

ENVIRONMENTAL FEATURES

Protection of environmental resources requires more than just regulatory controls. It is necessary to establish proactive planning techniques to be implemented at all levels of government not only to address existing harmful threats but also to guide future development activities to be compatible with the protection of these resources

Environmental resources include such items as critical slope areas, wetlands and flood prone areas to better coordinate the planning of these areas, several of these environmental resource features have been identified and delineated.

TOPOGRAPHY

Land elevations in the City of Hackensack range from 2-12 feet above sea level to a maximum of 130 feet in the southwesterly portion of the City. This diversity in terrain represents one of Hackensack's greatest assets, for one is afforded the opportunity to view the Hackensack River at one level and well as the skyline of Manhattan.

Portions of the City contain slopes that exceed fifteen (15) percent grade, which are classified as steep slopes. steep slopes exist along the ridgeline which extends through Hackensack in a north to south orientation. Summit Avenue is situated atop this ridgeline. The ridgeline rises to elevations of approximately 90 feet above sea level with high points of 130 feet attained in the vicinity of the Hillers School and the Church of the Heights, situated in the southwesterly portion of Hackensack.

FLOOD PRONE AREAS

The City of Hackensack is bounded on the east by the Hackensack River. The River originates in the southwesterly portion of Rockland County New York and flows in a southerly direction to meet Newark Bay. The River, in addition to serving an important community amenity, presents certain limitations to development due to potential flooding. This portion of the Hackensack River is tidal in nature.

Flooding conditions occur not only from extensive rainfall but also is affected by the tidal action of the River.

The Coles Brook which forms the City's northerly and westerly boundaries also poses limitations due to potential flooding. Coles Brook has the potential to flood a developed area roughly bounded by the Pascack Valley Railroad line and Johnson Avenue, situated in the northerly portion of the City.

Floods pose serious threats to life and property, affecting not only abutting property owners, but down-stream neighbors as well. As development occurs in up-stream areas land in flood plains may be filled, thereby diminishing the capacity to store flood waters. This diminished capacity means that the downstream areas may be subject to increased volumes of water causing additional

flooding. It is for this reason that flood prone areas are included as part of this report.

The areas along the Hackensack River and Coles Brook that are subject to flooding conditions are delineated on the NIDEP maps. The limits of the flood prone areas are based on the 100-year flood, which is defined as the storm of maximum intensity which would statistically be expected one percent of the time. Its limits are generally determined using watershed areas topography, the impact of physical improvements such as bridges and culverts and in some cases previously known flood levels.

The flood prone areas corresponding to the Hackensack River and Coles Brook are depicted on the Flood Prone Area Map. In total, approximately 458 acres of land in Hackensack are located within the designated flood prone area.