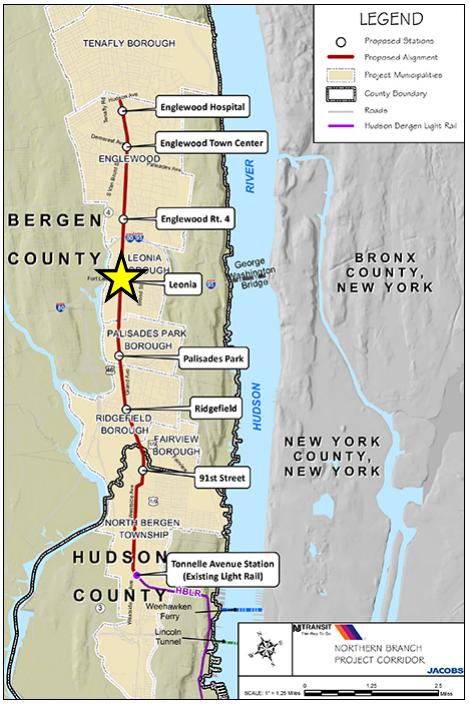
Economic Development Readiness

Preparing for

Light Rail in Leonia

A presentation to:
Leonia Borough Council

Presented by:
Jessica L. Giorgianni, PP, AICP



Proactive Approach

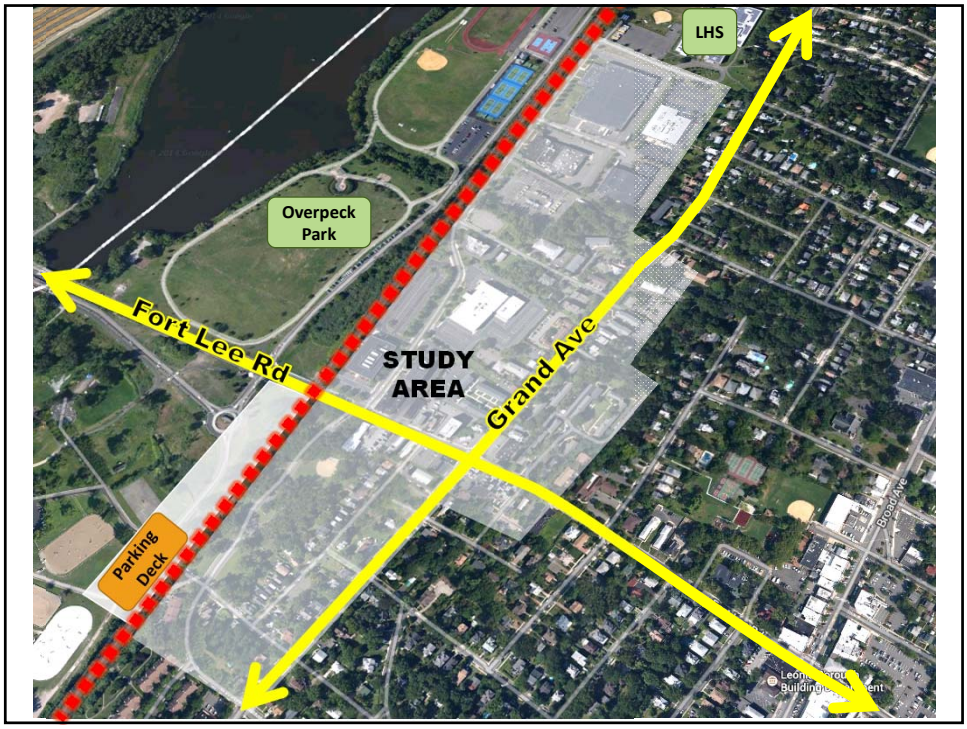
- Anticipating passenger service along NJT proposed "Northern Branch" light rail line
- Opportunity to plan for the future
  - Land Uses around Station
  - Economic Development
  - What do we need from NJ Transit

Cranford TOD

South Orange TOD

Harrison TOD

New York Observer Article, 3/26/14: Playing the role of planner and consultant was great, he said, but of course, “We’d much rather be on the development side.”
A man’s got to make a living, after all.

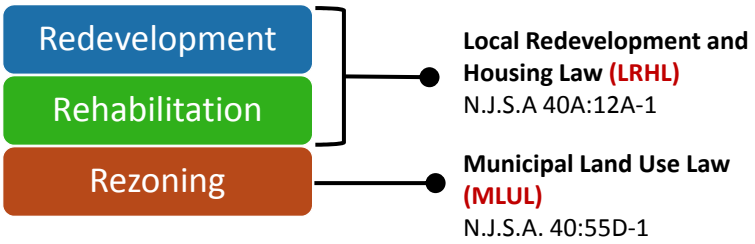


Land Use

- Diverse mix of land uses
  - Office
  - Manufacturing
  - Retail / Service
  - Parkland
  - Utilities
  - SF Residential
  - Apartment
  - Senior housing
- Borough's commercial and industrial uses (other than Broad St)

Proactive Approach:
What land use mechanism?

- Need to determine the appropriate land use mechanisms to stimulate economic development around the future NJ Transit Leonia Station.



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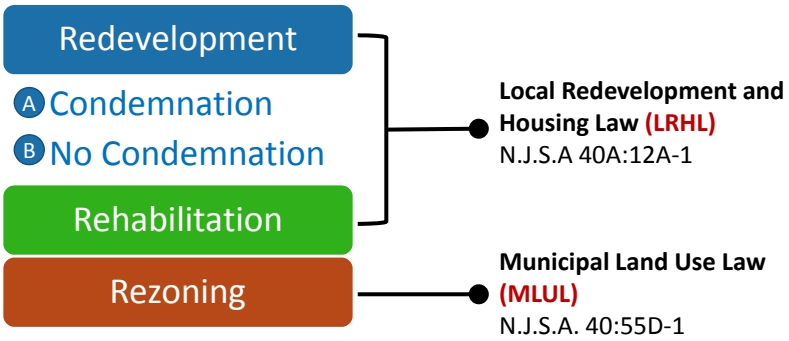

Why **Redevelopment** or **Rehabilitation**?

Benefits! Incentives!

- Process
  - Power to plan and implement a **Vision** for an area
  - **Public process**
- Not constrained by MLUL
  - Can be very specific in **design and development standards**
  - Vary requirements for sub-areas, block-by-block, lot-by-lot, building-by-building
- Can transfer municipally-owned property without going to bid
- Can have specific **Redeveloper Agreements** with each Developer

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Re-Zoning (less proactive)

- Up to individual property owners to move forward with development
- Must have uniform standards across a District
- MLUL and case law limits what you can regulate / require
- Every zoning ordinance change has to be tied to the Master Plan (or full majority vote of Council)
- Typically little public process
- Does not create a comprehensive Plan for an area

Benefit Matrix

OBJECTIVE	SOLUTION				
	Zoning Changes	SIDS & BIDS	Rehabilitation Areas	Redevelopment Areas (Non-Condemnation)	Redevelopment Areas (Condemnation)
Property Acquisition					X
30 Year PILOTs				X	X
5-Year Tax Abatements			X	X	X
Redevelopment Plans			X	X	X
Redeveloper Agreements			X	X	X
Property Transfers without Bid			X	X	X
Project Funding		X	X	X	X
RAB / ERG Financing				X	X
Land Use Controls	X		X	X	X

Redevelopment / Rehabilitation Process

Designate all or portion of study area as **AINR**

Develop and adopt a comprehensive **Redevelopment Plan**

Establish a **Redevelopment Entity** to implement the Plan (Governing Body or a Redevelopment Agency)

Rehabilitation Area Designation Process

Governing Body adopts a **Resolution** to investigate an area

- Submits to Planning Board for review
- *EDC has draft Resolutions ready*

Planning Board conducts study (or hires consultant)

- PB reviews Study for consistency with Master Plan.
- PB makes any recommended revisions and reports back to Governing Body

Governing Body adopts **Resolution** designating a Rehabilitation Area

Proceed to preparing a **Redevelopment Plan** for designated Area

"Area in need of rehabilitation" Study

A delineated area may be determined *in need of rehabilitation* if meets certain Criteria provided for in N.J.S.A 40A:12A-1**:**

- Significant portion of structures in the area are deteriorated or substandard condition;
- More than half of housing stock in the delineated area is at least 50 years old;
- Pattern of vacancy, abandonment, or underutilization of properties in the area;
- There is a persistent arrearage of property tax payments on properties in the area;
- Environmental contamination is discouraging improvements and investment in properties in the area; **OR**
- A majority of the water and sewer infrastructure in the delineated area is at least 50 years old, and is in need of repair or substantial maintenance.

Redevelopment Area Designation Process

Governing Body adopts a Resolution directing the Planning Board to undertake AINR investigation

- States whether condemnation or non-condemnation
- *EDC has draft Resolutions ready*

Planning Board prepares the investigation

- PB typically works with consultant to prepare AINR Study.
- Properties must meet very stringent criteria in LRHL

Planning Board conducts public hearing

- Notice, Notice!
  - by publication (twice)
  - sent by mail to property owners
- Makes recommendation to the governing body whether to designate all or a portion of proposed AINR

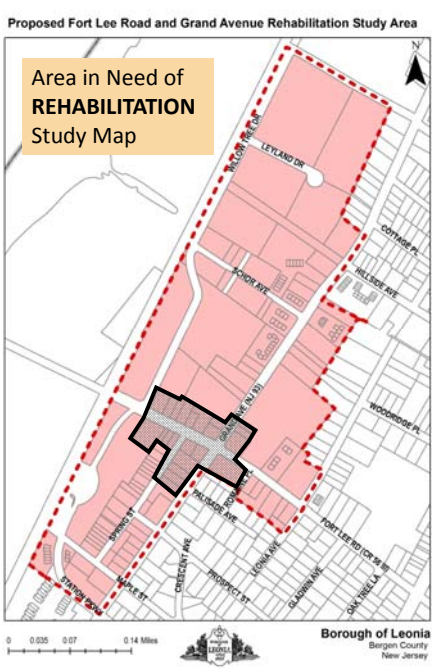
Governing Body adopts Resolution designating a Redevelopment Area

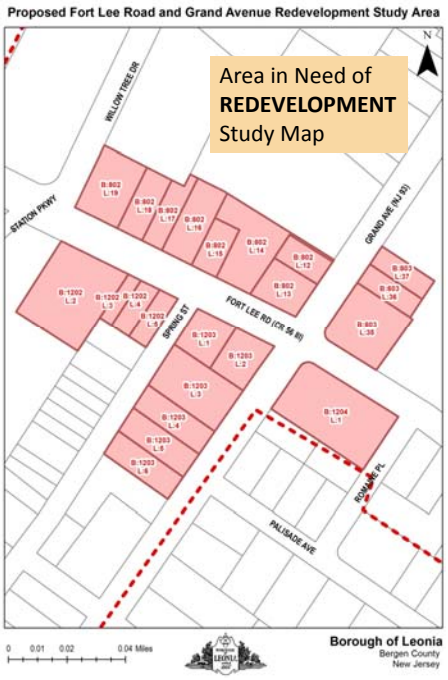
Proceed to preparing a **Redevelopment Plan** for designated Area

"Area in need of redevelopment" Criteria

A delineated area may be determined *in need of redevelopment* if:

a. Substandard building conditions
b. Abandonment of commercial and industrial buildings
c. Public and privately owned vacant land
d. Deleterious land use, faulty design, obsolete layout with detrimental impact
e. A growing lack, or total lack of proper utilization of areas caused by the condition of title, diverse ownership, or similar conditions which "impede land assemblage or discourage the undertaking of improvements," resulting in a "stagnant AND unproductive condition of land" having a negative social or economic impact or detrimental impact to the area or community as a whole
f. Natural disasters (5+ acres)
g. Urban Enterprise Zone (tax exemption only)
h. Consistency with Smart Growth Policies per Law or Regulation





Redevelopment / Rehabilitation Process

Designate all or portion of study area as **AINR**

Develop and adopt a comprehensive **Redevelopment Plan**

Establish a **Redevelopment Entity** to implement the Plan (Governing Body or a Redevelopment Agency)

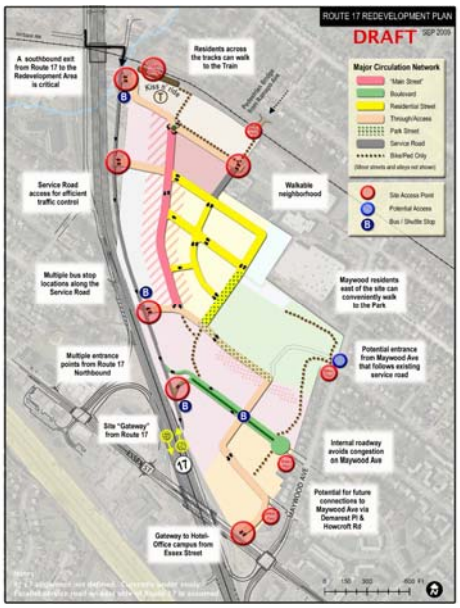
Redevelopment Plan

- Governs all development within a Redevelopment Area (or Rehabilitation Area)
- Master Plan with “teeth”
- Include development concepts
- Locations and design requirements for buildings, parking, parks, pedestrian linkages, bicycle routes, green building
- Significant public process

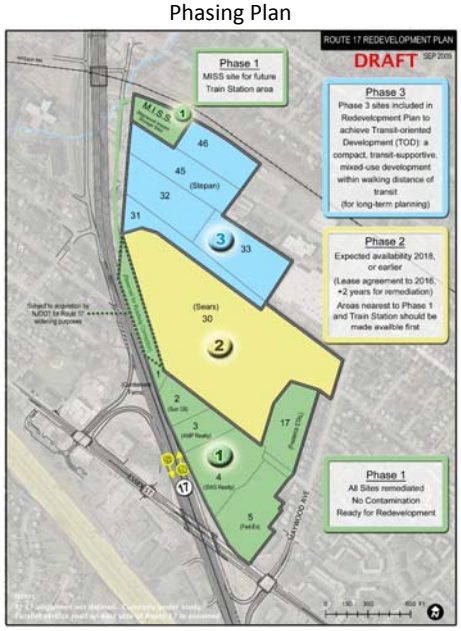
Land Use Plan

Buildings Plan

Circulation Plan

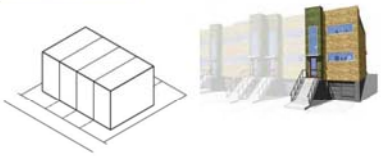


Phasing Plan



6.5 Building Type Standards

a Townhouse / Row House



- **Description**: Side-by-side attached dwellings on their own parcels divided from each other by at least one vertical common fire-resistant wall. The dwellings should sit close to the street, although a small front garden and a stoop or front porch can create a comfortable semi-private zone between the street and the dwelling, where a setback line exists.
- **Use**: Residential or live-work space (i.e., residential with professional practice). See permitted uses, page 87. Up to three dwelling units are permitted per attached townhouse.
- **Access**: The main entrance to each townhouse shall be accessed directly from and face the street.
- **Lot and Setback Standards**: See Bulk Standards, page 84.
- **Building height**: See District Height Requirements, page 82. Townhouses and rowhouses should generally be 2 to 3 stories in height, depending on District Height Requirements. All residential units closer than ten feet from the right-of-way line must be elevated at least 3 feet above grade, except for live-work townhouse or "English basement" units, which must be at least 3 feet below grade.
- **Frontage**: Kitchen and living areas (living room, family room, dining room, etc.) rather than sleeping and service rooms shall be oriented toward the fronting street.
- **Frontage features**: Stoop, front yard, patio, terrace or court (See page 86). For units with 3 or more bedrooms, attention should be provided to an area for open space/play space (i.e., rear yard, tot lot, roof deck, balcony).
- **Parking & Driveway Placement**: The only permitted parking placement options are:
  - All parking spaces shall be inside the structure or located at the rear or at one (1) side of that structure.
  - On-site parking is prohibited in front of a structure or forward of a street facing facade of that structure.
  - Only tandem parking arrangements of up to two (2) spaces deep are allowable in one-, two-, or three-family townhouses.
  - Parking arrangements in a separate permitted parking facility located within 500 feet of townhouse site are permitted.
  - Below grade parking garages.
  - Private garage occupying part of the building at grade level or somewhat below grade. One garage door per Townhouse permitted.

Townhouse / Row House Examples: Zero lot line

Examples of well-designed rowhouses ranging from **3 to 4 stories** built to the sidewalk (zero lot line), where the first story is several feet below grade. Attached homes can **vary in design and color** to create visual interest.

Window shapes and patterns are concistent across the horizontal plane.

Arched doorframes, **first floor façade variation**, wall lighting and a low iron privacy fence create a quality view at the **street-level perspective**.

Front stoops and planters create a friendly **transition between private and public space** (buildings and sidewalks.)

Townhouse / Row House Examples: with Front Setback

Dwellings can be setback from the street to create small **front yards only when concistent with neighboring buildings** to create a continuous frontage, per Bulk Requirements.

Yards should include **landscaping elements** such as grass, flowers, planters, shrubbery landscaping, and hardscaping materials of brick, stamped concrete, or cobblestone.

Rowhouses should have **appropriate frontages**, such as stoops and sunken front terraces.

City of Newark | Lincoln Park Redevelopment Plan

Pervious pavers and rain gardens reduce stormwater runoff

Where there is a front yard, plantings should include native vegetation

Light colored pavers, native vegetation reduce the heat island effect while photovoltaic panels collect solar energy.

Renewable Energy Resources

Design strategies should maximize the use of renewable energy resources for heating, cooling and lighting, such as passive solar heating, natural cooling and ventilation and natural daylighting. Installation of energy-saving materials and products should also be considered, where feasible.

- Orient development to capture eastern sun exposure.
- Provide overhangs or awnings on south facing windows.
- Locate windows and design floor plans to provide daylight in all living spaces.
- Install high efficiency lighting and appliances.
- Install photovoltaic panels or shingles to reduce utility consumption.

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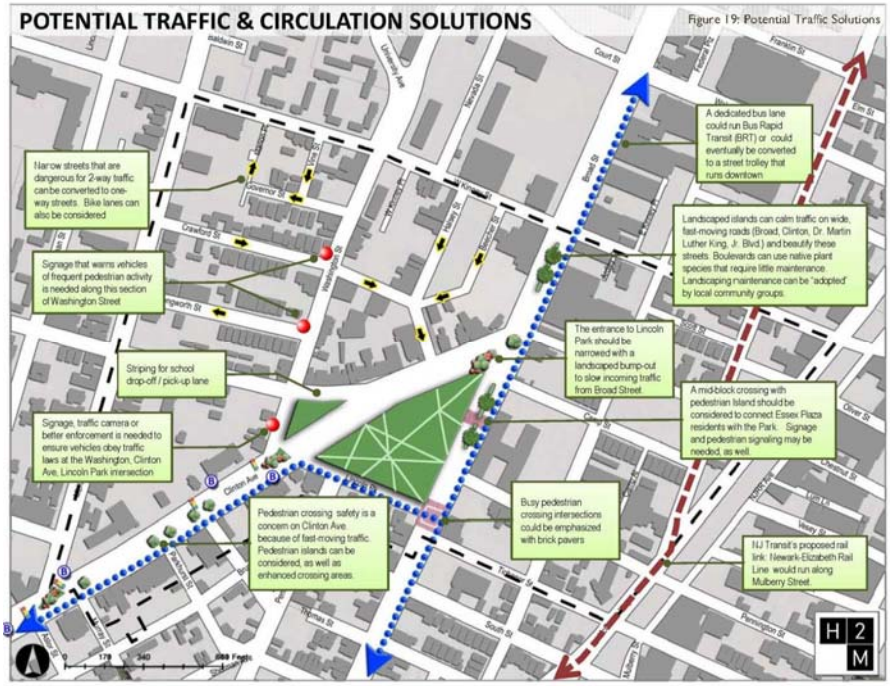
H2M architects + engineers

POTENTIAL TRAFFIC & CIRCULATION SOLUTIONS

Figure 19: Potential Traffic Solutions



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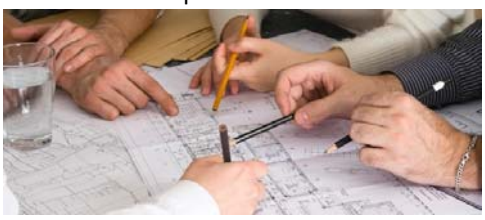
Redevelopment Entity Powers

- Issue bonds
- Borrow money and receive grants and loans
- Collect revenues from a redeveloper to defray the redevelopment entity's costs
- Make loans or other financial assistance to redevelopers
- Provide capital grants to redevelopers
- Acquire property through lease or purchase (or eminent domain, if applicable)
- Construct or reconstruct infrastructure and site improvements
- Contract for professional services
- Form partnerships and agreements with redevelopers and/or public agencies to execute a plan
- Lease or sell real or personal property or improvements without public bidding;
- Enter upon any building/property in a redevelopment area
- Relocate individuals or businesses displaced
- Publish and disseminate information concerning a project (RFPs, RFQs, marketing publications)
- Any other actions necessary or convenient to carry out its powers

Implement the Plan

- Issue RFPs
- Select Developers
- Negotiate Redeveloper Agreements
- Review development Plans
- Planning Board – conformance with adopted Redevelopment Plan