

**New Jersey Department of Community Affairs  
APPLICATION FOR GRANT FUNDS**

STANDARD GRANT COVER SHEET

2006-99900-0451

1. DCA Program to Which Applicant is Applying: Smart Future 2006			
2. Name of Applicant Agency Fair Lawn Economic Development Corporation			
3. Street Address P.O.Box 1296			
City Fair Lawn	State New Jersey	Zip Code 07410	County Bergen
4. Official Contact Person		Title	Phone number
5. Program Contact Person Mr. Donald R. Smartt		Title Fair Lawn EDC E	Phone Number (973) 857-1467
6. Proposed Project/Grant Title Route 208 Planning Study			
7. Project Location (if Different from Applicant Agency) Borough of Fair Lawn and Borough of Glen Rock			
Street Address P. O. Box 1296			
City Fair Lawn	State New Jersey	Zip 07410	Room Number
8. Vendor Number		9. Employer ID 20-3531068	10. Tax Exempt ID
11. Area(s) Benefiting: Borough of Fair Lawn, Borough of Glen Rock,			
12. Briefly describe the project for which you are seeking funds.  This award will provide funds to prepare a consensus-based plan for the redevelopment of several older office parks in two municipalities. The funds will be used to evaluate the area and develop a vision for the area that reflects market realities and local concerns. The final plan will include an action plan outlining the specific steps necessary for proactive change.			

13. a. Will any member of the Board of Directors/Trustees receive any direct or indirect personal or monetary gain from the funding of this grant?

Yes  No

b. Does any member of the Board of Directors/Trustees serve on any board, council commission, committee or task force which has regulatory or advising influence on the funding program?  Yes  No

If yes, please describe:

14. Fiscal Contact Person Mr. Donald R. Smartt	Title Fair Lawn EDC Executive	Phone Number (973) 857-1467
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15. Total Cost of the Project \$49,000.00	16. Requested Amount \$42,500.00	17. Funds from Other Sources \$6,500.00
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19. Agency Fiscal Year 6/05 to 6/4	20. Name of CPA Firm Appointed by Grantee
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21. **Certification:** The applicant certifies that to the best of his/her knowledge and belief all data supplied in this application and attachments are true and correct. The document has been duly authorized by the governing body of the applicant and further understands and agrees that any grant received as a result of this application shall be subject to the grant conditions and other policies, regulation, and rules issued by the New Jersey Department of Community Affairs which include provisions described in grant applications instructions.

Name and Title of Applicant (Print)	Signature of Applicant	Date of Application
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<b>LIST THE NEED(S) WHICH ILLUSTRATE THE REASON FOR THE PROJECT.</b>
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The Borough of Fair Lawn and the Borough of Glen Rock are concerned about the long-term viability of the properties along Route 208 where several major tenants are closing down operations, while other tenants are exhibiting signs that they may be leaving as well. The area in Fair Lawn, at 157 acres, encompasses approximately 80 percent of the total land area. The area in Glen Rock, which is located on Harristown Road, includes 42 acres of land, or 20 percent of the total land area.

Current zoning for these properties is light industrial. Recent applications for development indicate a desire for residential reuse of these areas. Both municipalities would like a thorough analysis of the area, coupled with a market analysis, to prepare a future vision for the area. The vision should be created based on input from various stakeholders in the community. The effort should also include an action plan for implementation that can be used by each governing body and planning board to encourage proactive change.

The effect of this effort will be to create a vision and plan that eliminates the conflicts often associated with redevelopment projects that border multiple communities. It also provides a means of identifying potential uses, infrastructure improvements and design standards that will accomplish the objectives of each community.

<b>1. Does the applicant have a master plan that has been endorsed by the State Planning Commission?</b>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
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<b>Plan Name:</b>	
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<b>Date Approved:</b>	
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<b>2. Is the project in a Smart Growth Area? (See help for definition)</b>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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<b>3. Is the project located in a Redevelopment Area?</b>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
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**Analysis of Smart Growth Impact and the Advancement of the Goals Contained with the State Planning Act**

The project advances many of the goals of the State Plan, including promoting beneficial economic growth, revitalizing cities and towns, improving environmental quality and enhancing quality of life. In addition, it represents an opportunity for two adjoining municipalities to work together to proactively address planning issues. The project is directly related to the issue of Greyfield Redevelopment in that the project will evaluate underutilized office parks with highway frontage to create a community vision and action strategy in a manner that will complement the existing character of the community.

**Describe Scope and Extent of Public Participation Activities**

Public participation is an integral component of the Route 208 Corridor Study and will include a visioning program. Community outreach will include meeting with property owners, staff and officials from both municipalities at the outset of the project and organizing a public workshop meeting with property owners, neighbors and other members of the public. The series of workshops will address the following topics: 1. Area assessment results and project objectives; 2. opportunities and constraints and issue identification; 3. Presentation of a concept plan that illustrates the physical location of potential improvements to the area with a companion document that identifies the goals, objectives and issues for the area, as well as the proposed land uses, bulk requirements and design standards. Two follow up meetings to refine the concept plan and establish an action agenda will be held.

<b>Data Collection</b>	<b>Organization Responsible</b>	<b>Date</b>	<b>Estimated Cost</b>
Build Out Analysis			
Community Survey			
Baseline Data	Consultant	4/15/2006	\$2,500.00
Questionnaires			
Walkability Survey	Consultant	4/15/2006	\$1,000.00
Demographic Data	Consultant	4/15/2006	\$2,500.00
Other			
<b>Data Analysis</b>			
Trend	Consultant	4/30/2006	\$2,000.00
Capacity	Consultant	4/30/2006	\$2,000.00
Surveys			
Marketing Study	Consultant	4/30/2006	\$10,000.00
Feasibility			
911 Mapping			
DBase Management			
Other			
<b>Public Participation</b>			
Focus Groups	Consultant	5/30/2006	\$3,000.00
Visionism	Consultant	5/30/2006	\$5,000.00
Visual Preference Surveys			
Hearings			
Workshops	Consultant	5/30/2006	\$3,000.00
Charrette	Consultant	5/30/2006	\$3,000.00

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Outreach	Consultant	5/30/2006	\$3,000.00
Education			
Other			
<b>Plan Development</b>			
Plan Preparation	Consultant	6/30/2006	\$6,000.00
Design Guidelines	Consultant	6/30/2006	\$4,000.00
Printing and Binding	Consultant	6/30/2006	\$1,500.00
CD Burning	Consultant	6/30/2006	\$500.00
Other			
Other			

I have reviewed and/or discussed the above proposed grant application with the Named Applicant and make the following statement:

I am in support of this application.

### COMMENTS

The Borough of Fair Lawn and the Borough of Glen Rock are concerned about the long-term viability of industrially-zoned office parks located along Route 208 where several major tenants have closed operations. Both municipalities want to proactively plan for the redevelopment of these areas in a manner that meets local needs and market realities. The two municipalities have agreed to a joint project. The Fair Lawn Economic Development Corporation is the administrator of the project.

### AGENCY DESCRIPTION

Briefly describe your agency and qualifications for implementing the proposed program/project. Please include your agency's mission statement.

The Fair Lawn Economic Development Corporation (EDC) was created to provide oversight and assistance to the business community in the Borough of Fair Lawn. The continued viability of the light industrial district along Route 208 is a major concern to both the EDC and municipal officials. The Borough Council granted the EDC the authority to conduct an evaluation of the area to determine an appropriate strategy for the future.

**Signature of President of the Board of Treasury/Directors**

**Name of Board President:**

**Title of Board President:**

**Address:**

**Address 2:**

**City:**

**Zip:**

**President of the Board:**

I have reviewed and/or discussed the above proposed grant application with the Named Applicant and make the following statement:



I am in support of this application and will work to integrate this service with others in this community, county and/or region.

**COMMENTS**

The Borough of Fair Lawn and the Borough of Glen Rock are concerned about the long-term viability of industrially-zoned properties along Route 208 where several major light industrial tenants have closed operations. Both municipalities want to proactively plan for the redevelopment of these areas as in a manner that meets local needs and market realities. The two municipalities have agreed to a joint project. The Fair Lawn Economic Development Corporation is the administrator of the project.

**Signature of Mayor or County Official**

**Name:**

Martin Etler

**Title:**

Mayor

**Address:**

8-01 Fair Lawn Avenue

**Zip**

07410

**Mayor or County Officer**

Mayor



I will/have mailed this attachment



I will/have hand delivered this attachment