$15,000 set aside for fiscal impact analysis
- Piggyback onto current master plan update being conducted



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