

Grand Ave & Willow Tree Rd Redevelopment Study



Borough of Leonia
Planning Board Meeting
Date: October 26, 2022

1 Study:

- “Area in Need of Redevelopment”

Governed by:

**NJ Local Redevelopment and Housing Law,
N.J.S.A. 40A:12A-1 et seq. (“LRHL”)**

Why Redevelopment?

- Stimulate change, economic development
- Proactive process
- Develop a Vision
- Prepare a Redevelopment Plan
- Borough in better control of development outcomes
- Offer incentives, PILOTs
- Negotiate development priorities, construction phasing, improvements/dedications
- Redevelopment Plan allows more flexibility
- Opportunity for community input (workshops, open-house) to develop the Redevelopment Plan.

Non-Condensation Redevelopment Area

- Borough Council Resolutions 2018-201 and 2021-187 authorized the Study and mandated that any redevelopment area designation would be a “non-condemnation” redevelopment area
- Land cannot be “seized.” **No Eminent Domain**
- Interested developers would need to negotiate with landowners.

LRHL Redevelopment Process

- 1) **Borough Council** authorizes Planning Board by Resolution to conduct AINR Study for specific properties
- 2) **Planning Board** (or consultant) conducts the Study to determine if the area meets statutory “criteria”
- 3) At a duly noticed **Planning Board Public Hearing**, the Study findings are presented. Planning Board makes recommendation to Governing Body/Council to designate (or not) the Study Area
- 4) **Borough Council** accepts or rejects the Planning Board’s Recommendation. If accepts, the Council designates the “Redevelopment Area” by Resolution.

Resolutions
2018-201
2021-187



H2M Report




Current Step



Next Step



Redevelopment / Rehabilitation – 3 Step Process



Phase 1:

Conduct AINR Study
to see if area meets
statutory criteria.



Phase 2:

Prepare & adopt
Redevelopment
Plan



Phase 3:

Select a
Redeveloper or
work with
existing
property owners

Redeveloper
obtains site plan
approval

Negotiate the
redevelopment
agreement

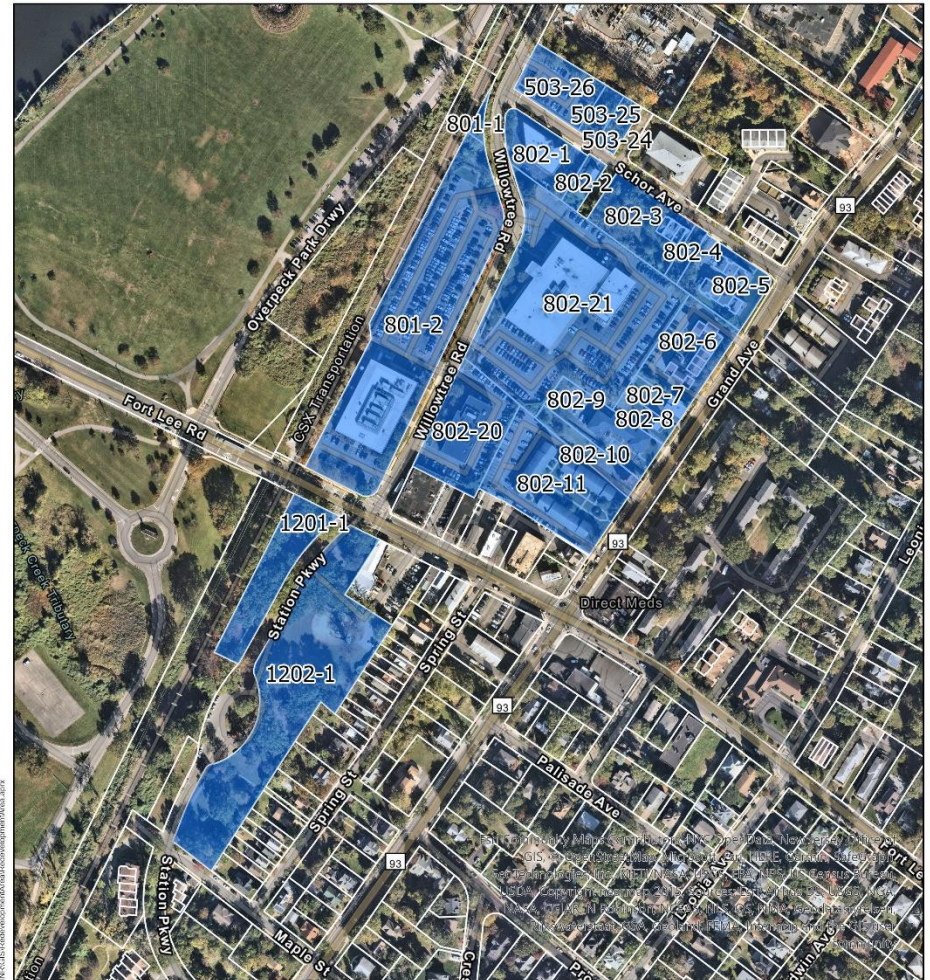
Implement the
Plan

Process governed by:

Local Redevelopment & Housing Law

NJSA 40A:12A-1 et. sec.

Study Area



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■ Redevelopment Study Parcels

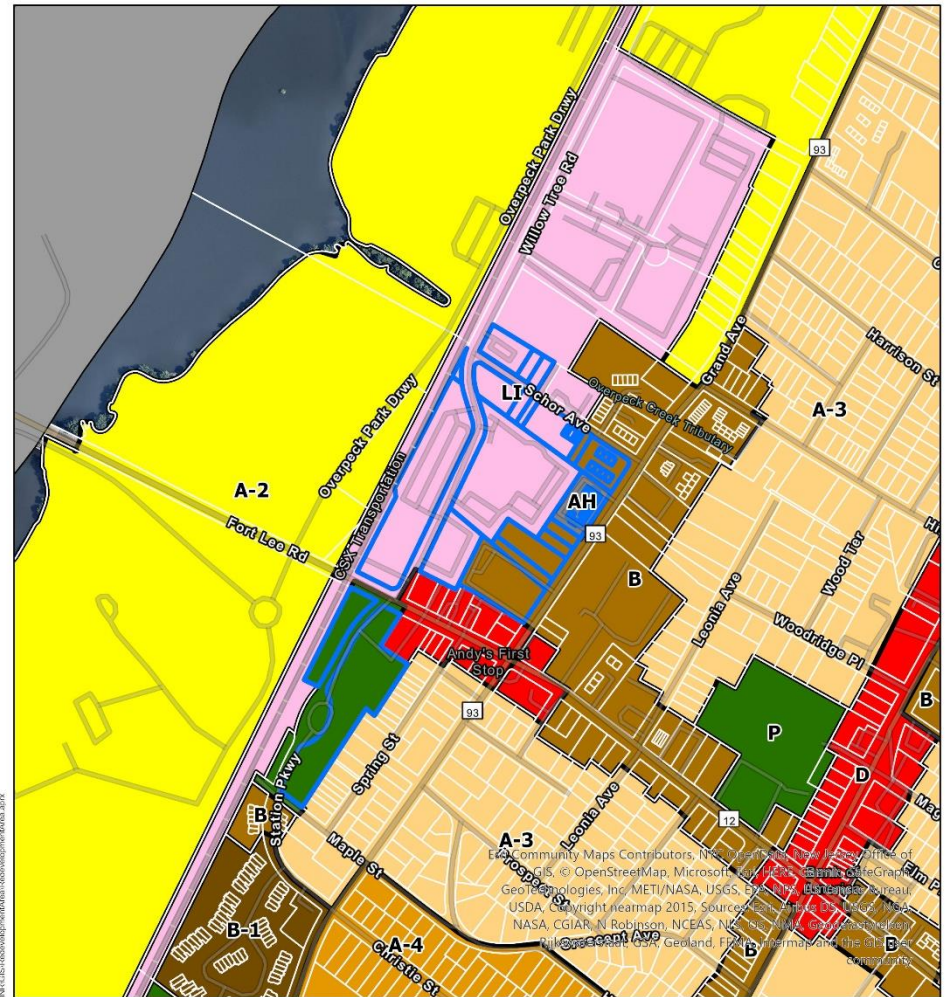


0 125 250 500 Feet

Grand Ave & Willow Tree Rd Redevelopment Study Map

H 2 architects
M engineers
 119 Cherry Hill Rd #110
 Parsippany, 07054
 631-756-8000
www.h2m.com

Zoning



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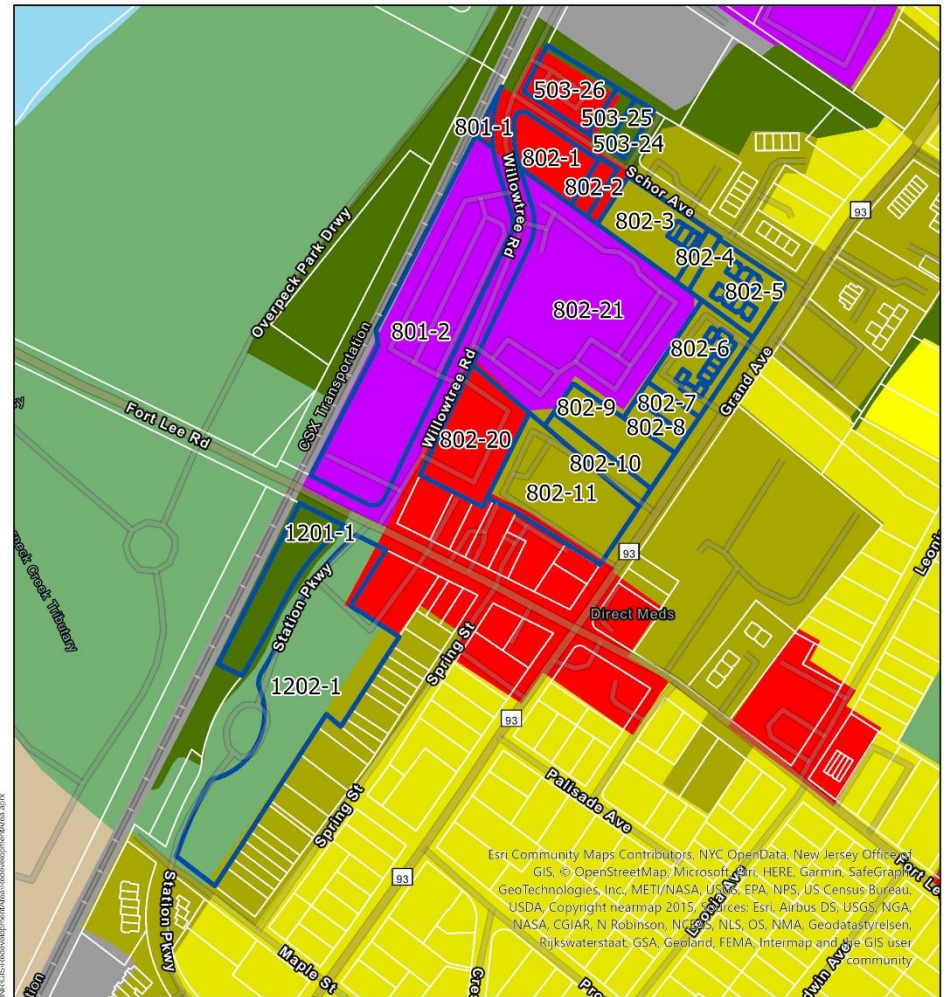
Redevelopment Study Parcels	B - Multiple-Family Dwelling
Zoning Districts	B-1 - Multiple-Family Dwelling
A-1 - Single-Family Dwelling	D - Business
A-2 - Single-Family Dwelling	LI - Commerce and Light Industry
A-3 - Single-Family Dwelling	LI-2 - Commerce and Light Industry
A-4 - Single-Family Dwelling	OB - Office Building
AH - Affordable Housing	P - Parkland
	SH - Senior Housing

Redevelopment Study Area Existing Zoning Map

architects
 +
engineers

119 Cherry Hill Rd #110
 Parsippany, 07054
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www.h2m.com

Land Use



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Redevelopment Study Parcels	School Athletic Fields
Land Use	Altered Lands & Transitional Areas
Water	Rural Residential
Wetlands	Low-Density Residential
Forest/Shrubland	Medium Density Residential
Fields	High-Density Residential
Cemetery	Commercial
Recreational Land	Industrial
	Transportation

0 125 250 500 Feet

Grand Ave & Willow Tree Rd Land Use Map

H 2 M	architects	119 Cherry Hill Rd #110 Parsippany, 07054 631-756-8000 www.h2m.com
	+ engineers	

Redevelopment Criteria (Simplified) (NJAC 40A:12A-5)

- a) Substandard, unsafe, unsanitary, dilapidated buildings
- b) Abandoned non-residential buildings that have fallen into disrepair
- c) Public land or vacant, unimproved land that remained for ten years
- d) Dilapidated areas, deleterious land use or obsolete layout, excessive land coverage, faulty arrangement or design or any combination of these factors
- e) Conditions of Title/ownership
- f) Areas in excess of five acres with buildings destroyed by fire or by natural hazards
- g) Urban Enterprise Zone area
- h) “Smart Growth Planning”

Redevelopment Criteria

“Section 3”

Definition of a Redevelopment Area,
NJSA 40A:12A-3

“A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Master Plan Analysis

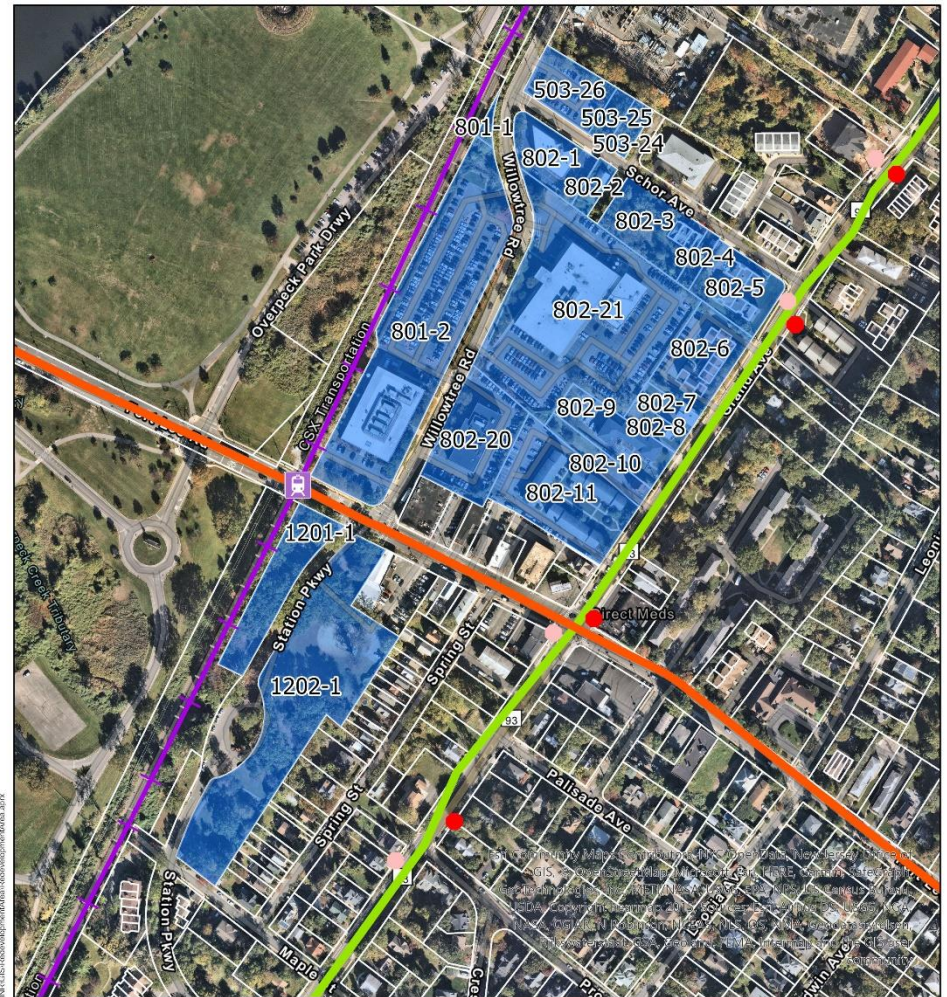
Master Planning / Policy:

- 2002 Master Plan
- 2010 & 2020 Master Plan Re-Examination Reports
- 2022 Master Plan

Goals/Recommendations:

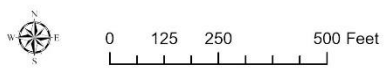
- Use redevelopment tools on existing underutilized sites, including lots on Grand Avenue and Broad Avenue
- The area on the western side of Grand Avenue between Fort Lee Road and Station Parkway has current conditions that could warrant an Area in Need of Redevelopment designation
- Planning Reports also note redevelopment tied to:
 - Aging-in-place policies
 - Potential for light rail service in Borough

Area Public Transit



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- Redevelopment Study Parcels
- HBLR Extension
- NJTRANSIT Bus Routes
- Rockland Bus
- 🚊 Proposed Station Location
- Outbound Stop
- Inbound Stop



Grand Ave & Willow Tree Rd Public Transportation Map

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	119 Cherry Hill Rd #110 Parsippany, 07054 631-756-8000 www.h2m.com		

Study Area Analysis

- Area is already designated an Area in Need of Rehabilitation
- AINR designation has been discussed since Rehabilitation designation in 2015
- Within walking distance to Borough's commercial areas
- Area is well serviced by public transportation
- Redevelopment designation is aligned with Borough's planning goals

Individual Property Analysis

- H2M collected and received the following records for the 20 Properties:
 - Tax assessor records
 - Inspection Reports / Code Violations (Fire, Building, & Zoning)
 - Fire Department Records
 - Police Records
 - Environmental Records
 - Health Records
 - Contaminated sites information provided by NJDEP
 - Development Applications & Approvals
 - Master Plan documents
 - Zoning Map and Zoning Ordinance
 - Site Visit (March 2022 & September 2022)

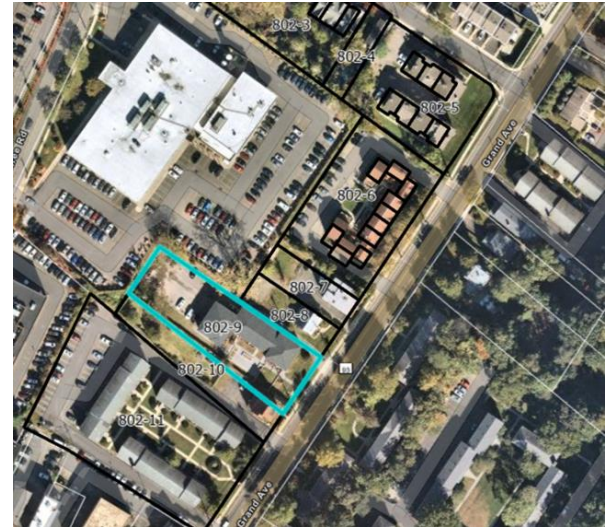
Multifamily

- Acreage: 0.1733
- Year Built: 1920
- Tax Class: 2 – Residential
- Zone: B – Multifamily District
- Criteria Recommendation: “d”



Multifamily

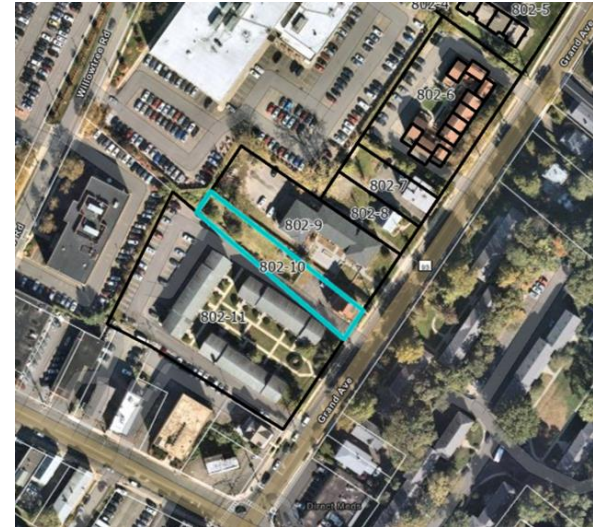
- Acreage: 0.634
- Year Built: 1962
- Tax Class: 4C – Apartments
- Zone: B – Multifamily District
- Criteria Recommendation: “d”



368 Grand Avenue (Block 802, Lot 10)

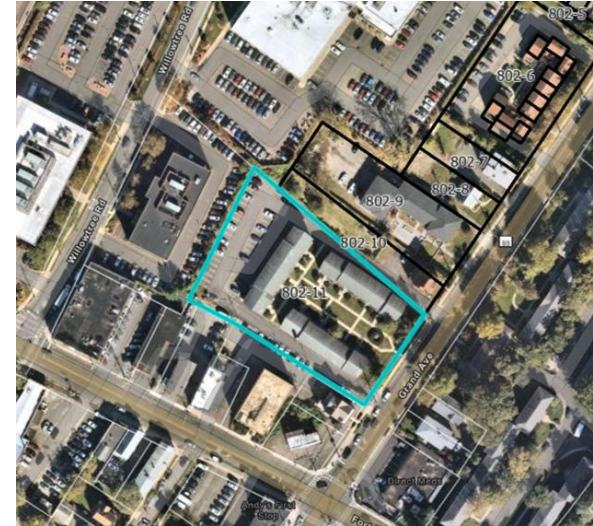
Triplex

- Acreage: 0.294
- Year Built: 1900
- Tax Class: 2 – Residential
- Zone: B – Multifamily District
- Criteria Recommendation: “d”



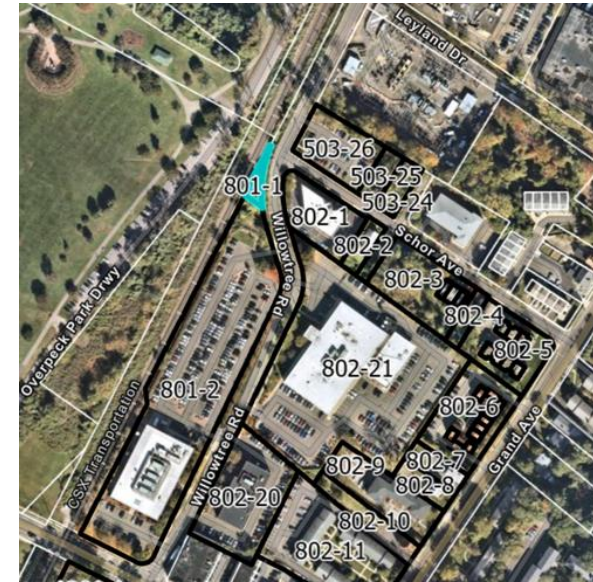
Multifamily

- Acreage: 1.370
- Year Built: 1964
- Tax Class: 4C – Apartments
- Zone: B – Multifamily District
- Criteria Recommendation: “d”



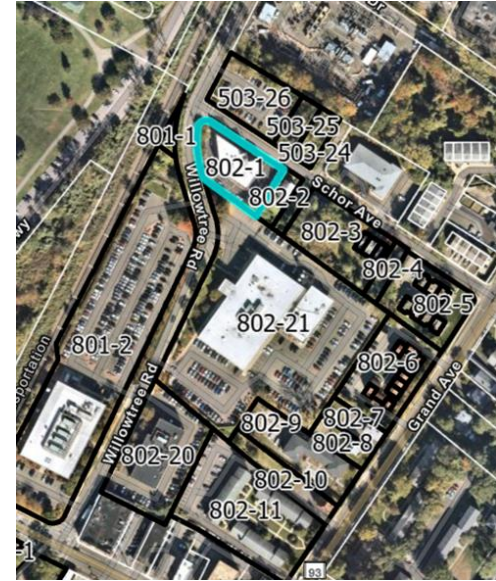
Vacant Land

- Acreage: 0.0413
- Year Built: N/A
- Tax Class: 15C – Public Property
- Zone: LI – Light Industrial District
- Criteria Recommendation: “c”, Section 3



Office Building

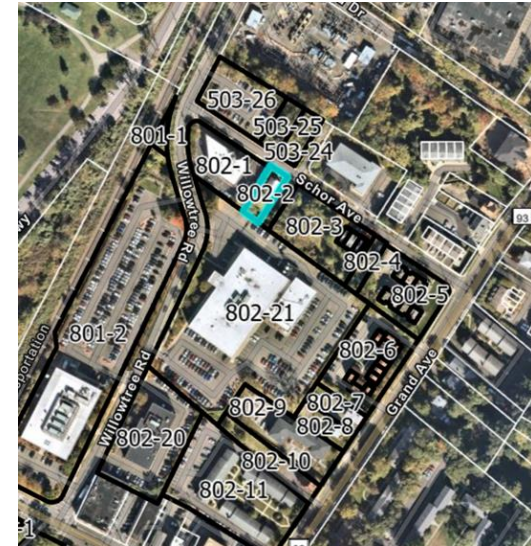
- Acreage: 0.425
- Year Built: 1990
- Tax Class: 4A – Commercial
- Zone: LI – Light Industrial District
- Criteria Recommendation: “d”



124 Schor Avenue (Block 802, Lot 2)

Place of Worship

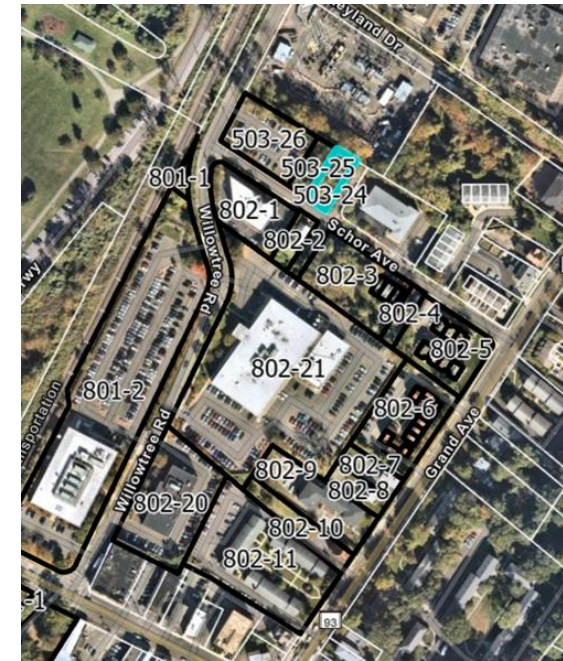
- Acreage: 0.145
- Year Built: 1940
- Tax Class: 15D – Charitable
- Zone: LI – Light Industrial District
- Criteria Recommendation: “d”



Schor Avenue (Block 503, Lot 24)

Vacant Land

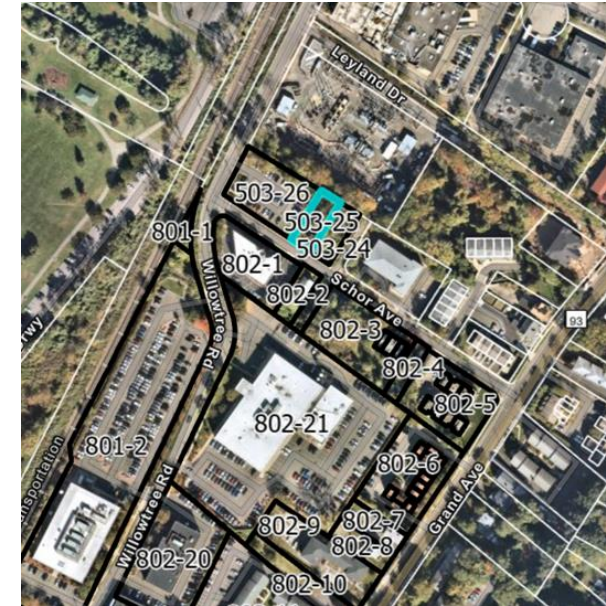
- Acreage: 0.1458
- Year Built: N/A
- Tax Class: 1 - Vacant
- Zone: LI – Light Industrial District
- Criteria Recommendation: “c”,
Section 3



Schor Avenue (Block 503, Lot 25)

Vacant Land

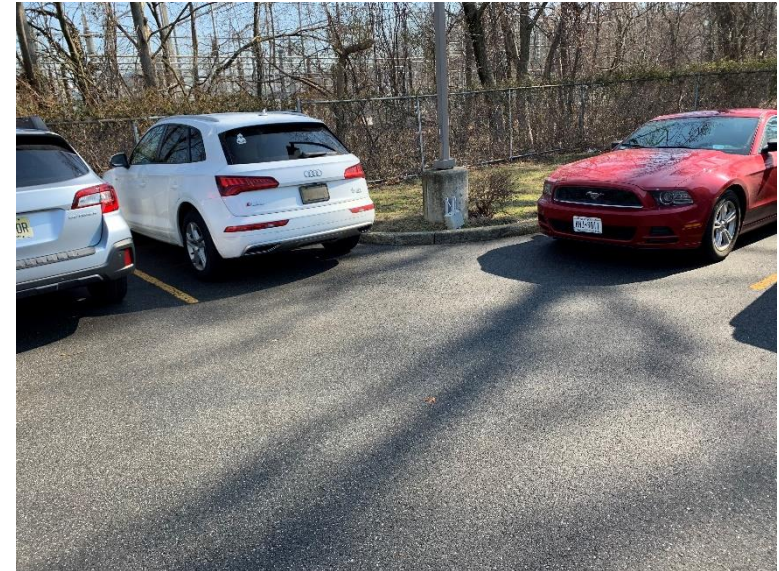
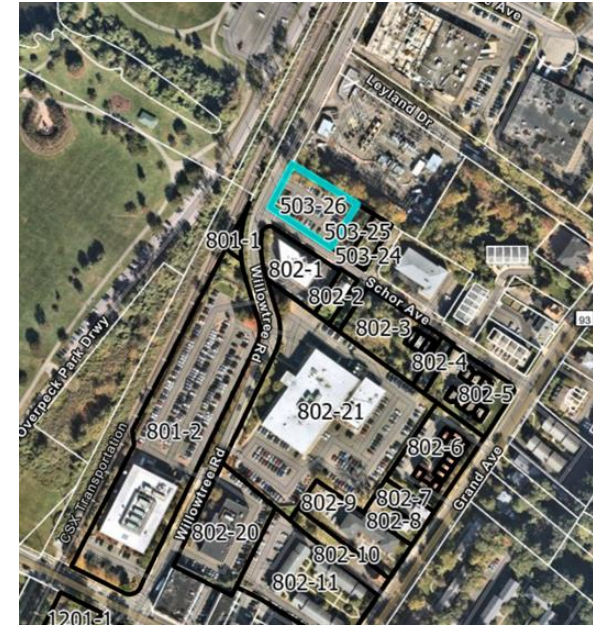
- Acreage: 0.1458
- Year Built: N/A
- Tax Class: 1 - Vacant
- **Zone: LI – Light Industrial District**
- **Criteria Recommendation: “c”, Section 3**



Schor Avenue (Block 503, Lot 26)

Parking Lot

- Acreage: 0.5831
- Year Built: N/A
- Tax Class: 4A - Commercial
- **Zone: LI – Light Industrial District**
- **Criteria Recommendation: “d”, Section 3**



Redevelopment Criteria Summary

	Block	Lot	Address	Criteria
1	503	24	Schor Avenue	“c”, Section 3
2	503	25	Schor Avenue	“c”, Section 3
3	503	26	Schor Avenue	“d”, Section 3
4	801	1	Willow Tree Rd & Schor Ave	“c”, Section 3
5	801	2	1 Willow Tree Road	Section 3
6	802	1	120 Schor Avenue	“d”
7	802	2	124 Schor Avenue	“d”, Section 3
8	802	3	132 Schor Avenue	Section 3
9	802	4	144 Schor Avenue	Section 3
10	802	5	400 Grand Avenue	Section 3
11	802	6	392 Grand Avenue	Section 3
12	802	7	388 Grand Avenue	“d”
13	802	8	380 Grand Avenue	Section 3
14	802	9	372 Grand Avenue	“d”
15	802	10	368 Grand Avenue	“d”
16	802	11	256-364 Grand Avenue	“d”
17	802	20	2 Willow Tree Road	Section 3
18	802	21	400 Willow Tree Road	Section 3
19	1201	1	Spring Street	--
20	1202	1	Spring Street	--

- In addition, the Study Area is located within the Metropolitan Planning PA-1 Area, where the State Plan’s intention is to provide for much of the State’s future redevelopment
- Consequently, the Study Area satisfies criterion “h” as it has attributes to permit the kind of smart growth advocated by the SDRP

Summary

- Recommend designating the properties in the Study Area as: “**Non-Condensation Area in Need of Redevelopment**”

Thank You!

