

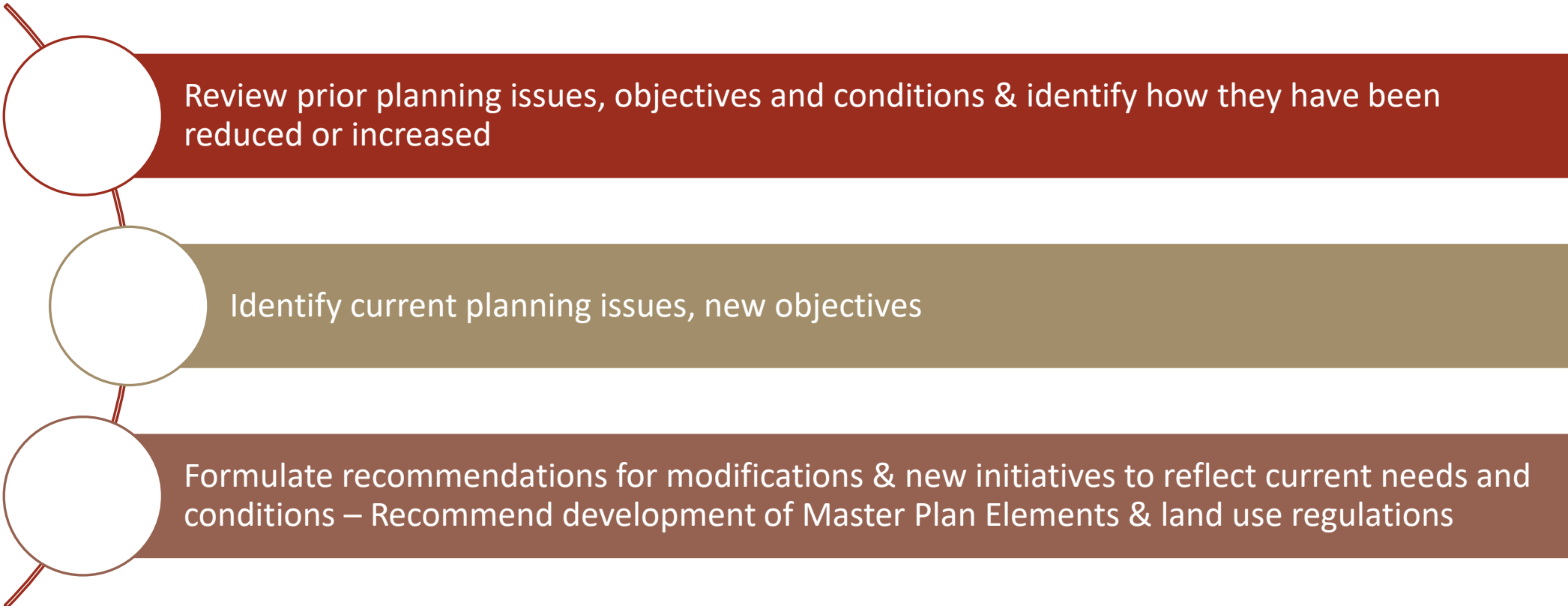
Leonía Master Plan Reexamination



ADOPTION MEETING PRESENTATION

JULY 22, 2020

Purpose of a Master Plan Reexamination



Review prior planning issues, objectives and conditions & identify how they have been reduced or increased

Identify current planning issues, new objectives

Formulate recommendations for modifications & new initiatives to reflect current needs and conditions – Recommend development of Master Plan Elements & land use regulations

Planning Process

H2M hosted several subcommittee meetings over the phone to discuss the Leonia Master Plan Reexam:

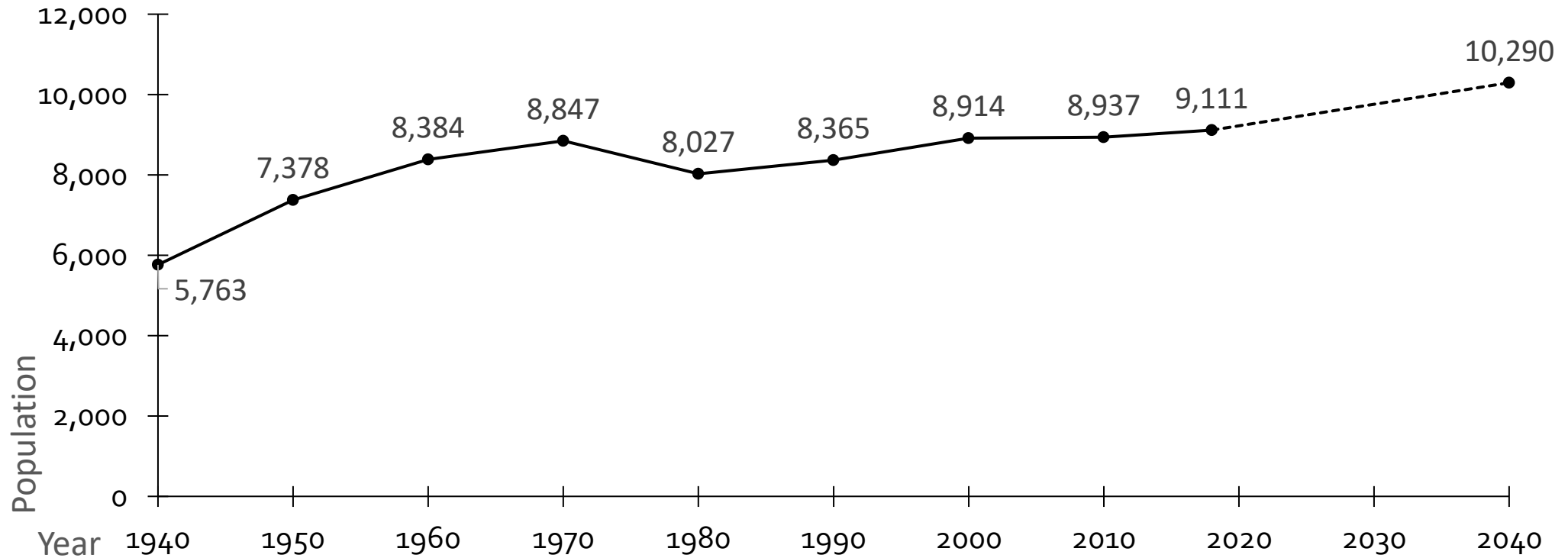


- Re-Examination of the 2010 Re-examination report and the 2002 Comprehensive Master Plan
- Review of the following Elements
 - Land Use
 - Community Facilities
 - Economic Development
 - Sustainability
 - Housing Element
 - Redevelopment Activities

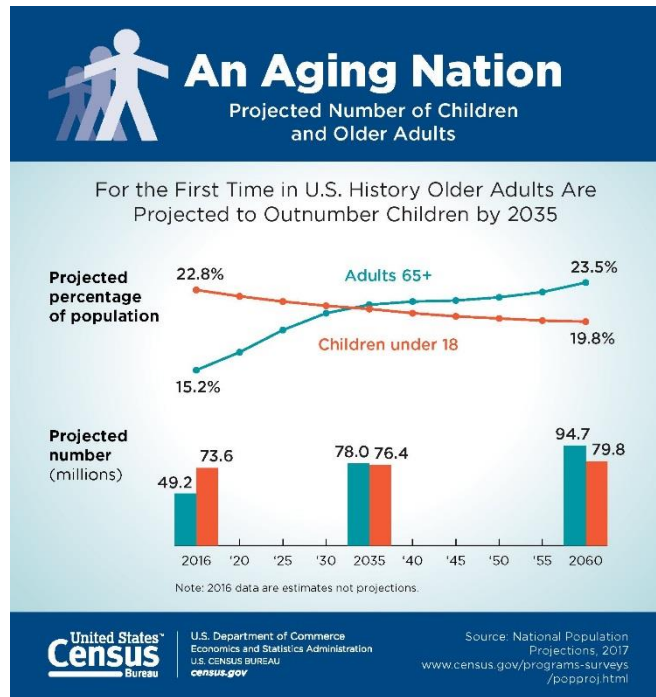
- Changes in local, county, state and regional regulations
- Demographics

Significant Changes

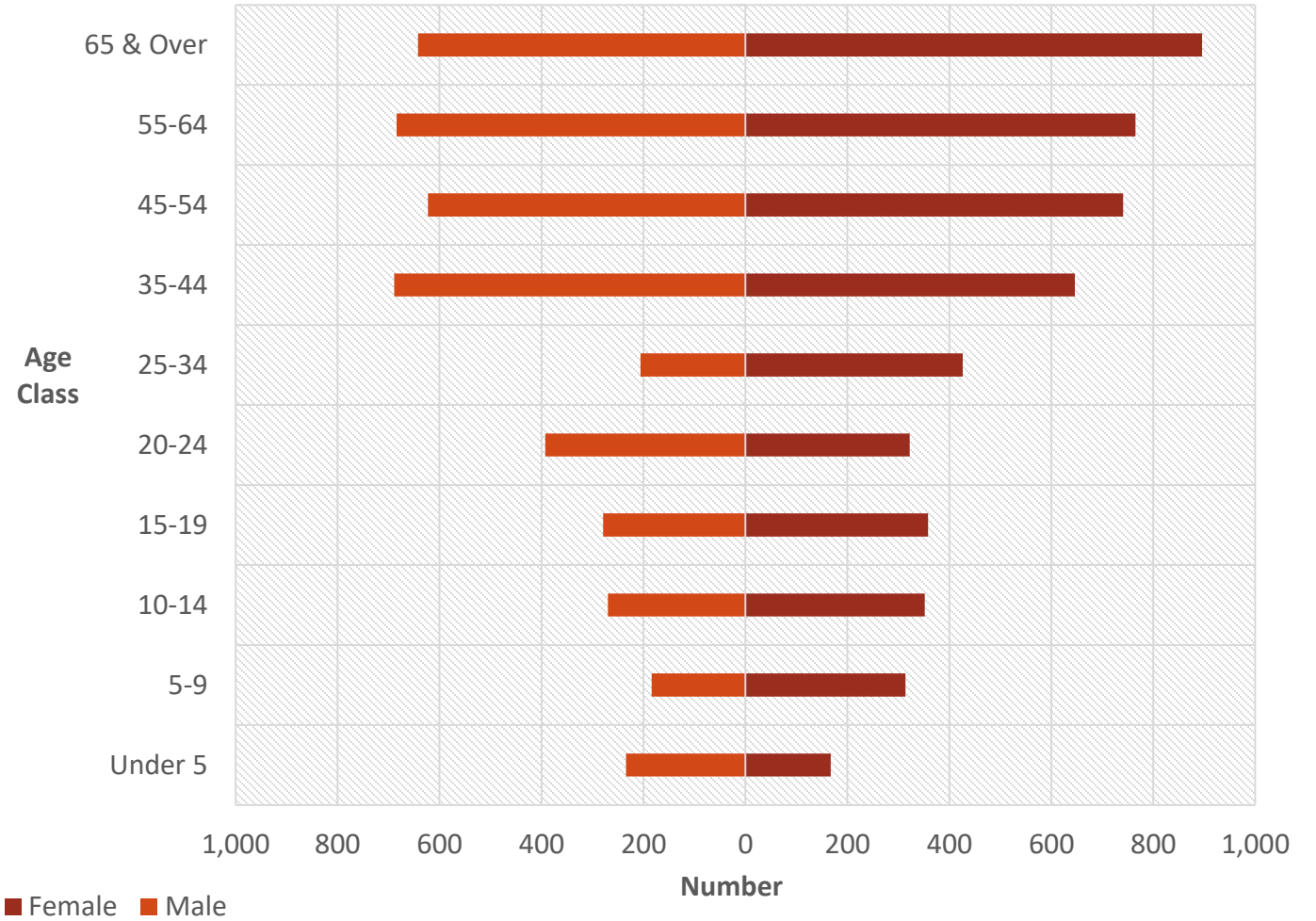
Leonia Population Growth 1940-2040



Aging in Leonia



Leonia Age Pyramid - 2018

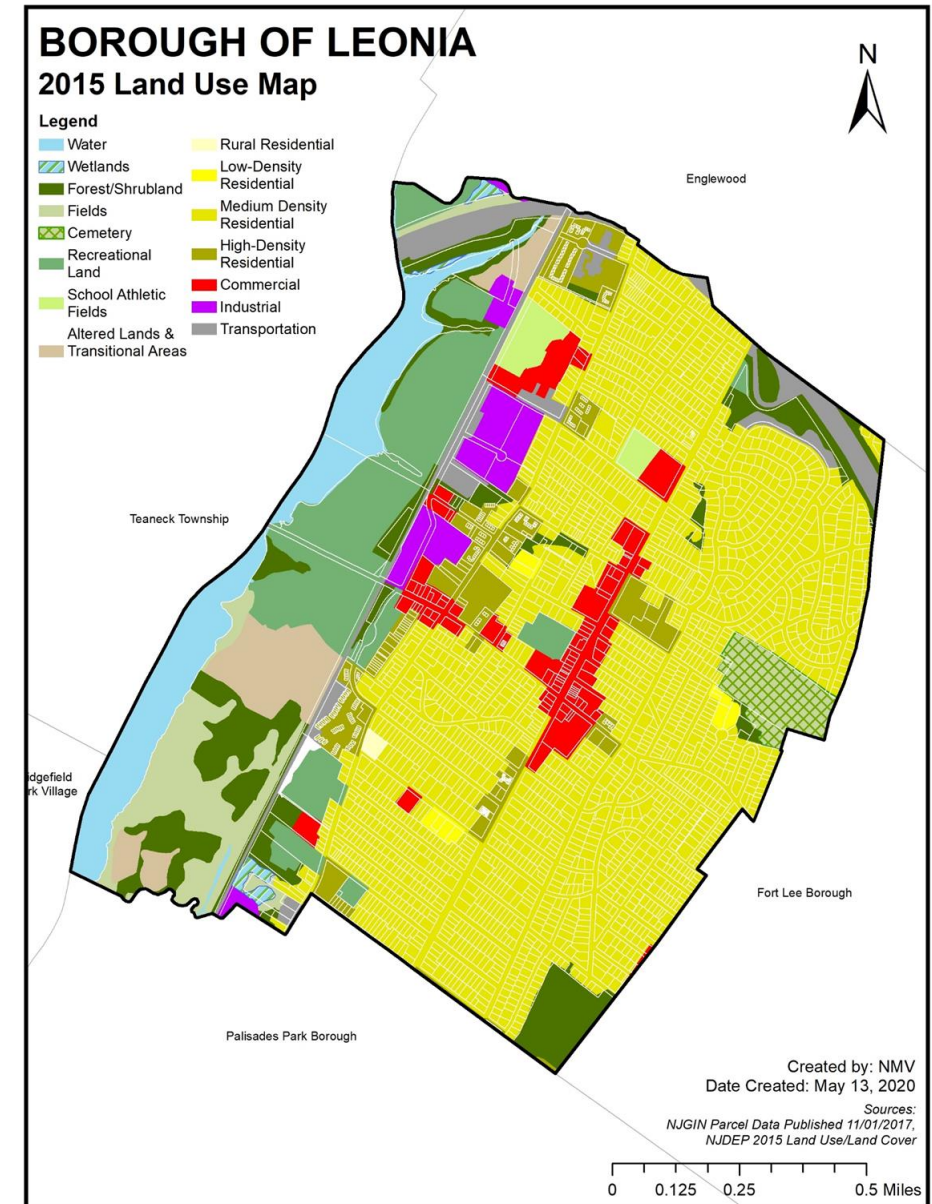


Land Use Past Issues

- Willow Tree Road and Fort Lee Road Area: On November 30, 2015, Borough Council passed Resolution 2015-189 designated 22 properties within the Fort Lee Road and Grand Avenue area as an Area in Need of Redevelopment
- Construction of Senior Housing: Adoption of Ordinance 13-06 led to the creation of SH District for Senior Housing, but Borough needs to do more all allow seniors to remain in the community
- Bulk Standards: Borough Council is currently reviewing Ordinance 202-06 that would change bulk standards including the amount of pervious surface

Land Use Recommendations

- ❖ Use redevelopment tools on existing underutilized sites, including lots on Grand Avenue and Broad Avenue
- ❖ Designate the Broad Avenue corridor as an Area in Need of Rehabilitation to allow for façade improvements and property upkeep as well as design standards for signage
- ❖ Adopt land use policies that allow seniors to be able to continue living in the Borough affordably
- ❖ Monitor adjacent municipal development trends along the border with Leonia and adopt new land use policies that promote neighborhood preservation while supporting controlled, sustained growth within the Borough



Community Facilities Past Issues

- Upgrading the Municipal Complex: Borough Council has agreed to construct a new municipal building on the site of the Old Ambulance Corps in Wood Park that will house the Police Department and the Municipal Court
- School Facility Capacity: Board of Education is planning to move the 5th grade into the middle school for the 2021-2022 school year to free up capacity at the elementary school
- Municipal Court: Borough's municipal court has been located in Fort Lee as the Borough completes the construction of the new municipal complex upon which the municipal court will be relocated to the third floor of the new building

Community Facilities Recommendations

Continue to improve online communication to borough residents with website improvements, the use of social media, and consider a regularly scheduled newsletter

Complete planning and engineering phase for a new municipal complex and begin construction

Continue to support Board of Education in their efforts to find cost-effective solutions to appropriately meet projected enrollment

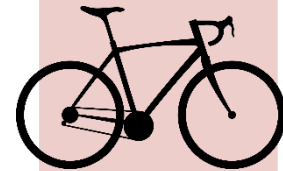
Economic Development Past Issues

- Economic development plan for Central Business District: The Borough will work with an economic development consultant as a part of the Master Plan process
- Commercial Uses on Grand Avenue: The Borough has designated parts of Grand Avenue as an Area in Need of Redevelopment
- Public Transit: In 2017, Bergen County commissioned a study of Bus Rapid Transit (BRT) routes that included a route to connect Leonia to Bergen County Community College

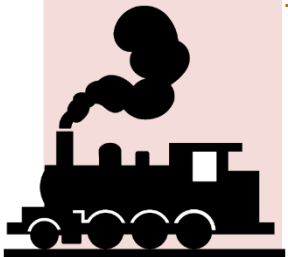
Economic Development Recommendations



Designate the Broad Avenue commercial corridor as an Area in Need of Rehabilitation



Provide safe and attractive pedestrian and bicycle connectivity from Fort Lee Road to Overpeck Park by creating an environment that encourages walking and bicycling



Plan for transit-oriented development around a potential train station should the Hudson-Bergen Light Rail be extended



Encourage greater use of NJ TRANSIT bus system, especially at locations along Broad Avenue in the CBD

Sustainability Past Issues

- Recycling Education: The Borough has a recycling flyer located on the Borough website. The website LeoniaRecycles.org gives detailed recycling solutions, and the Borough uses the app Recycle Coach to send out notifications
- Plastic Bags: Borough Council passed Ordinance No. 2020-03 on February 3, 2020 prohibiting the use of single-use plastic bags in the Borough that went into effect on June 1, 2020
- Solar Panels: Borough Council passed Ordinance No. 2017-22 that regulated the use of roof mounted solar panels. All three of the school buildings in Leonia have solar panels mounted on their roofs

Sustainability Recommendations

Updating the existing Sustainability Element

Require new residential buildings, or substantial rehabilitations, to follow new Green Building codes and align to green building best practices and incentives

The Borough should implement sustainable design standards, such as requiring permeable surfaces to be used where feasible, into the Borough code

Incorporate bicycle routes suggested by the Bicycle Routes Plan and develop a more comprehensive bicycle network

Housing Past Issues

- Affordable Housing: Borough Council is considering an ordinance that would require any multifamily of 5+ residential units to set aside 15% as affordable to low- and moderate-income households

- Senior Housing: In 2009, the second phase of the Leonia Senior Apartments added 33 units, but housing for the Borough's seniors remains a significant issue as the population continues to age

- Mixed-use Development near Grand Avenue: Borough Council designated 22 properties along or near Grand Avenue to be designated as an Area in Need of Redevelopment

Housing Recommendations

The Borough should utilize the Grand Avenue and Fort Lee Road redevelopment area to provide affordable housing units

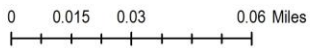
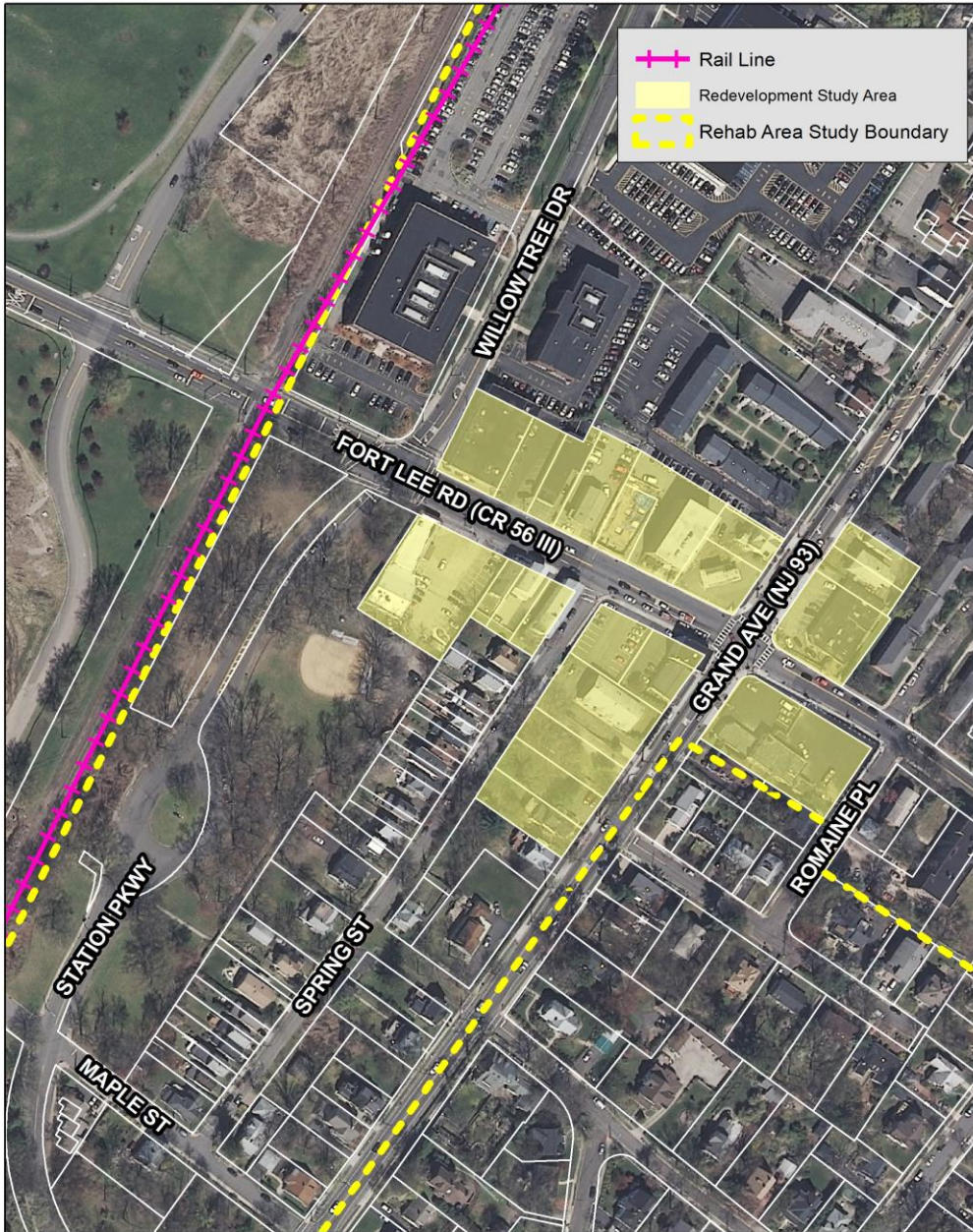
Evaluate feasibility of future development of senior citizen housing, including independent living, assisted living and congregate care housing, each containing affordable housing components

Provide diverse housing for residents beyond the detached single-family residence, where appropriate and feasible

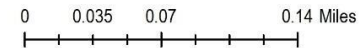
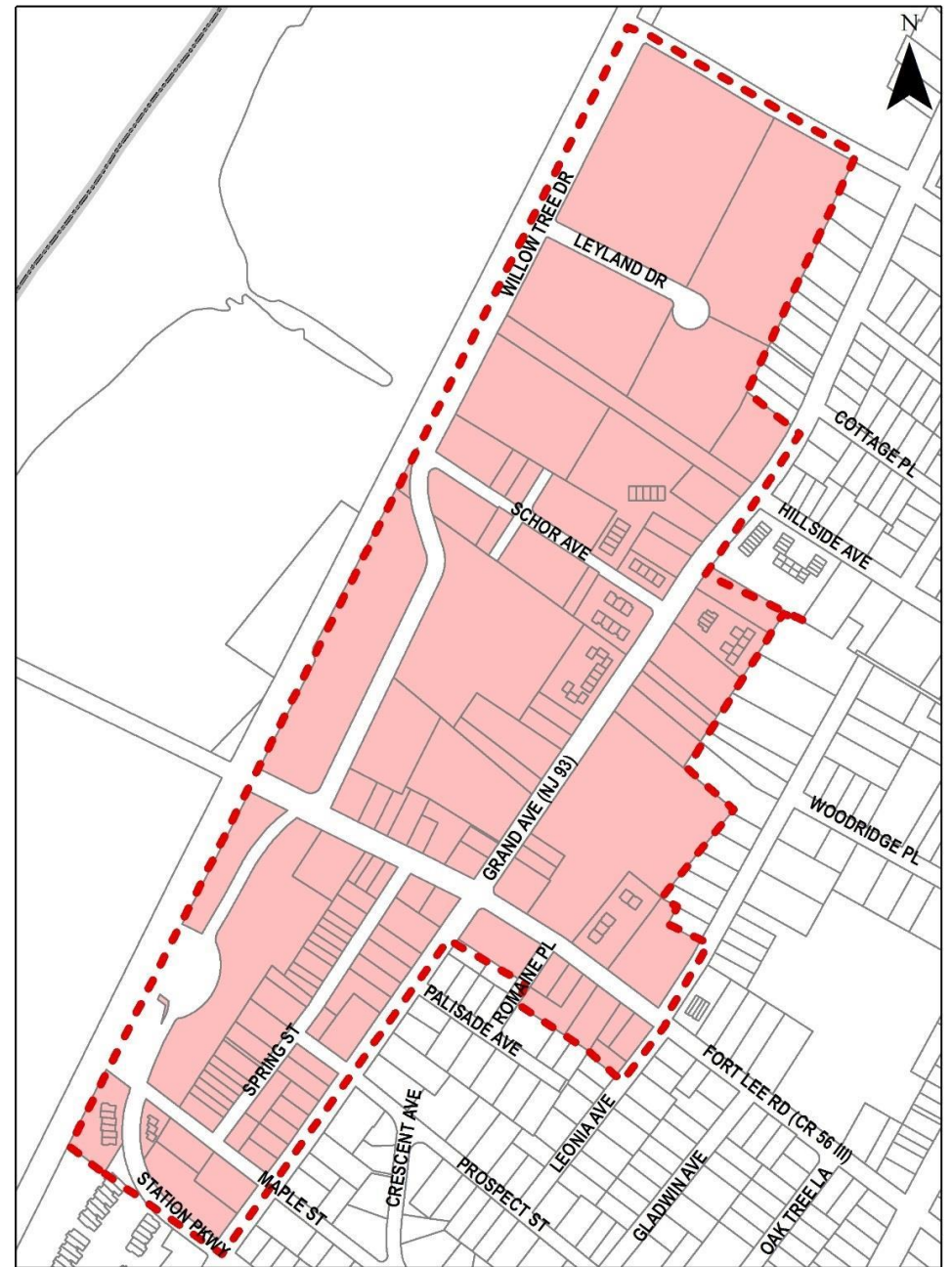
Recommendations Concerning Redevelopment

Intentions include:

- ❖ Stimulating economic development
- ❖ Alleviating persistent traffic congestion along Fort Lee Road and Grand Avenue
- ❖ Reducing the high vehicle accident rate in the Study Area
- ❖ Increasing the supply of parking and shared parking opportunities, beautifying the area
- ❖ Enhancing connectivity with Overpeck Park
- ❖ Providing an area where surrounding residents can easily walk or ride a bike to shop eat, and enjoy a vibrant commercial node



Borough of Leonia
 Bergen County
 New Jersey



Borough of Leonia
 Bergen County
 New Jersey

Future
Redevelopment
Opportunities:
Broad Avenue
district


Currently, there is a mix of retail, office, multifamily and other uses along the corridor

Improvement of buildings

Create a greater uniformity in aesthetics

Create a vibrant district that residents and visitors want to come to

Next Steps



DRAFT Master Plan Reexamination was posted online for public review and comment (10-day comment period)



Leonia will adopt the Master Plan Reexamination



Leonia will implement the recommendations of the Reexamination and develop the comprehensive master plan to make specific detailed recommendations.

Leonida Master Plan Reexamination



Thank you!

This document was prepared in collaboration with local officials, the community, and an extensive review of Borough-specific planning materials.