



Borough of Leonia presents:

Grand Avenue Redevelopment Plan

The Borough of Leonia is launching its **Grand Avenue Redevelopment Plan** to spur redevelopment that will enhance and preserve the character of Leonia. The Grand Avenue Redevelopment Plan will provide a framework and regulations for future development of the Grand Avenue Redevelopment Area.

**Join Us at the Upcoming
Community Workshop
Thursday, February 23, 7-9:30pm
Leonia High School Cafeteria
100 Christie Heights Street**

What is a Redevelopment Plan?

A Redevelopment Plan is an effective tool for a municipality to guide and control future development in a redevelopment area. It serves as a comprehensive approach to planning issues and considers many factors impacting a community's economic development needs.

The Redevelopment Plan gives the municipality the legal basis for control over future development. This change acts as an update to the zoning ordinance that is intended to shape development in a way that is in the best interests of the Borough.

The Borough of Leonia in 2015 designated the area west of Grand Avenue between Leonia High School and Station Parkway as an Area in Need of Rehabilitation with a smaller area generally around Fort Lee Road as an Area in Need of Redevelopment. The Redevelopment Plan is expected to be completed by Spring 2023.

Get Involved!

As part of the planning process, we are holding a public meeting in our community and spreading the word on the Borough's website. We are talking to residents, businesses, and other stakeholders about the future of the area. We want you to share your ideas!



The Plan will cover the following aspects of redevelopment:

- Building Height
- Design
- Uses
- Public Spaces
- Infrastructure Improvements
- Economic Development
- Sustainability

Continue to check the Borough's website for further updates to the redevelopment planning process.

www.Leonianj.gov