

Grand Avenue Redevelopment Plan



Borough of Leonia
Community Outreach Meeting
Date: February 23, 2023



1 Redevelopment Plan:

- “Area in Need of Redevelopment”
- “Area in Need of Rehabilitation”

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
- Borough in better control of development outcomes
- Offer incentives
- Negotiate development priorities, construction phasing, improvements/dedications
- Redevelopment Plan allows more flexibility
- Opportunity for community input (workshops, open-house) to develop the Redevelopment Plan.

Redevelopment / Rehabilitation – 3 Step Process



Phase 1:

Conducted an **Investigation** to see if area meets the statutory criteria.

2015 – Rehabilitation (area in gray) & redevelopment (area in magenta)

2022 – Redevelopment (area in blue)

2023 – Redevelopment (area in orange)



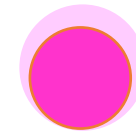
Phase 2:

Prepare & adopt **Redevelopment Plan**

Initial Step of this process.

Here to gather your input to prepare Plan

Borough Council adopts the Redevelopment Plan, by ordinance



Phase 3:

Implement Plan

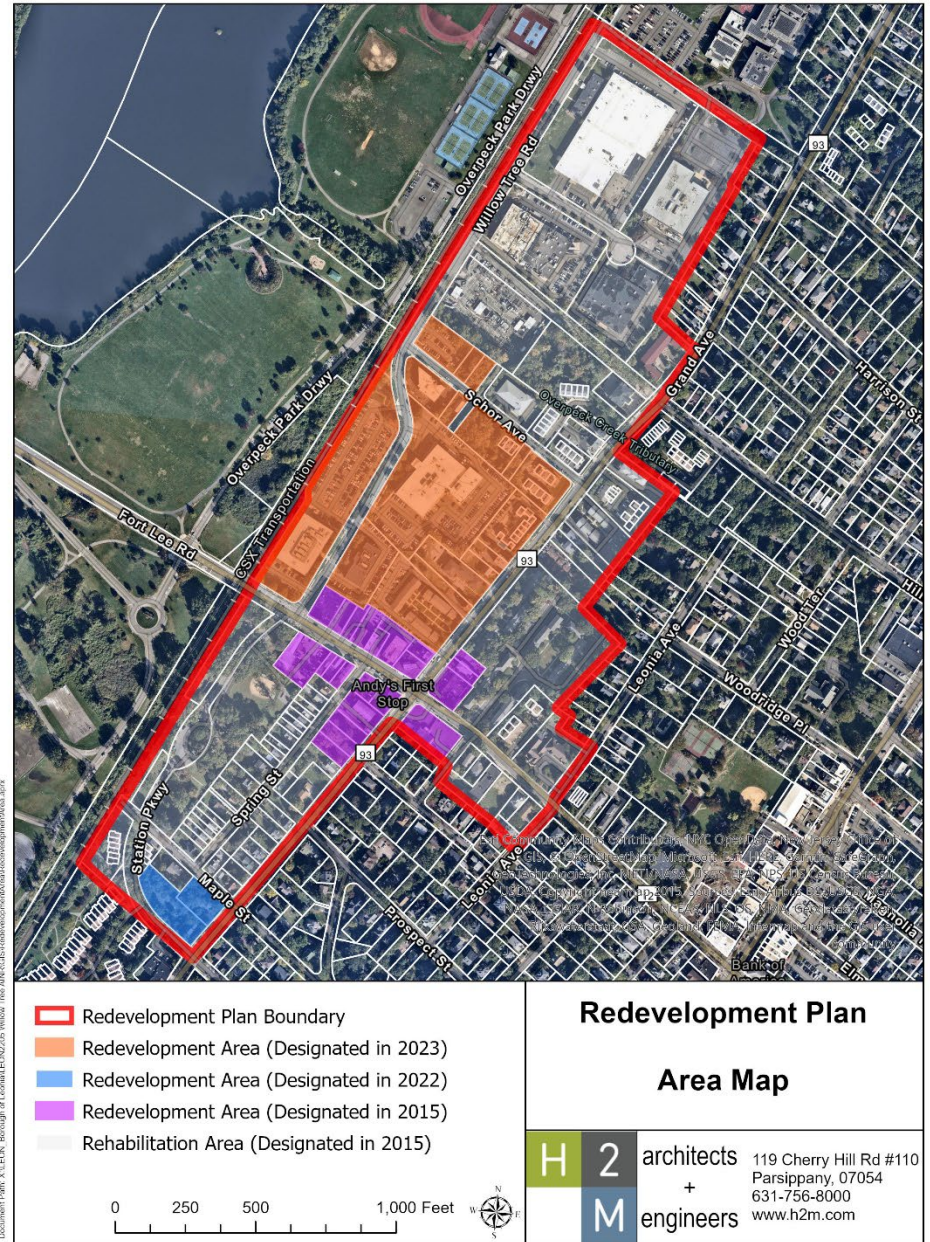
Select redeveloper or work with existing property owners

Process governed by:

Local Redevelopment & Housing Law

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

Plan Area



How Did We Get Here?

- 1) Borough Council authorized Planning Board by Resolution to conduct Redevelopment Investigation for specific properties. **NO EMINENT DOMAIN**
- 2) Planning Board (or consultant) conducted the Study to determine if the area meets statutory “criteria”
- 3) At a duly noticed Planning Board Public Hearing, the Study findings were presented. Planning Board made recommendation to Governing Body/Council to designate the Study Area
- 4) Borough Council accepted the Planning Board’s Recommendation and designated the “Redevelopment Area” by Resolution.
- 5) Borough Council directed the Borough Planner to prepare the **redevelopment plan**. This public presentation is the **first step** to get your input.

Resolutions
2014-126
2018-201
2021-187

H2M Reports

2015
2021
2022

2015
2021
2023

Current Step

Non-Condensation Redevelopment Area

- Borough Council Resolutions 2014-126, 2018-201, and 2021-187 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.

What Are We Discussing Tonight?

Areawide Strategy:

- Land Uses
- Building Scale
- Streetscape
- Public Spaces
- Architectural Style
- Signage
- Sustainability

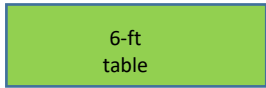
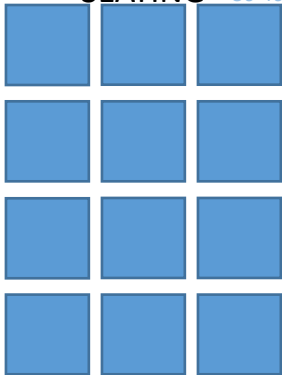
Tonight's Agenda

- Sign-in
- Presentation
- Breakout “Open House” session
- Recap and Discussion
- Conclusion/Next Steps

SCREEN

Projector
Table

SEATING *30-40 chairs*



6-ft
table
FOCUS AREA #1
MAP

6-ft
table
SIGN-IN TABLE



6-ft
table
VISUAL
PREFERENCE
BOARDS
6-ft
table

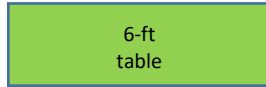


6-ft
table
FOCUS AREA #2
MAP

ENTRANCE

VISION
BOARD

6-ft table
or
cafeteria
table



6-ft
table
FOCUS AREA #3
MAP

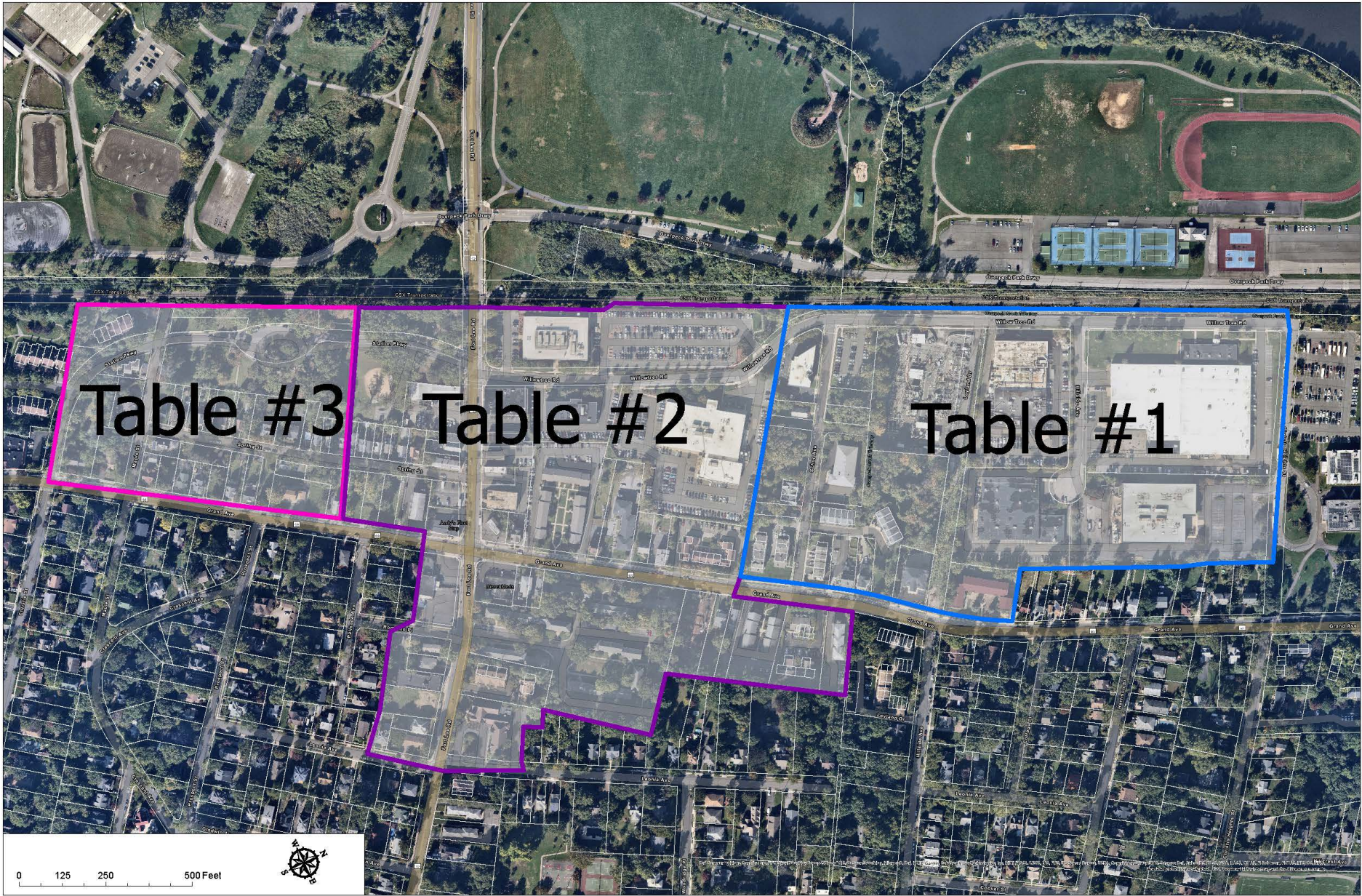


Table #3

Table #2

Table #1

0 125 250 500 Feet





WE LOOK FORWARD
TO HEARING FROM
YOU TONIGHT!