

First Reading

INTRODUCED BY: Councilwoman Cavadas				
SECONDED BY: Councilman Fitzhenry				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
CAVADAS	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY: Councilwoman Sheedy				
SECONDED BY: Councilman Karcic				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
CAVADAS	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

ORDINANCE NO. 2321
BOROUGH OF NORTH ARLINGTON
COUNTY OF BERGEN, NEW JERSEY

AN ORDINANCE TO AMEND THE
BELLEVILLE PIKE REDEVELOPMENT ORDINANCE

WHEREAS, the Local Redevelopment and Housing Law at N.J.S.A 40A:12A-1 *et. seq.*, provides that a municipality may declare an area within the municipality as an area-in-need-of redevelopment and approve a redevelopment plan for the development thereof; and

WHEREAS, the Redevelopment Agency of the Borough of North Arlington was established by Ordinance 1464 on June 13, 1989 and was subsequently dissolved pursuant to N.J.S.A. 40A:12A-24 and all duties and obligations of the Redevelopment Agency were transferred to the Mayor and Council of the Borough of North Arlington by Ordinance 1909 dated March 11, 2004; and

WHEREAS, pursuant to the “Local Redevelopment and Housing Law”, N.J.S.A. 40A:12A-1, *et. seq.*, by Ordinance No. 2236 dated February 8, 2018, the Mayor and Council of the Borough of North Arlington (“Governing Body”) adopted a Redevelopment Plan for the Belleville Pike Area; and

WHEREAS, the Borough is permitted to amend, from time to time, the Redevelopment Plan/Ordinance pursuant to the Local Redevelopment and Housing Law at N.J.S.A 40A:12A-7(e); and

WHEREAS, a development has been proposed by **Seagis Property Group** (hereinafter, the “Petitioner”) at the properties located at Block 129, Lot 15 and Block 168, Lot 1 on the official tax map of the Borough of North Arlington, County of Bergen (hereinafter “the Property”), which are more commonly known as 500 Belleville Turnpike, North Arlington; and

WHEREAS, the Governing Body has been designated as the North Arlington Redevelopment entity and, as such, is empowered to address and deal with any and all issues relating to the Redevelopment in the Borough; and

WHEREAS, the Governing Body, acting as the redevelopment entity, reviewed the plan for the redevelopment project proposed by the Petitioner and determined that it was consistent with the overall redevelopment goals of the Borough; and

WHEREAS, Block 168, Lot 1 was previously designated as a non-condemnation redevelopment area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1, et seq. and is already included in the Porete Avenue Redevelopment Plan; and

WHEREAS, Block 129, Lot 15 was previously designated as a non-condemnation redevelopment area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1, et seq. and was included in the Belleville Pike Redevelopment Plan; and

WHEREAS, it has been determined that it is appropriate that Block 168, Lot 1 and Block 129, Lot 15, having the same physical address of 500 Belleville Pike, no longer be in separate Redevelopment Areas and that both lots be included in the Porete Avenue Redevelopment Area so as to properly facilitate the development of the Property consistent with the redevelopment goals of the Borough; and

WHEREAS, it has been determined that it is appropriate to amend the Belleville Pike Redevelopment Plan/Ordinance to remove Block 129, Lot 15 from the Belleville Pike Redevelopment Area, since such action is essential to the Property and the proposed development and consistent with the overall redevelopment goals of the Borough; and

WHEREAS, as a result of the removal of Block 129, Lot 15 from the Belleville Pike Redevelopment Area, the terms of the Belleville Pike Redevelopment Plan will no longer apply to the Lot and the Property as a whole; and

WHEREAS, pursuant to Local Redevelopment and Housing Law at N.J.S.A 40A:12A-7(e) the Governing Body prepared an Amendment to the Belleville Pike Redevelopment Plan and referred it to the Planning Board for its comments and recommendations by way of Resolution No.: 54-21 dated February 11, 2021; and

WHEREAS, the Planning Board reviewed the Amendment to the Belleville Pike Redevelopment Plan on March 15, 2021 and advised the Mayor and Council that it fully endorsed the proposed changes; and

WHEREAS, said Amendment to the Belleville Pike Redevelopment Plan represents the most reasonable and advantageous plan for the development of the Belleville Pike Redevelopment Area; and


NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of North Arlington that the Belleville Pike Redevelopment Ordinance is hereby amended to remove the property located at Block 129, Lot 15 which shall hereafter no longer be subject to the terms of the Belleville Pike Avenue Redevelopment Plan/Ordinance; and

BE IT FURTHER ORDAINED as follows:

ADDITIONAL PROVISIONS

1. The foregoing provision shall be added to the Belleville Pike Redevelopment Plan/Ordinance.
2. All other sections of the Belleville Pike Redevelopment Plan/Ordinance shall remain unchanged and in full force and effect.
3. If any section or provision of this ordinance shall be held to be invalid in any court of competent jurisdiction, the same shall not affect the other sections or provisions of this ordinance except insofar as the section or provision declared invalid shall be inseparable from the remainder or any portion thereof.
4. This amendment to the Belleville Pike Redevelopment Plan/Ordinance shall take effect upon publication as provided by law.

ATTEST: 
Kathleen Moore, Borough Clerk

APPROVED: 
Daniel H. Pronti, Mayor

DATED: May 13, 2021

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, April 8, 2021 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON May 13, 2021, 7:00PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore, RMC
Borough Clerk

First Reading

INTRODUCED BY: Councilman Pronti				
SECONDED BY: Councilman Karcic				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
YAMPAGLIA	X			
PRONTI	X			
SHEEDY	X			
KARCIC	X			
WILLIAMS	X			
FITZHENRY	X			
BIANCHI				
TOTAL				

Second & Final Reading

INTRODUCED BY: Councilman Fitzhenry				
SECONDED BY: Councilman Yampaglia				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
YAMPAGLIA	X			
PRONTI	X			
SHEEDY	X			
KARCIC	X			
WILLIAMS	X			
FITZHENRY	X			
BIANCHI				
TOTAL				

ORDINANCE NO. 2236
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

**AN ORDINANCE TO ADOPT A REDEVELOPMENT PLAN FOR THE BELLEVILLE
TURNPIKE REDEVELOPMENT AREA**

WHEREAS, the Redevelopment Agency of the Borough of North Arlington was established by Ordinance 1464 on June 13, 1989 and was subsequently dissolved pursuant to N.J.S.A. 40A:12A-24 and all duties and obligations of the Redevelopment Agency were transferred to the Mayor and Council of the Borough of North Arlington by Ordinance 1909 dated March 11, 2004; and

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (“LRHL”), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment and adopt Redevelopment Plans for areas designated as being in need of redevelopment; and

WHEREAS, the Governing Body designated the real properties located in the area of Belleville Turnpike designated on the Borough’s Tax Map as Block 129, Lots 14, 15, 16, 17 and 19,

commonly known as 450 Belleville Turnpike thru 470 Belleville Turnpike and 10 Schuyler Avenue; Block 167, Lots 3, 4 and 5, commonly known as the Meadows; and Block 168, Lot 1, commonly known as 500 Belleville Turnpike (referred to herein as the “Belleville Turnpike Redevelopment Area” or the “Area”) as a non-condemnation redevelopment area in accordance with the relevant provisions of N.J.S.A. 40A:12A-1, et seq. by way of Resolution 85-17 dated March 9, 2017; and

WHEREAS, the Governing Body retained the services of Heyer, Gruel and Associates to prepare a Redevelopment Plan (“Belleville Turnpike Redevelopment Plan”) which is dated September 2017; and

WHEREAS, pursuant to Local Redevelopment and Housing Law at N.J.S.A 40A:12A-7(e), the Governing Body referred the Belleville Turnpike Redevelopment Plan to the Planning Board for its comments and recommendations; and

WHEREAS, the Planning Board reviewed the Belleville Turnpike Redevelopment Plan and advised the Mayor and Council, by way of Resolution dated October 4, 2017 that it fully endorsed the proposed Redevelopment Plan; and

WHEREAS, said Belleville Turnpike Redevelopment Plan represents the most reasonable and advantageous plan for the development of the Belleville Turnpike Redevelopment Area; and

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of North Arlington that the Belleville Turnpike Redevelopment Plan for the Belleville Turnpike Redevelopment Area dated September 2017 is hereby adopted and that the Belleville Turnpike Redevelopment Ordinance shall be adopted in accordance with the Belleville Turnpike Redevelopment Plan to read as follows:

SECTION 1- Statutory Requirements

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - (a) the Master Plans of contiguous municipalities;
 - (b) the Master Plan of the County in which the municipality is located; and

- (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” PL 1985, C398 (C52:18A-196 et al.)
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure;
 7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

(A) Vision

The North Arlington Borough Council is promoting economic development within the Borough in a manner consistent with the Borough’s master plan and ongoing goals and objectives. The statutory redevelopment process allows the Council to promote adaptive reuse and flexible development opportunities in targeted locations throughout the Borough. The Belleville Turnpike is the main east entry and exit into and out of the Borough.

The Area is located in the southeast portion of the Borough of North Arlington, in Bergen County. North Arlington is bordered by Kearny to the south and Lyndhurst to the north. It is bound by the Passaic River to the west (Belleville being across the river) and the Meadowlands to the east. Most of the Borough’s developable land area is devoted to residential land uses in neighborhoods of varying density. Commercial land uses are concentrated along major transportation corridors, such as the Belleville Turnpike, River Road, and Ridge Road. The Area is wedged in between a CVS and the Porete Avenue Redevelopment Area. To the north of the site are residential houses which front Morton Place.

The Belleville Turnpike Redevelopment Area has been designated by the Borough to offer potential developers an opportunity to pursue projects that will enhance the economic vitality of the Belleville Turnpike corridor and reinforce its position as a hub of commerce and retail activity.

(B) Goals and Objectives

The following goals have been established based on the stated vision:

1. To enhance the Belleville Turnpike corridor in an economically viable and attractive way.
2. To improve traffic safety and access to the Area.
3. To promote new uses on underutilized parcels.
4. To enable economically viable development of the entire Area.
5. To improve the physical appearance of the Area through appropriate site design and land use.

SECTION 3- Relationship of the Plan to Borough Land Development Regulations

The Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. In order to implement the Redevelopment Plan consistent with the goals and objectives of this Plan, the Plan shall **not** overlay the existing Land Development Regulations in the Belleville Turnpike Redevelopment Area but rather, the Plan shall supersede the use, bulk and design standards provisions of the Borough Land Development Regulations, unless specifically referenced. Other standards and submission requirements which are not specifically addressed in this Plan shall apply. The definition of any word, phrase or term in the Borough Land Development Ordinance shall apply in this Redevelopment Plan, unless otherwise defined in this Plan. The Borough Zoning Map included in the Land Development Regulations Ordinance shall be amended to identify this redevelopment area.

(A) General Approval Powers

The provisions of this redevelopment plan change the process by which approvals for the development of land are typically granted whereby a property owner submits plans and an application to the Planning Board or Zoning Board of Adjustment and the appropriate Board schedules a hearing on the application. In order to ensure maximum compliance with the redevelopment plan, however, the following procedures will be followed for all properties in the Redevelopment Area:

1. Projects that consist solely of repair, renovation, or façade improvements of existing buildings, and do not alter the footprint of the building may proceed directly to the Planning Board in accordance with standard application procedures.
2. New construction involving less than 5,000 gross square feet of non-residential space may proceed directly to the Planning Board in accordance with standard application procedures.
3. All other projects must proceed to the Borough Council acting as the redevelopment entity pursuant to Sections 3(B) and 3(C) below.

These procedures notwithstanding, all projects in the Redevelopment Area must adhere to the requirements of the redevelopment plan.

(B) Borough Council

The Borough Council, acting as the redevelopment entity, shall review all proposed redevelopment projects within the Redevelopment Area brought before it pursuant to Section 3(A) to ensure that such project(s) is consistent with the redevelopment plan and relevant redeveloper agreement(s). Such review shall occur prior to the submission of the redevelopment project(s) to the Planning Board. As part of its review, the Borough Council may require the redeveloper(s) to submit proposed site plan applications to a subcommittee of the Borough Council prior to the submission of such application to the Planning Board. Such committee may include members of the Borough Council and any other members and/or professionals as determined necessary and appropriate by the Borough Council. Such committee shall make its recommendations to the Borough Council.

In addition to determining whether the proposal is consistent with this redevelopment plan and relevant redeveloper agreement(s), the Borough Council may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of the redevelopment plan and make recommendations for improvement to the proposed development.

(C) Planning Board

All development applications shall be submitted to the North Arlington Planning Board, either directly or through the Borough Council as outlined in Sections 3(A) and 3(B), in accordance with the normal site plan and subdivision procedures outlined in N.J.S.A. 40:55-1 et seq.

The Planning Board shall deem an application for redevelopment and/or rehabilitation for any property subject to this redevelopment plan incomplete if the applicant has not been designated by the Borough Council as a designated redeveloper(s) or has not otherwise successfully met the procedural requirements of Section 3(A). Additionally, the Planning Board shall deem any application for redevelopment and/or rehabilitation for any property subject to this redevelopment plan incomplete if the applicant has not received approval from the Borough Council in accordance with Section 3(B), stating that its application is consistent with the redevelopment plan and redevelopment agreement.

In connection with site plan or subdivision applications, the Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments.

The Planning Board may grant exceptions or waivers from design standards from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

(D) “d” Variances and Expansion of Current Uses

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a “d” variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Borough’s Zoning Board of Adjustment.

(E) Notice of Application

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D- 12(a) & (b).

(F) Evaluation of Proposals

The evaluation of any proposal submitted under the Redevelopment Plan shall be based upon the sections of this Redevelopment Plan entitled “Relationship of Plan to the Borough Land Development Regulations”, “District Use and Bulk Standards” and “General Design Standards”.

All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

SECTION 4- District Use and Bulk Standards

(A) Purpose

The purpose of the plan is to encourage the development of appropriate residential and commercial uses. This plan also aims to address site emergency access issues, options for parking, and topographic constraints, specific to the lots within the Area.

(B) Definitions

ASSISTED LIVING RESIDENCE FACILITY– A facility licensed by the New Jersey Department of Health to provide apartment–style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

FIRE LANE – A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

SELF STORAGE FACILITIES – An establishment in which indoor storage space (such as rooms or lockers) is rented to tenants, usually on a short-term basis.

SENIOR / ACTIVE ADULT HOUSING – Multi-family residential development composed of private dwelling units available for sale or for rent, along with customarily incidental accessory uses and amenities, exclusively for residents above age 55.

SHARED PARKING - Shared parking is defined as parking areas or spaces that are used to serve two or more individual land-uses. This arrangement occurs when individual land-uses, either on the same site or from nearby sites, form an agreement to share available parking spaces and/or land developable for parking.

(C) Principally Permitted Uses

1. Banks and financial institutions
2. Nursing Homes
3. Offices
4. Restaurants
5. Retail services
6. Retail trade
7. Theaters and indoor recreation facilities

- 8. Self-Storage Facilities
- 9. Research Laboratories

(D) Conditionally Permitted Uses

- 1. Assisted Living Residence Facility
 - (a) The site shall be a minimum of 40,000 square feet.
 - (b) The impervious lot coverage shall not exceed 80%.
 - (c) The site shall have primary access to a public right-of-way.
 - (d) The facility shall be licensed in accordance with the requirements of the New Jersey Department of Health.
 - (e) The height shall not exceed four (4) habitable stories.
 - (f) The minimum on-site parking shall be one (1) space per employee at the maximum shift, plus one (1) space per five (5) beds.

- 2. Senior / Active Adult Housing
 - (a) The site shall be a minimum of 40,000 square feet.
 - (b) The impervious lot coverage shall not exceed 80%.
 - (c) The site shall have primary access to a public right-of-way.
 - (d) The height shall not exceed four (4) habitable stories.
 - (e) The minimum on-site parking shall be one (1) space per residential unit.

(E) Permitted Accessory Uses

- 1. Any other use customary and incidental to a principally permitted use in the zone.
- 2. Public or Private Garages.
- 3. Essential Services.

(F) Height, Yard, and Area Requirements

Height, yard, and area requirements shall be as specified:

Minimum lot area (non-residential)	40,000 square feet
Minimum front yard setback	20'
Minimum side yard setback	10'
Minimum rear yard setback	20'
Maximum building coverage	80%
Maximum height	5 stories/65 feet
Minimum Ground Floor Height	The ground floor height shall be at least 11 feet high to the ceiling.

(G) Supplemental Requirements

- 1. Off-Street Parking Requirements
 - (a) Minimum Parking Requirement for all non-residential uses:
 - i. 3 Spaces / 1000 SF of Gross Floor Area.

- (b) Minimum Parking Requirement for Self-Storage Facilities:
 - i. 8 spaces for public and employees.
- 2. Residential Buffers – Landscaped buffers shall be provided for any portion of the Area adjacent to a residential zone. The buffer shall consist of a six foot (6') tall (at least) solid or semi-open fence, and shall comply with the screening and buffer regulations outlined in Chapter 205, Article XII, §205-88. The width of such buffer shall be a minimum of fifteen (15') feet.
- 3. Steep Slopes
 - (a) Land Disturbance in areas where slopes are in excess of 15% shall be identified on any submitted site plan.
 - (b) No more than 50% of the area where slopes are 15% to 20% shall be disturbed.
 - (c) Land Disturbance in areas where slopes are in excess of 20% is prohibited.

SECTION 5- General Design Standards

These design standards are to be used in conjunction with the land use and bulk standards that are established in this Redevelopment Plan.

The following design standards shall be considered site plan standards, and any deviations shall be considered design standard waivers. The standards are meant to encourage design that is consistent with the commercial character of the Belleville Turnpike Corridor while also promoting modern and sustainable site plan design.

(A) Fences and Gates

1. Solid, semi-open and open fences, up to six feet in height shall not be located closer to the front lot line than the rear building line of the principal structure (excluding minor projections). Such fences may extend to the side and rear property lines.
2. Semi-open and open fences up to four feet in height may be located anywhere on the lot up to the lot lines.
3. No fence exceeding a height of four feet shall be erected along any front lot line. Such fence shall be of open or semi-open construction. Solid fences not exceeding six feet in height shall be permitted along any property line adjoining a commercial or industrial district or use.
4. Gates should be compatible with on-site fence design and should not detract from the public streetscape.

(B) Landscaping

1. All development shall comply with the landscaping general standards required by the Borough Code in Chapter 205, Article XII, §205-87.
2. If the number of trees required by any part of this Plan cannot be planted on site, the Board may grant a waiver at its discretion, and require the redeveloper to make a contribution, to be deposited in the Borough's tree fund escrow account. The contribution, in lieu of planting trees, shall be five hundred (\$500.00) dollars per tree.

(C) Stormwater Management

All development shall comply with the requirements in the Borough Code at Chapter 205, Article XVII, §205-124.

(D) Lighting

Lighting shall conform to the requirements in the Borough Code at Chapter 205, Article XII, §205-81.

(E) Shared Parking

Developments in the Redevelopment Area may meet the required off-street parking requirements by participation in a shared parking and/or loading program of two or more uses, provided that plans for such a program have been approved by the Planning Board.

The Board may approve a shared parking plan with a maximum reduction of 25% fewer parking spaces than the total combined parking requirement for the participating uses without the need for a variance, if all of the following standards are complied with:

1. The developer must demonstrate that the particular combination of uses and the peak periods of demand for parking and/or loading spaces, as applicable, are such that a lesser number of spaces are necessary to meet the total parking and/or loading needs for the development at all times. Standards such as the Urban Land Institute Shared Parking Report or ITE Shared Parking Guidelines may be of assistance in presenting the case for adequate parking arrangements.
2. The developer must demonstrate that the parking and/or loading spaces are located to be reasonably convenient, safe and suitable for use by the various uses, buildings and/or lots involved in the shared parking program.
3. In all shared parking arrangements, a building, structure or use for which a Shared Parking Agreement is proposed shall be located within seven hundred (700) feet walking distance of the shared parking lot, measured from the entrance of the building, structure or use or the nearest parking space within the shared parking lot.

(F) Off-Street Parking, Loading, and Circulation Design

Parking, circulation, and loading design shall conform to the requirements in the Borough Code at Chapter 205, Article XII, §205-71 except for the following standards. Where there is a conflict between the Ordinance and this Plan, the Plan takes precedence.

1. Off-street parking may be located in the side and rear yards; provided, however, that no parking space shall be nearer than fifteen (15) feet to any front lot line.
2. No dedicated loading space is required but, if necessary, loading space shall be provided in a location that does not interfere with parking or site circulation.
3. The fire official may require and designate private fire lanes as deemed necessary for the efficient and effective operation of fire apparatus, access to building openings by fire fighters or egress of occupants.
4. Driveways in the Redevelopment Area shall adhere to the following dimension requirements:

- (a) One-way operation driveways:
 - i. 10 feet for minimum width.
 - ii. 12 feet for maximum width.
 - (b) Two-way operation driveways:
 - i. 20 feet for minimum width.
 - ii. 24 feet for maximum width.
5. Whenever possible, new developments and redevelopment of existing properties should seek to reduce or limit the amount of driveway curb cuts, utilizing shared driveways or other strategies as appropriate.
6. Whenever possible, driveways, parking, and general circulation (excluding fire lanes) areas should seek to pave with permeable or semi-permeable surfaces.

(G) Signs

Signage shall conform to the requirements in the Borough Code at Chapter 205, Article XI, §205-66, Commercial Zones.

SECTION 6- Acquisition & Relocation

(A) Property Identified for Acquisition

No eminent domain shall be used.

(B) Relocation Plan

The redevelopment area does not contain any existing residential units and therefore will not require any relocation.

(C) Affordable Housing

There is no existing or proposed housing in the Area.

SECTION 7- Relationship to Other Local, Regional and State Plans

(A) Borough Master Plan

The Borough's most recent Master Plan was adopted in November 2003, and a Master Plan Re-Examination was adopted in April 2016. The following Borough goals and objectives listed in the Master Plan are relevant to the Redevelopment Area and Plan:

1. To upgrade the older industrial areas of the Borough in order to maintain jobs and preserve the non-residential tax base.
2. To provide for the orderly transition of land uses where change is indicated.
3. To cooperate with the adjacent municipalities, the New Jersey Sports and Exposition Authority, the County, and the State in reviewing planning proposals along North Arlington's boundaries.

The 2016 Master Plan Re-examination Report specifically recommended considering redevelopment as a possible tool for this area to address the aging industrial structures and vacant properties. To reiterate the report, "this area serves as a gateway into the town and a revitalization of this area would be a great benefit to the Borough."

(B) Porete Avenue Redevelopment Plan

Adjacent to the Area is the Porete Avenue Redevelopment Area, which was declared a Redevelopment Area in 1990. The plan was last amended in 2015. The following Borough goals and objectives listed in the Porete Avenue Redevelopment Plan are relevant to the Redevelopment Area and Plan:

1. To redevelop land occupied by obsolete structures and uses.
2. To stimulate economic investment in the area.
3. To increase the property tax base.
4. To improve the Area's access to the Belleville Turnpike.

(B) Master Plans of Adjacent Municipalities

Town of Kearny

The Redevelopment Area is located across the Belleville Turnpike from the Town of Kearny. The Belleville Turnpike, which forms a border for the Area, is also the Northern Boundary of Kearny. Development in the corridor is characterized by a mix of commercial, retail, and residential uses through both Kearny and North Arlington.

The 2008 Town of Kearny Master Plan Re-examination provides a goal of preserving and continuing the promotion of a balanced variety of residential, commercial, public, recreation and conservation land uses. This policy goal is consistent with the goals of the Borough of North Arlington and this Redevelopment Plan.

In addition, a nearby redevelopment area on the Bellville Turnpike within the Town of Kearny has also stated an objective to improve business opportunities through the promotion of new and diverse economic activities.

Together North Jersey

The regional plan for North Jersey, *Together North Jersey*, was adopted in 2015. This Redevelopment Plan aligns particularly with the goals in Focus Area A5: "Locate most new housing and commercial development in places with existing and planned infrastructure."

(D) Bergen County

The Master Plan for Bergen County has not yet been completed. However, a report of the visioning component to that Master Plan has been released. That document, which chronicles the discussions that took place at the visioning workshop in 2011, discusses the potential and capabilities of redevelopment in the county. Since no objectives or goals were adopted through that document, it is difficult to discern consistency at this time.

(E) State Development and Redevelopment Plan (SDRP)

In 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (SDRP). The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. Eight statewide goals are

articulated in the Plan, along with dozens of corresponding implementation policies. The goals are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all New Jersey residents.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

This Plan meets stated goals 1 and 3 of the SDRP.

- The intended purpose of this Plan is to revitalize certain properties in North Arlington from their present condition to an actively utilized, productive site.
- This Redevelopment Plan promotes beneficial economic growth for residents of North Arlington.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. The Belleville Turnpike Redevelopment Area is located in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for redevelopment efforts. The goals for PA-1 include the following:

1. Provide for much of the state's future redevelopment.
2. Revitalize cities and towns.
3. Promote growth in compact forms.
4. Stabilize older suburbs.
5. Redesign areas of sprawl.
6. Protect the character of existing stable communities.

This Plan meets stated goals 1, 2, 3, and 4 for Planning Area 1.

- The Redevelopment project promotes new commercial activity in a commercial area along a major arterial roadway.
- The additional revenue generated by encouraging new activity within the Redevelopment Area will add to North Arlington's economic base, and thereby, to its vitality.
- The redevelopment of a previously disturbed and developed site is consistent with the concept of promoting growth in compact forms.
- North Arlington is an older suburb. This Redevelopment Plan will add to the stability of the existing commercial and industrial portion of North Arlington.

(F) State Strategic Plan

The final draft of the State Strategic Plan was released in 2012. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to review the relationship between this Plan and the State Strategic Plan Draft. This Plan is consistent with the stated goals of the State Strategic Plan. This Plan exemplifies the guiding principle of "Spatial

Efficiency”, where new development is encouraged to be located in areas where infrastructure is already in place to support growth.

This Plan meets the following “Garden State Values” of the State Strategic Plan:

1. Concentrate development and mixed uses.
2. Prioritize Redevelopment, infill, and existing infrastructure.
3. Increase job and business opportunities near housing, infrastructure and transportation.

SECTION 8- Implementation Plan of the Redevelopment Area

This section summarizes the implementation process for a successful redevelopment plan. These standards are not retroactive and will not be applied to existing businesses until a development application is submitted to the Borough. The proposed standards in the Redevelopment Plan will be implemented through the site plan and subdivision review process.

(A) Phasing

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components as well as internal phasing schedules with sections. Any phasing of sites requiring Industrial Site Recovery Act (ISRA) plans must be phased in accordance with the timetable approved by the NJDEP.

(B) Conformity to the Master Plan and Zoning Ordinance

The Borough’s Master Plan and Zoning Ordinance should be consistent with the Redevelopment Plan. The zoning map shall be amended to include all of the parcels identified as part of the Redevelopment Area.

(C) Development Review and Procedures

Any proposal for development must be consistent with the requirements and objectives of this Redevelopment Plan. The following procedures for development applications on contiguous lots of 5 acres or more in size as of the date of adoption of this Plan shall be required in the order indicated.

1. A concept plan for the overall development of all contiguous lots shall be prepared by the developer or owner and submitted to the Borough. The concept plan shall provide a basis for negotiation of a Redevelopment Agreement. The concept plan shall indicate the following:
 - (a) A general land use plan indicating the tract area and general locations of the land uses to be included. The amount and location of the proposed types of nonresidential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be estimated.
 - (b) A circulation plan showing the general location and types of transportation facilities, including any facilities for pedestrian access and any proposed improvements to the existing transportation system outside the planned development.
 - (c) A utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities.

- (d) A storm water management plan setting forth the proposed method of controlling and managing storm water on the site.
2. In addition, the following information shall be submitted by the owner or developer to assist in preparation of the Redevelopment Agreement:
 - (a) An environmental inventory including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site, existing man-made structures or features and the probable impact of the development on the environmental attributes of the site.
 - (b) A fiscal impact report describing the anticipated demand on municipal services to be generated by the development and any other financial impacts to be faced by the municipality or school district as a result of the completion of the planned development. The fiscal impact report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the timing schedule provided under the following subsection and following the completion of the planned development in its entirety.
 - (c) A proposed construction phasing plan and timing schedule, including an estimated timetable for start and completion and any terms or conditions which are intended to protect the interest of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety.
 - (d) A proposed financial plan detailing the financial costs and benefits to be realized by the Borough of North Arlington. The Plan shall include the method and estimated amount of payment to the Borough for land purchase, estimated annual tax revenues and costs, including all supporting documentation and any other benefits either through cash payments or contribution.
3. The Redevelopment Agency shall negotiate a formal Redevelopment Agreement with (each) developer or owner.
4. The final form of a Redevelopment Agreement with each Developer or owner will be subject to approval by formal action of the Borough Council.
5. For subdivision and site plans for which a Redevelopment Agreement has been negotiated, the subdivision and site plans shall be in general conformance with the Redevelopment Agreement as approved and/or amended by the Borough Council.
6. The following procedure shall be required for development applications on contiguous parcels of under 5 acres in size as of the date of adoption of this Plan.
 - (a) Preliminary and final subdivision and site plans for each development parcel shall be submitted to the Planning Board for review and approval pursuant to N.J.S.A. 40:55D-1 et seq. The developer may request an informal review by the Planning Board pursuant to N.J.S.A. 40:55D-10.1.
7. The Planning Board shall require the developer to provide a bond or bonds of sufficient size and duration to guarantee the completion of the various phases of the project in compliance with the requirements of law and planning approvals.

(D) Redeveloper(s) Agreement

All agreements with redeveloper(s) shall contain the following provisions:

1. The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
2. The redeveloper(s), its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.
3. The redeveloper(s) shall begin and complete the development of said land for the use(s) required in this Redevelopment Plan within a period of time which the Mayor and Council fixes as reasonable.
4. The redeveloper(s) will not be permitted to sell, lease or otherwise transfer or dispose of property within the Redevelopment Plan without prior written consent of the Mayor and Council.
5. Upon completion of the required improvements, the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereof shall no longer be subject to eminent domain as a result of those determinations.
6. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s), the Mayor and Council, or the successors, lessees or assigns of either of them, by which land in the Redevelopment Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual preference or marital status.
7. Neither the redeveloper(s) nor the Mayor and Council, nor the successors, lessees or assigns of either of them, shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex, sexual preference or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area.
8. Any other provision as may be deemed necessary to effectuate the purposes of the Local Redevelopment and Housing Law.

(E) Designation of Redevelopment Entity

The Borough Council will act as the entity to implement this Plan and shall review all proposed redevelopment projects within the redevelopment area to ensure that such project(s) is consistent with the redevelopment plan and relevant redeveloper(s) agreement.

(F) Conveyance of Land

The Governing Body of the Borough of North Arlington may sell, lease or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls, and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area, which becomes available to disposal by the municipality.

(G) Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Mayor and Council of the Borough of North Arlington may amend, revise or modify this Redevelopment Plan as circumstances may make such changes appropriate.

(H) Duration of Redevelopment Plan

The Redevelopment Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval by the Mayor and Council.

(I) Affirmative Action Statement

All designated redevelopers shall agree that, to the extent prohibited by law, no covenant, conveyance, agreement or other instrument relating to the property shall be effected or executed on the basis of race, creed, sex, sexual preference, religion, color, age, national origin, or ancestry in the lease, use or occupancy thereof.

(J) Severability

The provisions of this Plan shall be severable. In the event that any portion of this Plan is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Plan actually adjudged invalid and shall not be deemed to affect the operation of any other portion, which shall remain in full force and effect

SECTION 10- Additional Provisions

(A) All Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

(B) In the event that any provisions of this Ordinance are inconsistent with the provisions of the Belleville Turnpike Avenue Redevelopment Plan adopted herewith, the provisions of this Ordinance shall control.

(C) Upon adoption, this Ordinance and the Belleville Turnpike Redevelopment Plan shall supersede the Borough's Land Development Regulations and Zoning Code in the Belleville Turnpike Redevelopment Area unless otherwise noted and, as such, the zoning map of the Borough of North Arlington shall be amended to indicate that this Ordinance is applicable to the Belleville Turnpike Redevelopment Area.

(D) This Ordinance shall take effect immediately upon passage and publication as required by law.

APPROVED: Joseph P. Bianchi
Joseph P. Bianchi, Mayor

ATTEST: Kathleen Moore
Kathleen Moore, Borough Clerk

DATED: February 8, 2018

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY January 18, 2018 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR

AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON February 8, 2018 AT 7:00PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERKS OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore
Borough Clerk

BELLEVILLE TURNPIKE REDEVELOPMENT PLAN

Borough of North Arlington
Bergen County, New Jersey

September 2017

Prepared by:



236 Broad Street
Red Bank, NJ 07701
732-741-2900

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

Susan S. Gruel, P.P. #1955

Fred Heyer, AICP, P.P. #3581

John Barree, AICP, P.P. #6270

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INTRODUCTION AND PROCESS

The North Arlington Borough Council is promoting economic development within the Borough in a manner consistent with the Borough's master plan and ongoing goals and objectives. The statutory redevelopment process allows the Council to promote adaptive reuse and flexible development opportunities in targeted locations throughout the Borough. The Belleville Turnpike is the main east entry and exit into the Borough.

In order to promote the continued vitality of this important commercial corridor, the Council directed the Borough Planning Board to undertake a redevelopment investigation of the nine properties located at the intersection of Porete Avenue and Belleville Turnpike. Per the Local Redevelopment and Housing Law (LRHL) in N.J.S.A. 40A:12A-1 et. seq, municipal government can designate properties as an "Area in Need of Redevelopment" provided the properties meet the criteria for designation laid out in Section 5 of the LRHL.

The process for designating the Belleville Turnpike properties (Lots 14, 15, 16, 17, & 19 in Block 129 and Lot 1 in Block 168 and Lots 3, 4, & 5 in Block 167) as an Area in Need of Redevelopment was initiated by the Municipal Council of the Borough of North Arlington resolution #R-107-16 adopted on March 10, 2016, authorizing the Planning Board to conduct an investigation to determine whether the properties are in need of redevelopment according to statutory criteria outlined in the Local Redevelopment and Housing Law (LRHL). The properties are located on the Belleville Turnpike in the southeast portion of the Borough. The total area of the nine lots is approximately 5.83 acres. The properties at Belleville Turnpike were officially designated an Area in Need of Redevelopment on March 9, 2017 by Borough Council Resolution R-85-17 establishing the Belleville Turnpike Redevelopment Area (the "Area") as a non-condemnation area (see Figure – 1).

This Plan represents the next stage in the redevelopment process. The Plan sets forth a new set of land development and design standards for the Area and establishes procedures for development application and review.

BELLEVILLE TURNPIKE REDEVELOPMENT PLAN



Figure 1- Belleville Turnpike Redevelopment Area

STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

This Redevelopment Plan includes each of these required sections, as applicable, serving as a guide for the redevelopment of the Belleville Turnpike Redevelopment Area in the Borough of North Arlington.

PLAN PRINCIPLES, GOALS, AND OBJECTIVES

Principles

The Belleville Turnpike Redevelopment Area has been designated by the Borough to offer potential developers an opportunity to pursue projects that will enhance the economic vitality of the Belleville Turnpike corridor and reinforce its position as a hub of commerce and retail activity.

Goals

- To enhance the Belleville Turnpike corridor in an economically viable and attractive way.
- To improve traffic safety and access to the Area.
- To promote new uses on underutilized parcels.

Objectives

- To enable economically viable development of the entire Area.
- To improve the physical appearance of the Area through appropriate site design and land use.

LOCATION AND DESCRIPTION

The Area is located in the southeast portion of the Borough of North Arlington, in Bergen County. (see Figure 2 – Regional Location) North Arlington is bordered by Kearny to the south and Lyndhurst to the north. It is bound by the Passaic River to the west (Belleville being across the river) and the Meadowlands to the east. Most of the Borough's developable land area is devoted to residential land uses in neighborhoods of varying density. Commercial land uses are concentrated along major transportation corridors, such as the Belleville Turnpike, River Road, and Ridge Road. The Area is wedged in between a CVS and the Porete Avenue Redevelopment Area. To the north of the site are residential houses which front Morton Place.

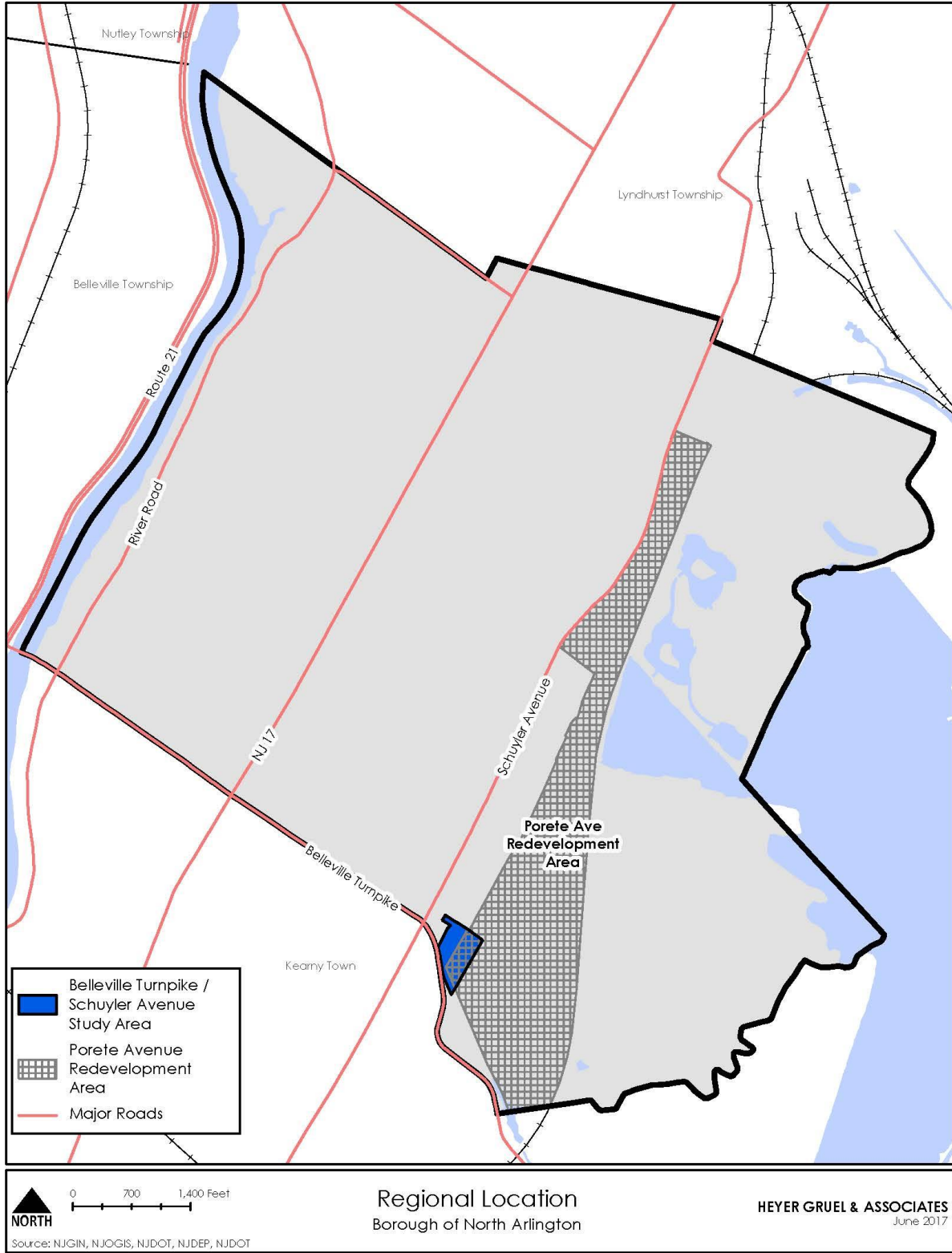


Figure 2- Regional Location

EXISTING ZONING AND LAND USE

The Area is located on the north side of the Belleville Turnpike and is approximately 5.83 acres in total. All privately held parcels, but Lot 1 in Block 168, are in a C-2 Commercial Zone, which permits retail/commercial, dwellings, offices, motels, and eating and drinking establishments (see Figure 3 – Existing Zoning Map). Lot 1 is in the Porete Avenue District of the Porete Avenue Redevelopment Area, which permits light industry, warehouses, offices, and public uses. A residential neighborhood bounds the Area to the north. A commercial property with a CVS sets the western edge. The rest of the Porete Avenue Redevelopment Area bounds its east side. Belleville Turnpike and the North Arlington Jewish Cemetery form the southern boundary.

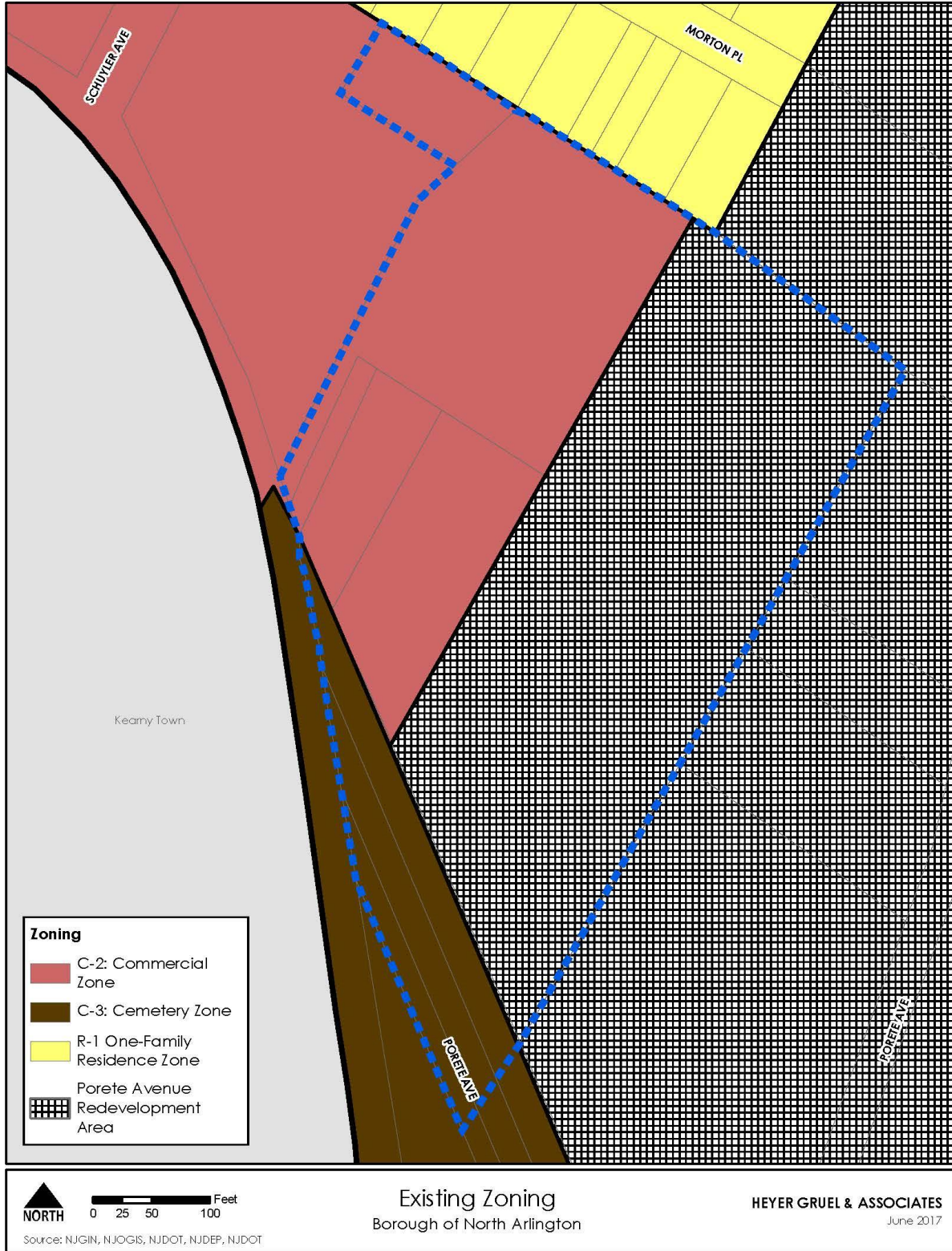


Figure 3- Existing Zoning

RELATIONSHIP OF PLAN TO BOROUGH LAND DEVELOPMENT REGULATIONS

The area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. In order to implement the Redevelopment Plan's goals and objectives, this Plan supersedes the use, bulk and design standard provisions of the Borough's Land Development Regulations, as well as all other Redevelopment Plans, unless specifically referenced.

Other standards and submission requirements relating to all zones in the Borough, not specifically enumerated herein as detailed in the Borough's Land Development Regulations shall apply. The Borough Zoning Map included in the Land Development Regulations Ordinance shall be amended to identify this redevelopment area.

Any deviation from standards of this Plan that would result in a "D" variance pursuant to N.J.S.A.40:55D-70 shall be addressed as an amendment to the Plan, rather than variance relief through the Borough's Zoning Board of Adjustment. "C" variance relief pursuant to Section N.J.S.A. 40:55D-70C may be addressed by the Planning Board through the development application process.

All development must be approved by the Borough's Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A.40:55D, et seq. No building permit shall be issued for any work that would result in a change of use, or in a change of intensity of use, for any premises within the redevelopment area, without prior review and approval of such work by the Planning Board. Regular maintenance and minor repair shall not require Planning Board review.

PERMITTED USES AND BULK STANDARDS OF THE BELLEVILLE TURNPIKE REDEVELOPMENT AREA

Purpose

The purpose of the plan is to encourage the development appropriate of residential and commercial uses. This plan also aims to address site emergency access issues, options for parking, and topographic constraints, specific to the lots within the Area.

Definitions

ASSISTED LIVING RESIDENCE FACILITY– A facility licensed by the New Jersey Department of Health to provide apartment –style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

FIRE LANE – A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

SELF STORAGE FACILITIES – An establishment in which indoor storage space (such as rooms or lockers) is rented to tenants, usually on a short-term basis.

SENIOR / ACTIVE ADULT HOUSING – Multi-family residential development composed of private dwelling units available for sale or for rent, along with customarily incidental accessory uses and amenities, exclusively for residents above age 55.

SHARED PARKING - Shared parking is defined as parking areas or spaces that are used to serve two or more individual land-uses. This arrangement occurs when individual land-uses, either on the same site or from nearby sites, form an agreement to share available parking spaces and/or land developable for parking.

Principally Permitted Uses

- Banks and financial institutions
- Nursing Homes
- Offices
- Restaurants
- Retail services
- Retail trade
- Theaters and indoor recreation facilities
- Self-Storage Facilities
- Research Laboratories

Conditionally Permitted Uses

- Assisted Living Residence Facility
 1. The site shall be a minimum of 40,000 square feet.
 2. The impervious lot coverage shall not exceed 80%.
 3. The site shall have primary access to a public right-of-way.
 4. The facility shall be licensed in accordance with the requirements of the New Jersey Department of Health.
 5. The height shall not exceed four (4) habitable stories.
 6. The minimum on-site parking shall be one (1) space per employee at the maximum shift, plus one (1) space per five (5) beds.
- Senior / Active Adult Housing
 1. The site shall be a minimum of 40,000 square feet.
 2. The impervious lot coverage shall not exceed 80%.
 3. The site shall have primary access to a public right-of-way.
 4. The height shall not exceed four (4) habitable stories.
 5. The minimum on-site parking shall be one (1) space per residential unit.

Permitted Accessory Uses

- Any other use customary and incidental to a principally permitted use in the zone.
- Public or Private Garages
- Essential Services

Height, Yard, and Area Requirements

Height, area, and yard requirements shall be as specified:

Minimum lot area (non-residential)	40,000 square feet
Minimum front yard setback	20'
Minimum side yard setback	10'
Minimum rear yard setback	20'
Maximum building coverage	80%
Maximum height	5 stories/65 feet
Minimum Ground Floor Height	The ground floor height shall be at least 11 feet high to the ceiling.

Supplemental Requirements

OFF-STREET PARKING REQUIREMENTS

1. Minimum Parking Requirement for all non-residential uses:
 - a) 3 Spaces / 1000 SF of Gross Floor Area
2. Minimum Parking Requirement for Self Storage Facilities:
 - a) 8 spaces for public and employees.

RESIDENTIAL BUFFERS – Landscaped buffers shall be provided for any portion of the Area adjacent to a residential zone. The buffer shall consist of a six foot (6') tall (at least) solid or semi-open fence, and shall comply with the screening and buffers regulations outlined in Chapter 205, Article XII, §205-88. The width of such buffer shall be a minimum of fifteen (15') feet.

STEEP SLOPES

1. Land Disturbance in areas where slopes are in excess of 15% shall be identified on any submitted site plan.
2. No more than 50% of the area where slopes are 15% to 20% shall be disturbed.
3. Land Disturbance in areas where slopes are in excess of 20% is prohibited.

DESIGN STANDARDS

These design standards are to be used in conjunction with the land use and bulk standards that are established in this Redevelopment Plan.

The following design standards shall be considered site plan standards, and any deviations shall be considered design standard waivers. The standards are meant to encourage design that is consistent with the commercial character of the Belleville Turnpike Corridor while also promoting modern and sustainable site plan design.

FENCES AND GATES

1. Solid, semi-open and open fences, up to six feet in height shall not be located closer to the front lot line than the rear building line of the principal structure (excluding minor projections). Such fences may extend to the side and rear property lines.
2. Semi-open and open fences up to four feet in height may be located anywhere on the lot up to the lot lines.
3. No fence exceeding a height of four feet shall be erected along any front lot line. Such fence shall be of open or semi-open construction. Solid fences not exceeding six feet in

BELLEVILLE TURNPIKE REDEVELOPMENT PLAN

height shall be permitted along any property line adjoining a commercial or industrial district or use.

4. Gates should be compatible with on-site fence design, and should not detract from the public streetscape.

LANDSCAPING

1. All development shall comply with the landscaping general standards required by the Borough Code in Chapter 205, Article XII, §205-87.
2. If the number of trees required by any part of this Plan cannot be planted on site, the Board may grant a waiver at its discretion, and require the redeveloper to make a contribution, to be deposited in the Borough's tree fund escrow account. The contribution, in lieu of planting trees, shall be five hundred (\$500.00) dollars per tree.

STORMWATER MANAGEMENT

All development shall comply with the requirements Borough's Code (Chapter 205, Article XVII, §205-124).

LIGHTING

Lighting shall conform to the requirements in the Borough's Code (Chapter 205, Article XII, §205-81).

SHARED PARKING

Developments in the Redevelopment Area may meet the required off-street parking requirements by participation in a shared parking and/or loading program of two or more uses, provided that plans for such a program have been approved by the Planning Board.

The Board may approve a shared parking plan with a maximum reduction of 25% fewer parking spaces than the total combined parking requirement for the participating uses without the need for a variance, if all of the following standards are complied with:

1. The developer must demonstrate that the particular combination of uses and the peak periods of demand for parking and/or loading spaces, as applicable, are such that a lesser number of spaces are necessary to meet the total parking and/or loading needs for the development at all times. Standards such as the Urban Land Institute Shared

Parking Report or ITE Shared Parking Guidelines may be of assistance in presenting the case for adequate parking arrangements.

2. The developer must demonstrate that the parking and/or loading spaces are located to be reasonably convenient, safe and suitable for use by the various uses, buildings and/or lots involved in the shared parking program.
3. In all shared parking arrangements, a building, structure or use for which a Shared Parking Agreement is proposed shall be located within seven hundred (700) feet walking distances of the shared parking lot, measured from the entrance of the building, structure or use or the nearest parking space within the shared parking lot.

OFF-STREET PARKING, LOADING, AND CIRCULATION DESIGN

Parking, circulation, and loading design shall conform to the requirements in the Borough's Code (Chapter 205, Article XII, §205-71) except for the following standards. Where there is a conflict between the Ordinance and this Plan, the Plan takes precedence.

1. Off-street parking may be located in the side and rear yards; provided, however, that no parking space shall be nearer than fifteen (15) feet to any front lot line.
2. No dedicated loading space is required, but if necessary, loading space shall be provided in a location that does not interfere with parking or site circulation.
3. The fire official may require and designate private fire lanes as deemed necessary for the efficient and effective operation of fire apparatus, access to building openings by fire fighters or egress of occupants.
4. Driveways in the Redevelopment Area shall adhere to the following dimension requirements:
 - a) One-way operation driveways:
 - i. 10 feet for minimum width.
 - ii. 12 feet for maximum width.
 - b) Two-way operation driveways:
 - i. 20 feet for minimum width.
 - ii. 24 feet for maximum width.
5. Whenever possible, new developments and redevelopment of existing properties should seek to reduce or limit the amount of driveway curb cuts, utilizing shared driveways or other strategies as appropriate.
6. Whenever possible, driveways, parking, and general circulation (excluding fire lanes) areas should seek to pave with permeable or semi-permeable surfaces.

BELLEVILLE TURNPIKE REDEVELOPMENT PLAN

SIGNS

Signage shall conform to the requirements in the Borough's Code (Chapter 205, Article XI, §205-66, Commercial Zones).

CONFORMANCE WITH MUNICIPAL OBJECTIVES

The Borough's most recent Master Plan was adopted in November 2003, and a Master Plan Re-Examination was adopted in April 2016. The following Borough goals and objectives listed in the Master Plan are relevant to the Redevelopment Area and Plan:

BOROUGH GOALS

- To upgrade the older industrial areas of the Borough in order to maintain jobs, and preserve the non-residential tax base.
- To provide for the orderly transition of land uses where change is indicated.
- To cooperate with the adjacent municipalities, the New Jersey Sports and Exposition Authority, the County, and the State, in reviewing planning proposals along North Arlington's boundaries.

In the 2016 Master Plan Re-examination Report specifically recommended considering redevelopment as a possible tool for this area to address the aging industrial structures and vacant properties. To reiterate the report, "this area serves as a gateway into the town, and a revitalization of this area would be great benefit to the Borough."

Adjacent to the Area is the Porete Avenue Redevelopment Area, which was declared a Redevelopment Area in 1990. The plan was last amended in 2015. The following Borough goals and objectives listed in the Porete Avenue Redevelopment Plan are relevant to the Redevelopment Area and Plan:

PORETE AVENUE REDEVELOPMENT AREA GOALS

- To redevelop land occupied by obsolete structures and uses.
- To stimulate economic investment in the area.
- To increase the property tax base.
- To improve the Area's access to the Belleville Turnpike.

RELATIONSHIP TO OTHER PLANS

State Development and Redevelopment Plan (SDRP)

In 2001, the State Planning Commission adopted the State Development and Redevelopment Plan (SDRP). The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. Eight statewide goals are articulated in the Plan, along with dozens of corresponding implantation policies. The goals are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all New Jersey residents.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

This Plan meets stated goals 1 and 3 of the SDRP.

- The intended purpose of this Plan is to revitalize certain properties in North Arlington from their present condition to an actively utilized, productive site.
- This Redevelopment Plan promotes beneficial economic growth for residents of North Arlington.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. The Belleville Turnpike Redevelopment Area is located in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for redevelopment efforts. The goals for PA-1 include the following:

1. Provide for much of the state's future redevelopment.
2. Revitalize cities and towns.
3. Promote growth in compact forms.
4. Stabilize older suburbs.
5. Redesign areas of sprawl.
6. Protect the character of existing stable communities.

This Plan meets stated goals 1, 2, 3, and 4 for Planning Area 1.

- The Redevelopment project promotes new commercial activity in a commercial area along a major arterial roadway.
- The additional revenue generated by encouraging new activity within the Redevelopment Area will add to North Arlington's economic base, and thereby, to its vitality.
- The redevelopment of a previously disturbed and developed site is consistent with concept of promoting growth in compact forms.
- North Arlington is an older suburb. This Redevelopment Plan will add to the stability of the existing commercial and industrial portion of North Arlington.

State Strategic Plan

The final draft of the State Strategic Plan was released in 2012. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to review the relationship between this Plan and the State Strategic Plan Draft. This Plan is consistent with the stated goals of the State Strategic Plan. This Plan exemplifies the guiding principle of "Spatial Efficiency", where new development is encouraged to be located in areas where infrastructure is already in place to support growth.

This Plan meets the following "Garden State Values" of the State Strategic Plan:

- Concentrate development and mix uses;
- Prioritize Redevelopment, infill, and existing infrastructure;
- Increase job and business opportunities near housing, infrastructure and transportation.

Together North Jersey

The regional plan for North Jersey, *Together North Jersey*, was adopted in 2015. This Redevelopment Plan aligns particularly with the goals in Focus Area A5: "Locate most new housing and commercial development in places with existing and planned infrastructure."

Bergen County Master Plan

The Master Plan for Bergen County has not yet been completed. However, a report of the visioning component to that Master Plan has been released. That document, which chronicles the discussions that took place at the visioning workshop in 2011, discusses the potential and capabilities of redevelopment in the county. No objectives or goals were adopted through that document, so at this time it is difficult to discern consistency.

Adjacent Municipalities

Town of Kearny

The Redevelopment Area is located across the Belleville Turnpike from the Town of Kearny. The Belleville Turnpike, along which the Area is situated, is also the Northern Boundary of Kearny. Development in the corridor is characterized by a mix of commercial, retail, and residential uses through both Kearny and North Arlington.

The 2008 Town of Kearny Master Plan Re-examination provides a goal of Preserving and continuing the promotion of a balanced variety of residential, commercial, public, recreation and conservation land uses. This policy goal is consistent with the goals of the Borough of North Arlington and this Redevelopment Plan.

In addition, a nearby redevelopment area on the Bellville Turnpike within the Town of Kearny has also stated an objective to improve business opportunities through the promotion of new and diverse economic activities.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Redevelopment Entity

The Borough Council shall serve as the Redevelopment Entity to implement this Redevelopment Plan. The Redevelopment Entity must designate a redeveloper prior to the submission of an application for any approval to the Planning Board.

Property to be Acquired

No direct property acquisition through the use of eminent domain is authorized or anticipated as a part of this Plan.

Relocation Assistance

The Redevelopment Area consists of six properties in private ownership. No residential properties will be affected by this Redevelopment Plan, and therefore, no plan for relocation assistance is necessary.

Affordable Housing

As described above, there are no residential properties in the Redevelopment Area. Consequently, there are no affordable housing units identified for removal as part of the implementation of this redevelopment Plan.

Conveyance of Land

The Governing Body of the Borough of North Arlington may sell, lease or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls, and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area, which becomes available to disposal by the municipality.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Borough Council of North Arlington may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

Duration of the Redevelopment Plan

This Redevelopment Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the Borough Council.

APPENDIX A:

Resolution Designating Belleville Turnpike Area in Need of Redevelopment