

First Reading

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

ORDINANCE NO. 2374
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

AN ORDINANCE OF THE BOROUGH OF NORTH ARLINGTON, COUNTY OF BERGEN, NEW JERSEY ADOPTING THE 200 RIVER ROAD AMERICAN LEGION VETERANS OF FOREIGN WARS (VFW) SITE REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

WHEREAS, the Borough of North Arlington, a public body corporate and politic of the State of New Jersey (the “**Borough**”) is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment or an area in need of rehabilitation; and

WHEREAS, pursuant to the Redevelopment Law, the Mayor and Council of the Borough (the “**Governing Body**”) duly adopted Resolution R-60-20 on February 13, 2020, authorizing DMR Architects (the “**Borough Planner**”) to conduct a preliminary investigation study for various properties within the Borough, including Block 30, Lot 1 (the “**Property**”); and

WHEREAS, the Borough Planner prepared a map and report (the “**Report**”) regarding whether the Property qualified as an area in need of redevelopment, which was submitted to the Planning Board of the Borough (the “**Planning Board**”); and

WHEREAS, the Governing Body duly adopted Resolution R-166-20 on September 10, 2020, authorizing the Planning Board to undertake a preliminary investigation to determine whether various parcels, including the Property, constituted an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, on December 21, 2020, the Planning Board reviewed the Report, heard testimony from representatives of the Borough Planner, accepted the Report into evidence, and conducted a public hearing during which members of the general public, after receiving proper notice in accordance with the Redevelopment Law, were given an opportunity to present their own evidence, to cross-examine the Borough Planner and to address questions to the Borough Planner and its representatives concerning the potential designation of the Property as an area in need of redevelopment; and

WHEREAS, the Planning Board, by Resolution R-10-21, and in accordance with the Report prepared by the Borough Planner, made the finding that the Property met the criteria for designation as an area in need of redevelopment, as defined by the Redevelopment Law, and recommended to the Governing Body that the Property be designated as an area in need of redevelopment; and

WHEREAS, based on the recommendation of the Planning Board and in accordance with the criteria set forth in the Redevelopment Law, the Governing Body duly adopted Resolution R-38-21 on January 14, 2021, finding that various parcels within the Borough, including the Property, constituted an area in need of redevelopment (the “**Redevelopment Area**”); and

WHEREAS, the Governing Body duly adopted Resolution R-40-21 on January 14, 2021, authorizing the Borough Planner to prepare a redevelopment plan for various parcels within the Borough, including the Property; and

WHEREAS, pursuant to the Redevelopment Law, the Borough Planner prepared a redevelopment plan for Block 30, Lot 1, the Property entitled “200 River Road American Legion Veterans of Foreign Wars (VFW) Site Redevelopment Plan”, dated November 2022 (the “**Redevelopment Plan**”); and

WHEREAS, the Governing Body has reviewed and considered the attached proposed Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Law, specifically *N.J.S.A. 40A:12A-7(e)*, the Governing Body determined to have the Planning Board review and comment upon the Redevelopment Plan; and

WHEREAS, by Resolution R-254-22, adopted December 8, 2022, the Governing Body referred the proposed Redevelopment Plan to the Planning Board for review and recommendation and instructed the Planning Board to transmit its recommendations relating to the Redevelopment Plan to the Governing Body prior to final adoption; and

WHEREAS, on December 19, 2022, the Planning Board reviewed the Redevelopment Plan; and

WHEREAS, following the Planning Board's review of the Redevelopment Plan, on January 10, 2023, the Planning Board memorialized its conclusions that the Redevelopment Plan was consistent with the Borough's Master Plan, and made no recommendations to revise the Redevelopment Plan; and

WHEREAS, upon review of the Planning Board's recommendations relating to the Redevelopment Plan, and in consultation with the Borough Planner and redevelopment counsel, the Governing Body believes that adoption of the Redevelopment Plan is in the best interests of the Borough and will best facilitate the appropriate development of the Redevelopment Area; and

WHEREAS, the Governing Body has determined to adopt the Redevelopment Plan to ensure the success of redevelopment within the Redevelopment Area in conformity with the Borough's redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE BOROUGH OF NORTH ARLINGTON, IN THE COUNTY OF BERGEN, AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.


Section 2. Pursuant to *N.J.S.A. 40A:12A-7(e)*, contingent upon receipt of the Planning Board's recommendations within the time period set forth in the Redevelopment Law, the Redevelopment Plan, as filed in the Office of the Borough Clerk and attached hereto as **Exhibit A**, is hereby approved and adopted pursuant to the terms of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Redevelopment Area per the boundaries described in the Redevelopment Plan and all of the provisions therein shall supersede the applicable development regulations of the Borough's municipal code.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the Office of the Borough Clerk during regular business hours.

Section 6. This Ordinance shall take effect as provided by law.

APPROVED: 
Daniel H. Pronti, Mayor

ATTEST: 
Kathleen Moore, Borough Clerk

DATED: May 11, 2023

PUBLIC NOTICE

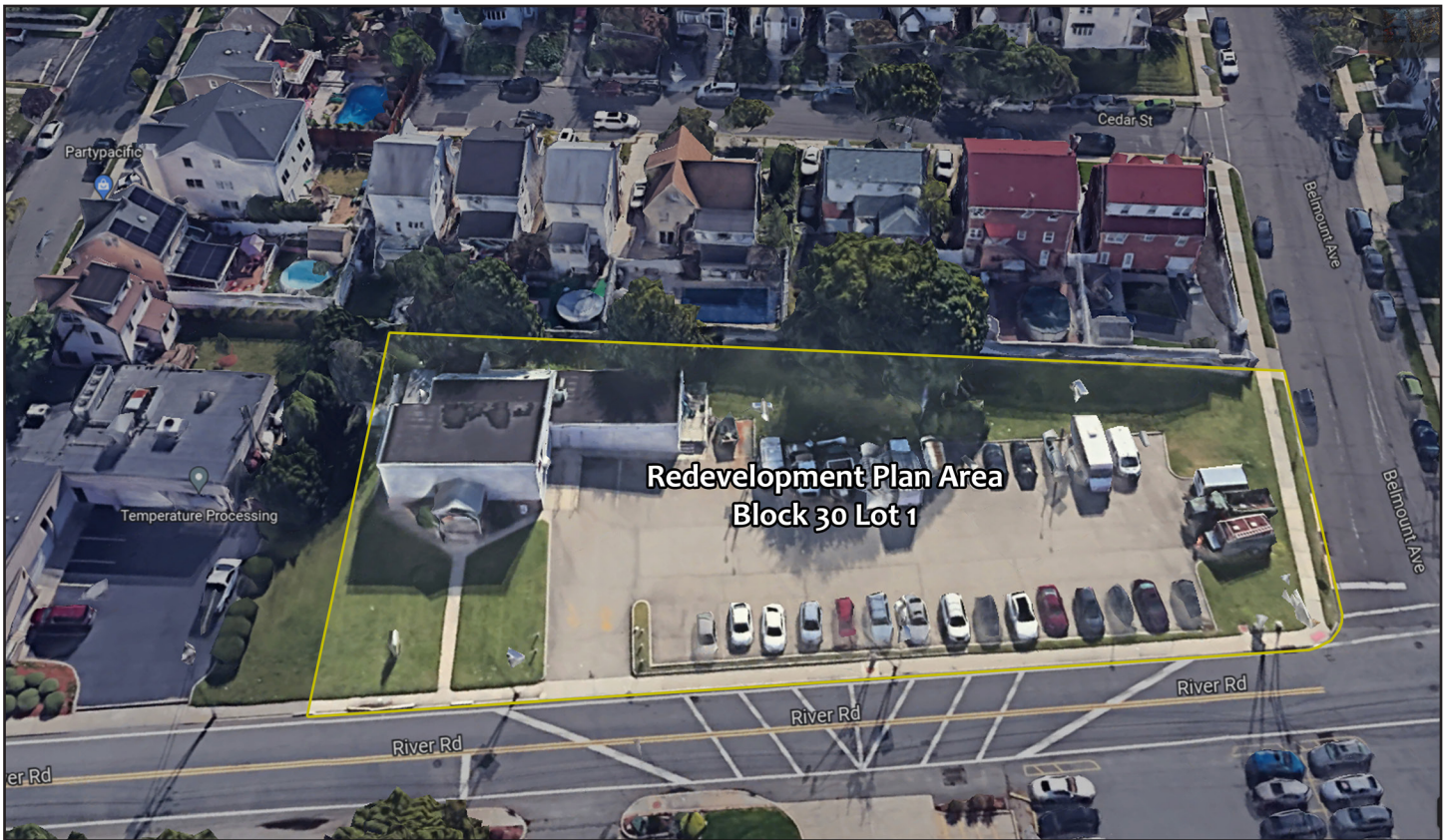
PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, April 6, 2023 THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR 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 THURSDAY, May 11, 2023 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 CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore, RMC
Borough Clerk

EXHIBIT A

**200 RIVER ROAD AMERICAN LEGION VETERANS OF FOREIGN WARS
(VFW) SITE REDEVELOPMENT PLAN**

Attached hereto.



200 River Road American Legion Veterans of Foreign Wars (VFW) Site Redevelopment Plan

Block 30; Lot: 1

Borough of North Arlington,
BERGEN COUNTY, NEW JERSEY

November 2022

Prepared by:
DMR Architects
777 Terrace Avenue
Hasbrouck Heights, NJ 07604

ACKNOWLEDGEMENTS:**Mayor and Council**

Mayor Daniel H. Pronti
 Council President Maria Karcic
 Council Vice President Kirk Del Russo
 Councilwoman Allison Sheedy
 Councilwoman Lynette Cavadas
 Councilwoman Donna Bocchino
 Councilman Brian Fitzhenry

Planning Board

Jay Corrigan - Chairman
 George Rosko - Vice Chairman
 Burt Hoyt - Member
 John Graci, Jr. - Mayor's Designee
 Gabe Fiore - Secretary
 Donna Bocchino - Member
 Thomas Maleski - Member
 Sandra Muldoon - Member
 David Charowsky - Member

Borough of North Arlington

Stephen Lo Iacono, Borough Administrator
 Colleen More-Villani, Construction Clerk, Planning Board Secretary
 Stephen Sanzari, Borough CFO

Planning Board Attorney

Ian Dorris, Esq.

Consultants

Brian A. Intindola P.E., C.M.E., Neglia Engineering, Board Engineer
 Francis Reiner, P.P., L.L.A., DMR Architects, Planner
 Daniel Hauben, PP, AICP, DMR Architects, Board Planner

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1.0: BACKGROUND INFORMATION:

River Road is a main south-to-north corridor of the Borough of North Arlington that runs parallel to the Passaic River and connects to Lyndhurst Township and the Town of Kearny. Along this corridor is a mix of uses including but not limited to residential, commercial, industrial, and parks and recreation.

The Borough conducted a study of the River Road corridor in 1994, which identified a number of issues affecting the corridor, such as widespread presence of prohibited uses, a history of using fill to expand properties into the Passaic River riparian area, and flood risk associated with the Passaic River.

The Mayor and Council of the Borough of North Arlington adopted resolution R-60-20 on February 13, 2020 authorizing DMR Architects to conduct a study to determine if Block 30, Lot 1 (200 River Road, also known as the Veterans of Foreign Wars (VFW) site) and four other lots met one or more of the statutory criteria at N.J.S.A. 40A:12A-5, also known as the Local Redevelopment and Housing Law, to be designated as an area in need of redevelopment without condemnation. The Mayor and Council adopted resolution R-38-21 to designate those lots as an area in need of redevelopment on January 14th, 2021.

The Mayor and Council of the Borough of North Arlington adopted Resolution 40-21 on January 14th, 2021 authorizing the preparation of a Redevelopment Plan for Block 30 Lot 1 herein referred to as Veterans of Foreign Wars (VFW) Site.

As part of the on-going initiatives to promote revitalization and appropriate uses along the River Road corridor, the Borough is considering a three-story mixed-use development on the existing VFW site that would include VFW facilities and other municipal uses on the ground floor and up to fifty (50) residential units with a preference for veterans, which support the goals and objectives of the Borough's Master Plan and the River Road Corridor Study.

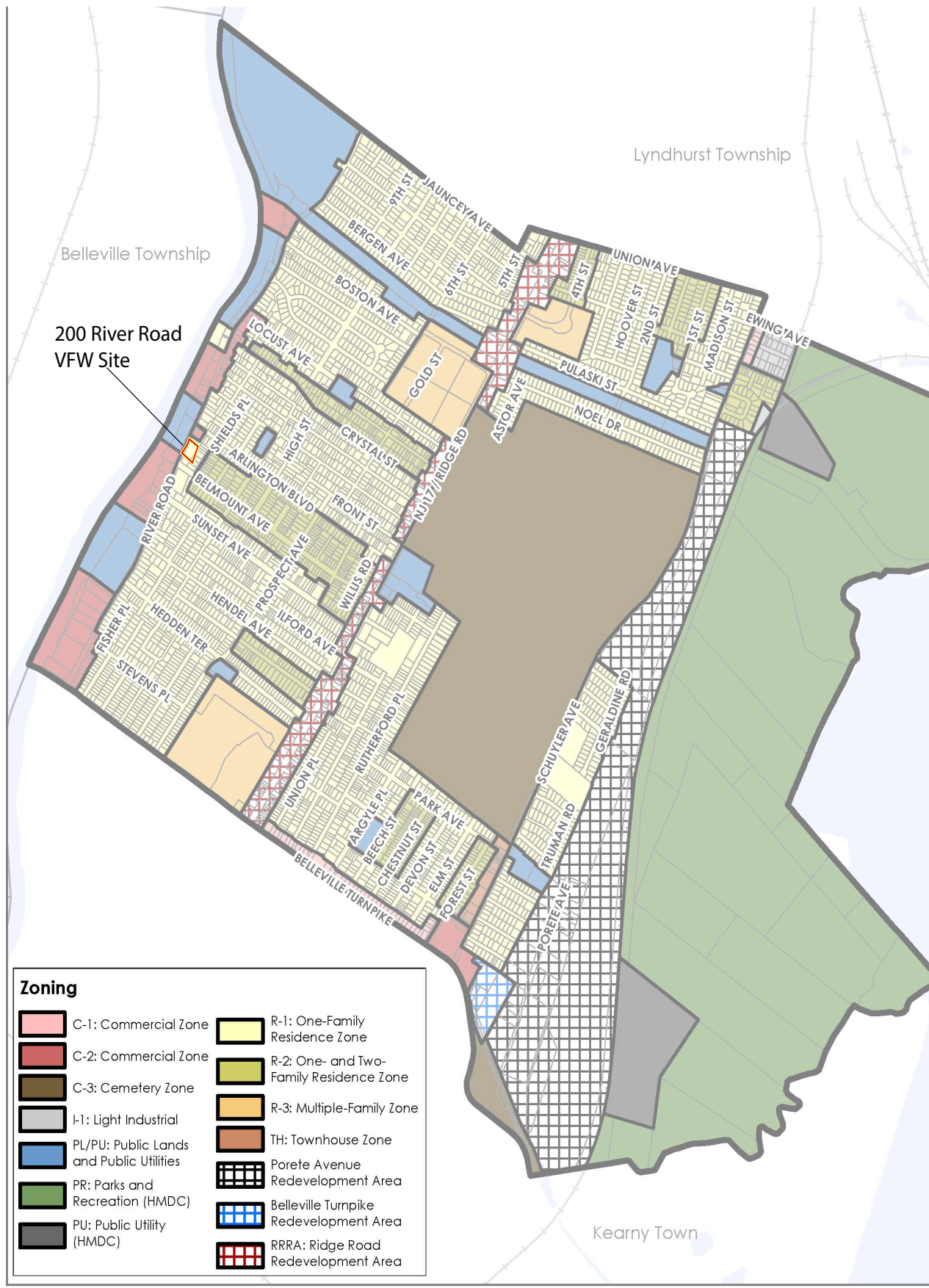


Figure 1: North Arlington's Zoning Map with Redevelopment Area R-1 Current Zoning

2.0: INTRODUCTION:

A. BASIS FOR THE PLAN:

This redevelopment plan has been prepared for Block 30; Lot: 1, which is located at 200 River Road in between Arlington Boulevard and Belmont Avenue.

On February 13, 2020 the Mayor and Council requested the Planning Board undertake a preliminary investigation to determine if whether the delineated area of Block 24, Lot 2; Block 30, Lot 1; and Block 46, Lots 2 through 6 satisfied the criteria for designation as an area in need of redevelopment without condemnation purposes by Resolution #R-60-20. Once designated the LRHL allows a municipality to prepare a redevelopment plan (Resolution # 40-21) which provides the development regulations and other standards to guide future development for this area. The intent of this Redevelopment Plan is to supercede the underlying zoning.

B. SURROUNDING AREA CONTEXT:

The surrounding area of the VFW site is a mixture of residential, commercial, and open space uses. To the north of the VFW site is a one (1) story building with associated parking for an air conditioning company.

To the south of the VFW site across Belmont Avenue is a one (1) story building occupied by the Knights of Columbus. Across River Road from the VFW site is a two (2) story building for the Borough's Firehouse, the Passaic River Park and a one (1) story building occupied by a restaurant.

C. PROPERTY INFORMATION:

Block 30, Lot 1 includes a one (1) story building occupied by the Veterans of Foreign Wars (VFW) with surface parking. The property is owned by the Borough. There is an approximately 37-space parking lot with a 30-foot wide, two-way driveway on River Road. Aerials from 1977 through 2017 show that the building, which was first built in 1950, and the parking area has expanded since the initial construction. The property is located in the R-1 - One Family Residence Zone. A portion of the site is located within the AE 100-year flood plain.

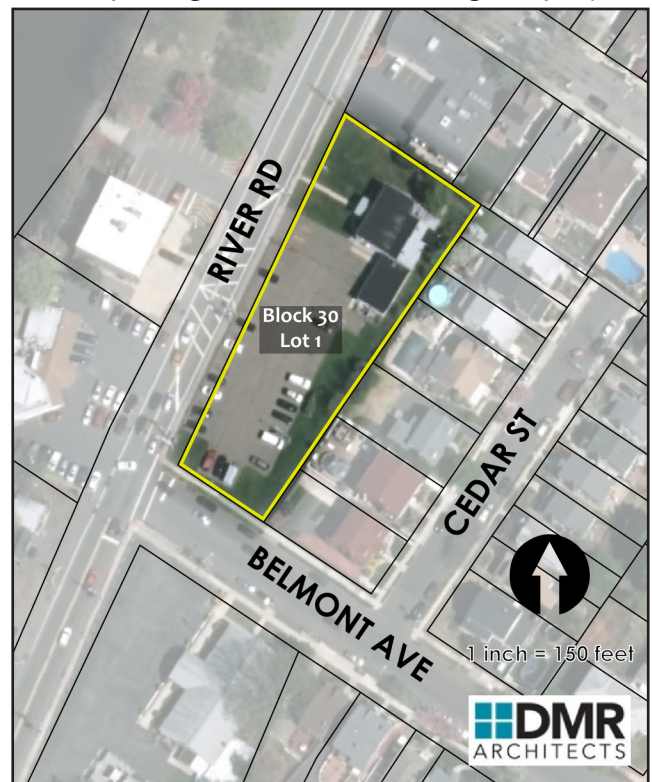


Figure 2: Redevelopment Plan Area

3.0: GENERAL PROVISIONS:

A. SITE PLAN & SUBDIVISION REVIEW:

Prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Land Development Ordinance of the Borough of North Arlington shall be submitted by the applicant for review specific to this Redevelopment Plan for completeness and compliance, prior to any submission to the Planning Board of the Borough of North Arlington, so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements.

The Governing Body, acting as the redevelopment entity, shall review all proposed redevelopment projects within the Redevelopment Area brought before it pursuant to this section to ensure that such project(s) is consistent with the redevelopment plan and relevant redeveloper agreement. Such review shall occur prior to the submission of the redevelopment project to the Planning Board. As part of its review, the Governing Body may require the redeveloper to submit proposed site plan application prior to the submission of such application to the Planning Board.

In addition to determining whether the proposal is consistent with this redevelopment plan and relevant redeveloper agreement, the Governing Body 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.

B. ADVERSE INFLUENCES:

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. NON-DISCRIMINATION PROVISIONS:

No covenant, lease, conveyance or other instrument shall be affected or executed by the Borough Council or by the developer or any of his/her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability or sex.

There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof.

D. DURATION OF THE PLAN:

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval by the Borough Council.

E. DEVIATION REQUESTS:

The Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan as would otherwise be applicable 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 or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant such relief as would otherwise be applicable in accordance with N.J.S.A. 40:55c(2) where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area, any deviation from any of the Conditional Uses or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Council and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

F. PROCEDURE FOR AMENDING THE APPROVED PLAN:

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee of \$3,500 and shall further reimburse the Borough for reasonable consulting costs, fees and expenses to undertake such amendment.

4.0: REDEVELOPMENT PLAN COMPONENTS:

A. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, or redevelopment, of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, 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 provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace 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 this plan.
5. **Any significant relationship of the redevelopment plan to:**
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 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 is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
9. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the “Municipal Land Use Law,” P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

All provisions of a redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

B. NOTE ON PLAN TERMINOLOGY:

Throughout this Redevelopment Plan, a distinction is made between “shall” and “should.”

“Shall” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so.

C. TEMPORARY AND PERMANENT RELOCATION:

The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. The property includes **no** existing residential units, none of which are deed restricted affordable.

D. IDENTIFICATION OF PROPERTY TO BE ACQUIRED:

The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The area has been designated as a non-condemnation Redevelopment Area; as such, the Borough is not authorized to use eminent domain and to acquire any properties within the Redevelopment Area.

E. PUBLIC ELECTRIC VEHICLES:

This redevelopment plan is to comply with the State requirement P.L., c.171 for the installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces for electric vehicles.

F. PROJECT SIGNAGE:

The Redeveloper shall erect signage at locations to be determined by the Redeveloper and Borough within 30 days of receiving approval from the Planning Board that contains a rendering or renderings of the finished Project and other details concerning the Project that shall be agreed to by the Redeveloper and Borough Administrator.

G. EXISTING ZONING:

The property is located in the R-1 One Family Residential Zone. The existing zoning will be superseded by this plan

H. MASTER PLAN CONSISTENCY:

This plan is consistent with the State Plan, Borough’s Master Plan and Reexamination Studies as well as the 1994 River Road Corridor Study per section 9 of this plan.

5.0: DEFINITIONS:

A. DEFINITIONS:

It is the intention of this Redevelopment Plan for 200 River Road (VFW Site) to supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, et seq. However, this plan adopts the definitions of the Borough's Land Use Ordinance Section 205-6 by reference, except as those definitions may be superseded by a definition listed in this section of the Redevelopment Plan.

BUILDING HEIGHT: The vertical distance from the average ground elevation around the foundation of a building or structure to the level of the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to 10 feet above the highest point of the roof surface, penthouses, as defined herein, steeples and spires. The building height shall not exceed the maximum height permitted in the zone by more than five feet when measured from the lowest elevation around the perimeter of the foundation to the highest point of the roof or parapet.

MINIMUM UNIT SIZE: The minimum unit size includes balconies, patios or other exterior space directly associated with the individual unit.

MULTI-FAMILY: Housing accommodations that are designed principally for residential use, conform to standards satisfactory to the Secretary of Housing and Urban Development, and consist of not less than five (5) units on 1 site. These units may be detached, semidetached, row house, or multifamily structures.

REDEVELOPER: Any person, firm, corporation or public entity that shall voluntarily seek and be designated as a Redeveloper by the Governing Body or Redevelopment Entity and shall enter into a Redevelopment Agreement as set forth in Section 5 of this Rehabilitation Plan, all in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

6.0: ZONING:

A. PERMITTED USES:

1. **Purpose:** This section establishes the uses permitted within the Redevelopment Area including accessory uses. These standards aim to promote a mixed-use development to complement the River Road corridor.
2. **Permitted Principal Uses:** The following uses are permitted:
 - a. **Residential:**
 - i. Preference for veteran housing (apartments / condominiums / lofted);
 - b. **Public, Civic, Cultural and Institutional:** (Including but not limited to)
 - i. VFW / American Legion;
 - ii. Senior / Community / Recreation Center;
 - iii. Municipal offices / Health Related Facility;
 - iv. Non-profit organizations or cultural institutions (museums, theaters, art galleries);
 - v. Utility and related facilities;
3. **Prohibited Uses:** Any use not expressly stated as a permitted or accessory use is considered a prohibited use for this Redevelopment Plan. Refer to Borough code section 205-41 for other prohibited uses.

B. ACCESSORY USES:

1. Accessory uses and structures shall be permitted which are clearly and customarily incidental and subordinate to a permitted principal use on the same property. Examples of permitted accessory uses include, but are not limited to, the following:
 - a. Residential (for tenant use only)
 - i. Lobby, sales, management, leasing offices;
 - ii. Conference center, meeting rooms, business center, game / recreation room, lounge;
 - iii. Community kitchen;
 - iv. Drop off / package delivery area, loading spaces and docks, recycling and refuse storage areas;
 - v. Recreational facilities (indoor / outdoor) including but not limited to active or passive amenity courtyard space and/or terraces, roof top, fitness center and multi-purpose rooms;
 - vi. Surface or structured parking;
 - vii. Pet daycare;
 - viii. Lockers and storage including for mail parcels and packages;
 - b. Civic, Cultural, and Institutional
 - i. Eating and drinking services associated with a VFW / American Legion, including allowing for the rental of the space by the VFW / American Legion for charitable activities or organizations.

C. BULK STANDARDS: DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS:

The following requirements apply to all development projects which shall meet the following criteria:

1. **Minimum Number of Phases:** One
2. **Minimum Building Setback:**
 - a. Front / Rear / Side Yard: 10'-0"
 - Existing buildings, if incorporated, are not required to meet the building setback;
 - Utility structures, exhaust air vents, backflow preventers, or other similar devices when located above grade, must be located behind the right of way, be screened, and should not be located on River Road;
 - Utility structures located below grade may be located on River Road;
2. **Maximum Number of Dwelling Units:** 50 units
4. **Minimum Unit Sizes:**
 - a. Studio: 500 sf
 - b. One bedroom: 650 sf
 - c. Two bedroom: 750 sf
5. **Max. Number of Stories/Building Height:** 3 Stories (Max. 52'-0");
6. **Max. Bldg SF dedicated to the VFW / American Legion:** 3,500 sf
 - a. Min. outdoor SF dedicated to the VFW / American Legion: 1,200 sf
 - i. This area shall include at minimum landscape planting, hardscape, lighting, seating as well as an area for small gatherings.
7. **Minimum Building SF dedicated to Civic Uses:** 2,500 sf
8. **Maximum Building Coverage:** 85%
9. **Maximum Lot Coverage:** 90%
10. **Flood Mitigation / Storm-water Management Requirements:**
 - a. The proposed development shall reduce the impacts to the Borough's storm water and sewer system by incorporating non-structural and/or structural storm water facilities in accordance with the Stormwater Management Rules and the NJ Stormwater Management Best Management Practices Manual.
11. **Infrastructure Improvements:**
 - a. Any redevelopment project shall provide adequate potable water, storm water, sanitary sewer and other necessary utility infrastructure to the site, to the satisfaction of the Municipal Engineer.
 - b. All costs necessary for the infrastructure improvements (including off-site and off-tract) associated with a development project are the responsibility of the redeveloper.
 - c. The project shall be responsible for an impact fee as part of an overall utility plan if required by the Borough of North Arlington.

12. Other Requirements:

- a. See Section 8.0 Development / Place-Making Design Standards for all building design requirements;
- b. Streetscape improvements are required along the property frontage of all public streets in the entire redevelopment area and shall meet the Borough Engineers requirements;
- c. All project signage shall either meet the Borough of North Arlington's Section 205.64 SIGNS or submit a separate sign package to the Planning Board for review and approval;
- d. A shadow and traffic / parking study shall be provided by the developer at the site plan submission;
- e. A minimum of 80% of all surface parking shall be covered by structure or uses;
- f. The clear height of the parking structure shall be designed to accommodate emergency and public transportation vehicles;
- g. A generator shall be provided to support the building during power outages, and shall be located outside of or above the 500-year flood plain/height;
- h. The site shall be designed to exceed the New Jersey Department of Environmental Protection requirements for construction within a flood hazard area;

13. Accessory structures shall comply in all respects with the requirements of the principal structure.

- a. No accessory structure shall be located closer to the street right-of-way line than the required front-yard setback line of the principal use;
- b. No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities, which may be constructed prior to the primary use;
- c. In no event shall the height of an accessory structure exceed the height of the principal building.

D. PARKING STANDARDS:**1. Parking Requirements:**

The minimum parking requirements for the Redevelopment Area are as follows:

<u>Use</u>	<u>Parking Ratio</u>
- One (1) bedroom units:	0.5 sp per dwelling unit
- Two (2) bedroom units:	1.25 sp per dwelling unit
- Civic / Cultural / Institutional:	2 per 1,000 gfa

Notes:

- a. When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required;
 - b. Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure;
 - c. Up to 15% of the required parking stalls may be designated for compact cars;
 - d. All parking shall be screened based on the Design Standards indicated in this Redevelopment Plan.
2. **Shared Parking:** A determination of the actual parking requirement for the project shall be based upon the shared parking opportunities provided by the mixed-use nature of the projects. The Applicant shall be required to submit a shared parking analysis as part of the site plan application before either the Planning Board. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development.
 3. **Zero-emission Vehicle Fueling and Charging Stations:** The Redevelopment Plan shall comply with the State ordinance P.L. 2021, c.171 to provide the required number and appropriate placement of Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready parking spaces.
 4. **Bicycle Parking:** Bicycle parking is required for new developments at one bicycle parking space for every 10 vehicle parking spaces, up to 50 vehicle parking spaces.
 5. **Setback Maneuvering:** No surface parking or maneuvering space is permitted within any required setback, or between the permitted use and the required setback, except driveways providing access to the parking area may be installed across these areas.
 6. **Handicapped Accessible Parking Requirements:** Refer to American of Disabilities Act (ADA) for handicapped accessible parking requirements.
 7. **Additional Off-Street Parking Regulations:** For all parking standards not covered in this section refer to Section 205-71 Parking Area Design Standards A through G.

7.0 DEVELOPMENT / PLACE-MAKING DESIGN STANDARDS:

A. ARCHITECTURAL DESIGN STANDARDS:

The design standards in this section provide the criteria for the redevelopment area. Any future development is subject to these provisions and shall be built in accordance with the minimum design standards specified in this section. The following design standards should be

1. Building Architectural Materials & Character:

- a. Construction within the Redevelopment Area should complement the residential character of the surrounding neighborhoods.
- b. All buildings shall be constructed with high quality materials that reinforce pedestrian scale.
 - i. Vinyl siding of any type or grade and synthetic stucco such as EIFS are strictly prohibited on any portion of building façade in the redevelopment area;
- c. The design shall incorporate some features that are consistent with architectural aesthetic of the surrounding residential neighborhoods, which include but are not necessarily limited to, pitched roofs, as well as architectural features such as chimneys, dormers, bay windows, canopies and awnings.
- d. Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the entrances to different uses;
- e. All new structures shall take into consideration the relationship to other existing buildings, in terms of light air, usable open space, height and massing.
- f. Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are strongly recommended and should be provided to add special interest.

2. Building Character:

- a. Buildings are encouraged to be designed in such a manner as to break up façades and ensure that long monotonous building frontages are not constructed;
- b. The maximum length of an uninterrupted flat façade shall be 60 feet;
- c. **Articulation requirements are encouraged to be met in one or more of the following methods:**
 - Façade offset (minimum 2'-0");
 - Façade projection or recession;
 - Variation in building or parapet height;
 - The use of multiple roof forms to create the effect of different building components.
- d. **Generally, all buildings are encouraged to incorporate elements that divide façade planes and create a visual play of light and shadow through the use of the following:**
 - A balcony or bay window;
 - A change in building materials that correspond to a change in the façade plane;
 - Features such as trellises or shade structures on rooftops and/or courtyards;
 - Trees, or other landscape features;
- e. **Rooflines:** Pitched or gabled roofs are encouraged.

3. Building Orientation / Entrances:

- a. The building shall be oriented toward River Road with separate entrances for each proposed use;

- b. The first floor of the building shall be designed to encourage and complement pedestrian-scale and activity with primary entrances defined by architectural features (canopy, portico, or similar);
- c. Entrances for residential uses shall be separate from the entrances for the civic, cultural, institutional uses;
- d. Ground floor civic, cultural, institutional, and residential lobbies facing River Road shall have a 12'-0" minimum floor to floor height.

4. Roofs

- a. Sloped roofs are encouraged to be a symmetrical hip or gable;
- b. Eaves are encouraged to be continuous or include appropriate eave returns;
- c. The ridge of the primary building should generally be oriented either parallel to or perpendicular to the River Road;
- d. All gable and hipped roofs of a building should generally have the same slope where visible from a street or open space;

5. Facades:

- a. Building façades are encouraged to include no more than two primary materials, excluding accent materials, and should change materials along a horizontal line (with the heavier material below the lighter material);
- b. Materials, other than masonry, are encouraged to be painted, stained, or have a factory-applied finish;
- c. Buildings are encouraged to be limited to two main colors through the use of natural materials with earth tone colors (excluding accent colors);

6. Canopies and Balconies:

- a. Vertical canopies are encouraged for each entrance fronting River Road. Such features should be constructed of rigid materials designed to complement the tenant's identity and architecture at the street level;
- b. The minimum overhead clearance shall be eight (8'-0") feet.

7. Mechanical Equipment Screening:

- a. Screening of rooftop mechanical equipment is required;
- b. All rooftop mechanical equipment, shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact.
- c. Screening materials shall be consistent with the architectural detail, color and materials of the building. Wire mesh screening is not permitted;
- d. All roof and HVAC systems (if proposed) shall meet the building code requirements and at minimum be set back from the building edge a minimum of 15'-0" from any street or public open space and screened as to not be visible from any adjacent public street, residence, or public property.
- e. If wall pack ventilation units are being used they are required to compliment the building material color.

8. Building Service Locations:

- a. All service and delivery maneuvering into the loading area shall occur entirely within the property other than for ingress and egress to the lot.

9. Openings / Ventilation:

- a. Any openings for ventilation, service, or emergency access located at the first floor level must be decorative and integrated into the overall building design.

10. Signage Design Standards:

- a. The signage standards for the redevelopment area shall meet the requirements in section 205-64 Signs of the Borough's Zoning Code.

B. LANDSCAPING DESIGN STANDARDS:

The following section addresses an overall approach for the design of streetscape elements that are to be considered as part of the redevelopment plan. These standards are meant to establish the minimum criteria that will be required for the design and implementation of streetscape, parks and open space improvements.

1. **Street Trees:** Street trees shall be planted in open landscape areas equivalent to 30'-0" on center along all public street frontage, and open space within the redevelopment area.
 - a. Recommended street trees include, *Gleditsia tricanthos* (Honey Locust - thornless and pod free); *Acer rubrum* ('Karpick', 'Armstrong' or Bowhall) (Street tree species shall be approved by the Borough Engineer);
 - b. No tree shall be planted which is identified by the New Jersey Department of Environmental Protection as an invasive species;
 - c. Trees should be installed at a 3.5" caliper;
 - d. Prior to installation a 4'-0" by 8'-0" minimum area should be treated and prepared for tree root growth and shall be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen;
 - e. A minimum 2-year watering plan should be put into place (Gator bags);
 - f. Trees planted in open landscape areas shall have a minimum 4' -0" x 8' -0" landscape area;
2. **General Landscaping and Screening Standards:**
 - a. **Fence Materials:** Any fence or wall used for screening shall be constructed in a durable fashion of decorative masonry (excluding smooth face masonry), stone, brick, iron, steel, wood, wood composite, or other comparable materials specifically designed as fencing materials.
 - i. Barbed wire, electrical, chain-linked are prohibited.
 - b. **Plant Installation Requirements:** The following contains standards to be used in installing screening:
 - i. Trees should be trimmed at the time of planting to provide eight (8) feet of clearance;
 - ii. Shrubs used in any screening or landscaping must be evergreen, at least 3 feet tall with a minimum spread of 2 feet when planted and no further apart than 6 feet on-center. They

must be of a variety and adequately maintained so that an average height of 3 to 6 feet could be expected from normal growth within four years of planting.

3. Screening from Existing Single-Family Dwellings:

- a. There shall be a minimum 10-foot wide planted buffer along any property line shared with a single-family dwelling, which shall have 1 tree and 5 shrubs for every 250 square feet of buffer area.
 - i. The buffer may be interrupted for pedestrian access and maintenance.
- b. A fence not shorter than 6 feet shall be erected along the shared property line.
 - i. Fences separating from single-family residential uses shall be solid in nature.

3. Other Required Screening: The following uses must be screened from abutting property and view from a public street:

- a. On-site dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas in side yards shall be screened with a closed 6 foot tall fence on 3 sides, except that the exterior building wall may be used in lieu of fencing on one side when the storage area is adjacent to the building;
- b. Service entrances or utility structures associated with a building;
- c. Loading docks or spaces, except in the area where such use abuts other loading docks or spaces and except when loading docks or spaces are located within the interior of a building;
- d. Any other uses or structures for which screening is required in this Redevelopment Plan.

4. Planting and Landscaping:

- a. Surface parking areas having more than 20 parking spaces shall include one tree for every 10 parking spaces.
 - i. Fractions equal to or greater than one half resulting from this calculation shall be considered to be 1 tree.
 - ii. Each such tree shall be located in a planting island with a minimum area of 150 square feet of pervious surface.
- b. No more than 20 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area;
 - c. In any surface parking lot having more than 10 parking spaces, at least 5% of the parking area (measured from the either the back of any curb edge or the edge of pavement where a curb does not exist and including all parking spaces and aisles but not including access driveways or interior roads) shall be comprised of planted areas at or below the average grade of the paved surface.
 - d. For surface parking areas, a minimum 4 feet planting strip shall be required between the back of sidewalk and any surface parking area and shall be planted with shrubs generally between 4'-0" and 6'-0" in height, at 4'-0" on center.

8.0 RELATIONSHIP OF THE REDEVELOPMENT PLAN TO STATE / COUNTY / LOCAL MASTER PLAN STUDIES:

A. State Development and Redevelopment Plan (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. Volume II – State Plan Goals and Policies include the following:
 - a. Revitalize the State’s Cities and Town Centers: Revitalize New Jersey’s cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan’s vision and goals.
 - b. Conserve the State’s Natural Resources and Systems: Conserve the State’s natural resources and systems by planning the location and intensity of growth to maintain natural resource and systems capacities and make the necessary infrastructure investments to protect natural resources and systems in ways that guide growth and development in ways that are consistent with the State Plan’s vision and goals.
 - c. Promote Beneficial Economic Growth: Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State’s strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan’s vision and goals.
 - d. Protect the Environment, Prevent and Clean up Pollution: Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards.
 - e. Provide Adequate Public Facilities and Services at Reasonable Cost: Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan’s vision and goals.
 - f. Provide Adequate Housing at Reasonable Cost: Provide adequate housing at reasonable cost



Figure 5.0: NJ SDRP State Plan Map Metropolitan Area 1

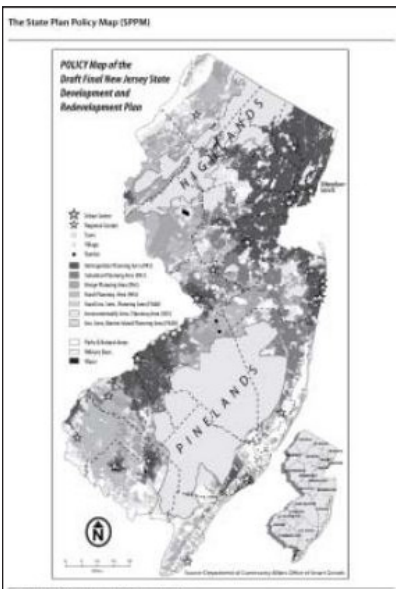


Figure 5.1: NJ State Development and Redevelopment Plan Policy Map

through public/private partnerships that create and maintain a full range of attractive, affordable, and environmentally sensitively-designed and developed housing, particularly for those New Jersey State Development and Redevelopment Plan most in need, at densities and locations that provide greater efficiencies and serve to support public transportation alternatives and reduce commuter time and expense and easily accessible to employment, retail, cultural, civic and recreational opportunities to reduce housing and commuting costs in ways that are consistent with the State Plan’s vision and goals.

- g. Preserve and Enhance Areas with Historic, Cultural, Scenic Open Space, and Recreational Value: Preserve, enhance, and use historic, cultural, scenic and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life, civic beauty and redevelopment in ways that are consistent with the State Plan’s vision and goals.
- h. Ensure Sound, Coordinated and Integrated Statewide Planning: Ensure sound, coordinated and integrated statewide planning by using the State Plan as a guide to planning and growth related decisions at all levels of government in ways that are consistent with the State Plan’s vision and goals.
- i. Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions: Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan’s vision and goals.

2. The State Planning Act (N.J.S.A. 52:18A-196 et. seq.) states:

- a. “Among the goals of the act is the following: ... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate

public services at a reasonable cost while promoting beneficial economic growth, development and renewal.”

- b. “It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state.” (N.J.S.A. 52:18A-196 (d))
3. The State Plan Policy Map (SPPM)
 - a. Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission, places the Borough of North Arlington in Planning Area 1 - the Metropolitan Planning Area and states:
 - b. The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/Jersey City metropolitan region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.
 - c. These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime.
 - d. In the Metropolitan Planning Area, the State Plan’s intent is to do the following:
 - Provide for much of the State’s future development and redevelopment;
 - Revitalize Cities and Towns;
 - Take advantage of increased densities and compact building design;
 - Encourage distinctive, attractive neighborhoods with a strong sense of place;
 - Provide for mixed-use concentrations of residential and commercial activity;
 - Create a wide range of residential housing opportunities and choices with income mix;
 - Provide for a variety of multi-modal transportation alternatives;
 - Prioritize clean-up and redevelopment of brownfields and greyfields sites;
 - Create cultural centers of state-wide significance;
 - Re-design any existing areas of low-density sprawl;

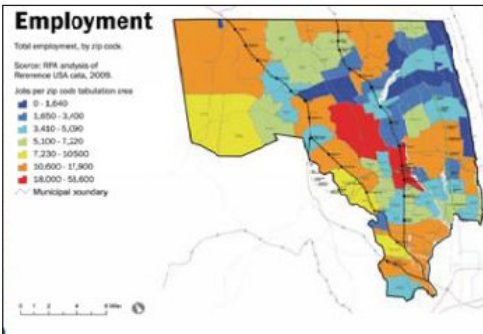


Figure 5.2: Draft Bergen County Master Plan Employment Data

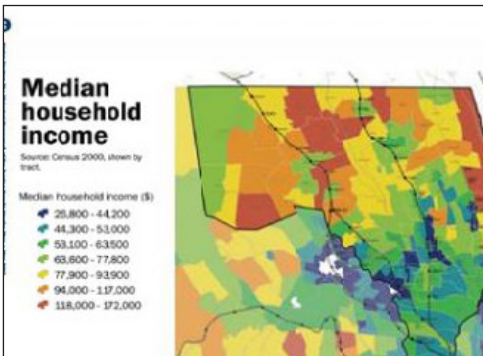


Figure 5.3: Draft Bergen County Master Plan Medium Household Income

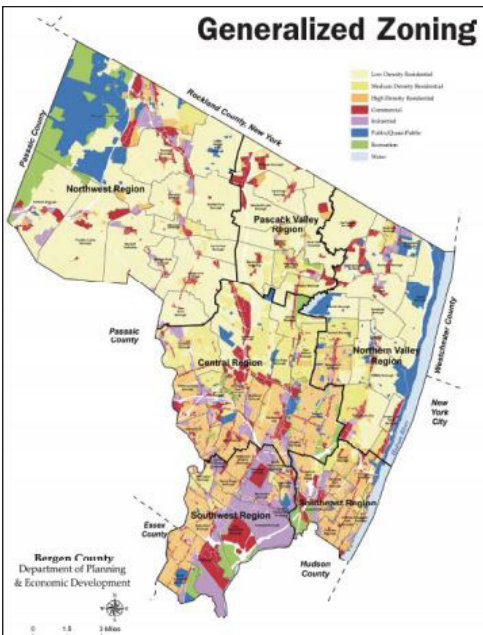


Figure 5.4: Draft Bergen County Master Plan General Zoning

B. Bergen County Master Plan:

In reviewing the Final Draft Bergen County Master Plan the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. Bergen County Master Plan Overview:

- a. The Bergen County Department of Planning and Economic Development is undertaking a county-wide planning effort that will result in the first County Master Plan in some time.
- b. The Master Plan will create a unifying vision for the County’s 70 municipalities and help them plan for sustainable growth while protecting environmental resources. Development of the Master Plan will be a collaborative process involving the County, municipalities, regional agencies, public and private sector stakeholders and Bergen County citizens.

2. Draft Report:

- a. The Draft Report provided on the Bergen County Master Plan website includes the following descriptions:
 - Future growth will primarily occur through redevelopment and infill;
 - Redevelopment provides opportunities to create new public spaces and green areas in places that have none;
 - Redevelopment on a large scale using green guidelines has the potential over time to significantly ameliorate many of the county’s storm water run-off and water quality issues;
 - Redevelopment can occur spontaneously and be privately driven, or it can take place as a result of a public initiative, usually under the jurisdiction of a local redevelopment agency.

C. Borough of North Arlington's 2003 Master Plan and 2016 Master Plan Reexamination Report:

In reviewing the Borough's 2003 Master Plan and 2016 Master Plan Reexamination Report, the Borough laid out goals and objectives that are relevant to this Redevelopment Plan and provided descriptions of River Road and the role it plays in the Borough.

1. Master Plan 2003 Goals and Objectives:

- a. To preserve the present character of the Borough of North Arlington as an established mature community.
- b. To protect North Arlington's residential neighborhoods and maintain them as desirable living environments.
- c. To preserve the balance of housing types which now exist in the Borough.
- d. To preserve the present business areas of the Borough, maintaining sufficient retail, service, and office facilities to meet the needs of North Arlington's residents.
- e. To provide for the orderly transition of land uses where change is indicated.
- f. To provide opportunities for revitalization in areas determined to be "in need of redevelopment".
- g. To provide for additional community facilities as the need arises so that all age and economic groups in the community are provided with adequate public buildings, schools, libraries, firehouses, and recreational facilities.
- h. To maintain a high level of municipal services to North Arlington residents and nonresidential taxpayers.
- i. To preserve and enhance community appearance by encouraging property maintenance on the part of private owners and by the municipality in the case of Borough-owned property.
- j. To maintain and enhance community appearance through proper attention to design standards.
- k. To provide for the proper circulation of traffic on the streets within the Borough and to provide the necessary traffic regulation for safety.
- l. To provide for adequate storm drainage in all parts of the Borough.
- m. To cooperate with adjacent municipalities, the New Jersey Meadowlands Commission [now the New Jersey Sports and Exposition Authority], the County and the State in reviewing planning proposals along North Arlington's boundaries.
- n. To provide for adequate storm drainage in all parts of the Borough.

2. 2016 Master Plan Reexamination Report:

- a. The River Road corridor is another area that may potentially be investigated as an area in need of redevelopment or rehabilitation, in order to facilitate and implement improvements to the area.
- b. A study and plan for the land uses along the River Road corridor may be beneficial for the Borough. A study of the corridor was conducted in 1994, and proposed a number of the recommendations to help the Borough capitalize on its waterfront location. An update to this study could help to better connect the riverfront with the residential neighborhoods of the Borough, and provide greater access to the Borough's recreation areas.

D. Neighboring Municipality Plans:

The Redevelopment Plan is required to consider the Master Plans and other planning documents for neighboring municipalities, County governments and other major jurisdictions.

Neighboring Municipalities

1. **Kearny:** River Road continues south into the Town of Kearny where it is named Passaic Avenue. The Town adopted a redevelopment plan for Passaic Avenue in 2001 (amended in 2008) with the intent of promoting mixed-use, commercial, residential, and entertainment uses along the southern portion of Passaic Avenue. The VFW site Redevelopment Plan Area is 2.3 miles from the Passaic Avenue Redevelopment Area, and the permitted uses and bulk standards of this Redevelopment Plan do not conflict with those of the Passaic Avenue Redevelopment Plan.
2. **Lyndhurst:** The Township of Lyndhurst is located north of North Arlington. River Road continues into Lyndhurst under the name Riverside Avenue, which services properties in the B Business Zone, R-B Two-Family Zone, R-C Medium Density Residential Zone and R-A One-Family Zone. The 2008 Master Plan and 2014 Re-Examination Report make minimal mention of Riverside Avenue. The VFW site is 0.8 miles from the Lyndhurst border along Riverside Avenue. The permitted uses in this Redevelopment Plan - age-restricted housing and civic and public uses - are compatible with uses permitted in those zones in Lyndhurst and are low traffic generators. Therefore the Redevelopment Plan will not impact Lyndhurst's Master Plans.
3. **Belleville:** Belleville Township is west of North Arlington, on the other side of the Passaic River. Access between the two municipalities occurs from Belleville Turnpike (NJ-7), which also delineates North Arlington's southernmost boundary. NJ-7 becomes Rutgers Street when it enters Belleville Township, and connects directly to the main commercial district of Belleville Township. The Township's 2019 Master Plan Reexamination Report identifies Rutgers Street as a key commercial district and recommends changing the zoning in the district to strengthen the commercial character of the district. The nearest property in Belleville to the VFW site as the crow flies is a Lidl supermarket adjacent to Route 21, a six-lane highway along the west side of the Passaic River. The Lidl property is located in the VB-1 Village Business, which permits a variety of industrial and commercial uses. The nearest use in Belleville by street right-of-way is a church at the corner of Rutgers Street and Main Street 0.7 miles and to the southeast and across the Passaic River from the VFW building. This Redevelopment Plan should not affect the Township's Master Plan.