

Area	0.2 Square Miles
Population	10,807
Open Space Acreage/ROSI	3.35 acres
Public Parks & Recreation Facilities along Walkway	no public facilities
Linear feet of Completed Walkway*	829 (0.16 miles)
Linear feet of Gap Site(s)*	79 (0.01 miles)

\*GIS calculated measurement, does not include walkarounds

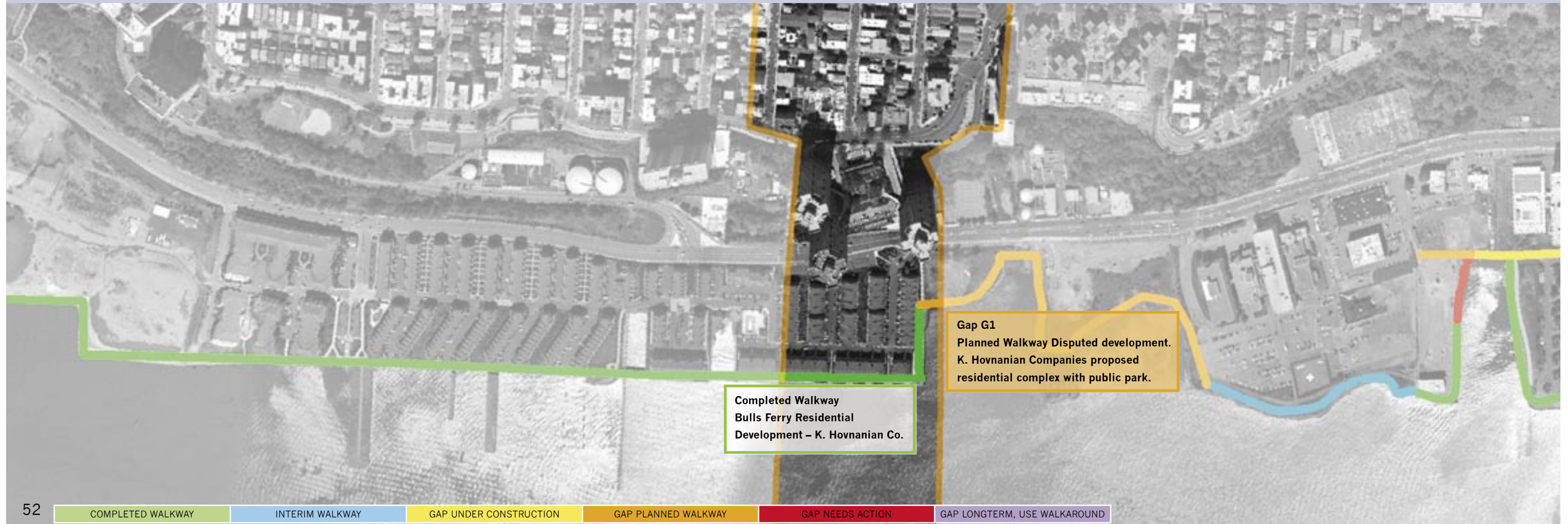
## Status of Walkway in Guttenberg

The Town of Guttenberg contains the shortest extent of Walkway within Hudson County. Most of the alignment is already built-out, and fronts along the private residential multi-family development of Bull's Ferry.

There is one remaining Gap Site, at the northern municipal border with the Township of North Bergen.

### Privacy

Throughout the residential development along the Hudson River in Guttenberg, the Walkway was built directly up to the residences' back yards. Walkway users can look directly at patios and into residential units through large sliding glass doors. With neither visual nor physical buffering, there is a feeling that the public Walkway is a part of what should be private space, resulting in an uncomfortable situation for both residents and Walkway users, and raising issues of security.



#### Maintenance & Operations

Since the Walkway was constructed as part of a private development, it is unclear where the responsibility lies for maintenance and operation of the public Walkway. Although, currently, the Walkway is in good condition, there are concerns for the future as years of use start to take a toll.

#### Signage

Signage to identify the Walkway or direct users coming from outside of the area was limited to one sign at the start of the Walkway at Bulls Ferry entrance, however, the sign is currently missing after lying flat on the ground for a number of months. Furthermore, there is no seamless signage connection moving from one municipality to the next at the borders with North Bergen or West New York, to establish continuity and orientation for users.

#### Access

As noted in the NJDOT study, perpendicular access to the Walkway is limited in terms of all four modes of transportation: vehicular, pedestrian, bicycle, and mass transit. There is no parking provided for Walkway users along the Guttenberg section.

#### Gap Site Controversy

In conjunction with the property at adjoining North Bergen Gap NB 1, K. Hovnanian Companies plans to develop additional private residences along the waterfront, which will include construction of the Walkway as public open space. The planned development has been denied by the Town and is currently under appeal by K.Hovnanian. If appeal is denied, this will create a need for public funding of Walkway construction. The Town of Guttenberg intends to use the land for a public park.



Bull's Ferry



### Recommendations for Guttenberg

Representative(s) from the private development within which the existing Walkway occurs should be included in any planning process that takes place to determine operations and maintenance decisions for the Walkway in the future. The OSR should enter into a Memorandum of Understanding (MOU) with the private developers on the standards and responsibilities for maintenance and operation of the Walkway, until a Walkway stewardship entity is established for this purpose.

Strategic locations should be designated for signage leading users to and along the Walkway.

Landscape plantings/low walls/fencing or other site design means should be developed to act as a buffer between the Walkway and private residences. No future residential development should be permitted for construction without acceptable buffering elements designed to adequately separate private and public space.

#### Specific Recommendations:

**GAP G 1.** K. Hovnanian Companies plans to develop additional private residences along the waterfront, which will include construction of the Walkway as public open space. The planned development has been denied by the Town and is under appeal by K.Hovnanian. If appeal is denied, this will create a need for public funding of Walkway construction.

Follow-up should continue on this parcel by Hudson County to ensure that: plans for the proposed development are in compliance with the Walkway Design Standards, acceptable signage and access are provided for the public to the Walkway, and that the proposed schedule for implementation of the Walkway is acceptable to the County.

Bull's Ferry