

# GRAND AVENUE REDEVELOPMENT PLAN



September 13, 2023

*Prepared for:*



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## REDEVELOPMENT PLAN FOR THE GRAND AVENUE REDEVELOPMENT AREA

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Adopted by Leonia Borough Council: \_\_\_\_\_, 2023

*The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12*

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## 1.0 INTRODUCTION

### 1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for the Grand Avenue Area in Need of Redevelopment and Area in Need of Rehabilitation within the Borough of Leonia, Bergen County, New Jersey. **The Grand Avenue Redevelopment Area** (“Redevelopment Area”) comprises of approximately 70 non-contiguous acres located in an area that is generally bounded by the New Jersey Transit railroad right-of-way to the west, Station Parkway to the south, the Leonia High School to the north, and an irregular boundary along properties fronting on Grand Avenue and Fort Lee Road to the east, as described on the map below. The Redevelopment Plan Area within the Borough, and the Redevelopment Area lots are shown in **Figures 1 and 2**, respectively. The block and lots within the redevelopment area are listed in **Table 1**. The Borough Council designated the Redevelopment and Rehabilitation areas in 2015 (Resolution 2015-189). In that the redevelopment designation included a few lots fronting along Fort Lee and Grand Avenue while the remaining were in the rehabilitation designation. Subsequently, the Borough in 2022 and 2023 (Resolutions 2022-107 and 2023-71) designated additional properties in the previously designated rehabilitation area as an area in redevelopment, in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. All the properties designated as an area in need of redevelopment are **non-condemnation** properties, which means that the Borough **will not use eminent domain** to acquire these properties. As per the LRHL a Redevelopment Plan can be prepared for both areas designated as in need of redevelopment and the rehabilitation areas. This redevelopment plan provides the development regulations and other standards to guide the redevelopment of the Grand Avenue Redevelopment Area.

FIGURE 1: AREA MAP

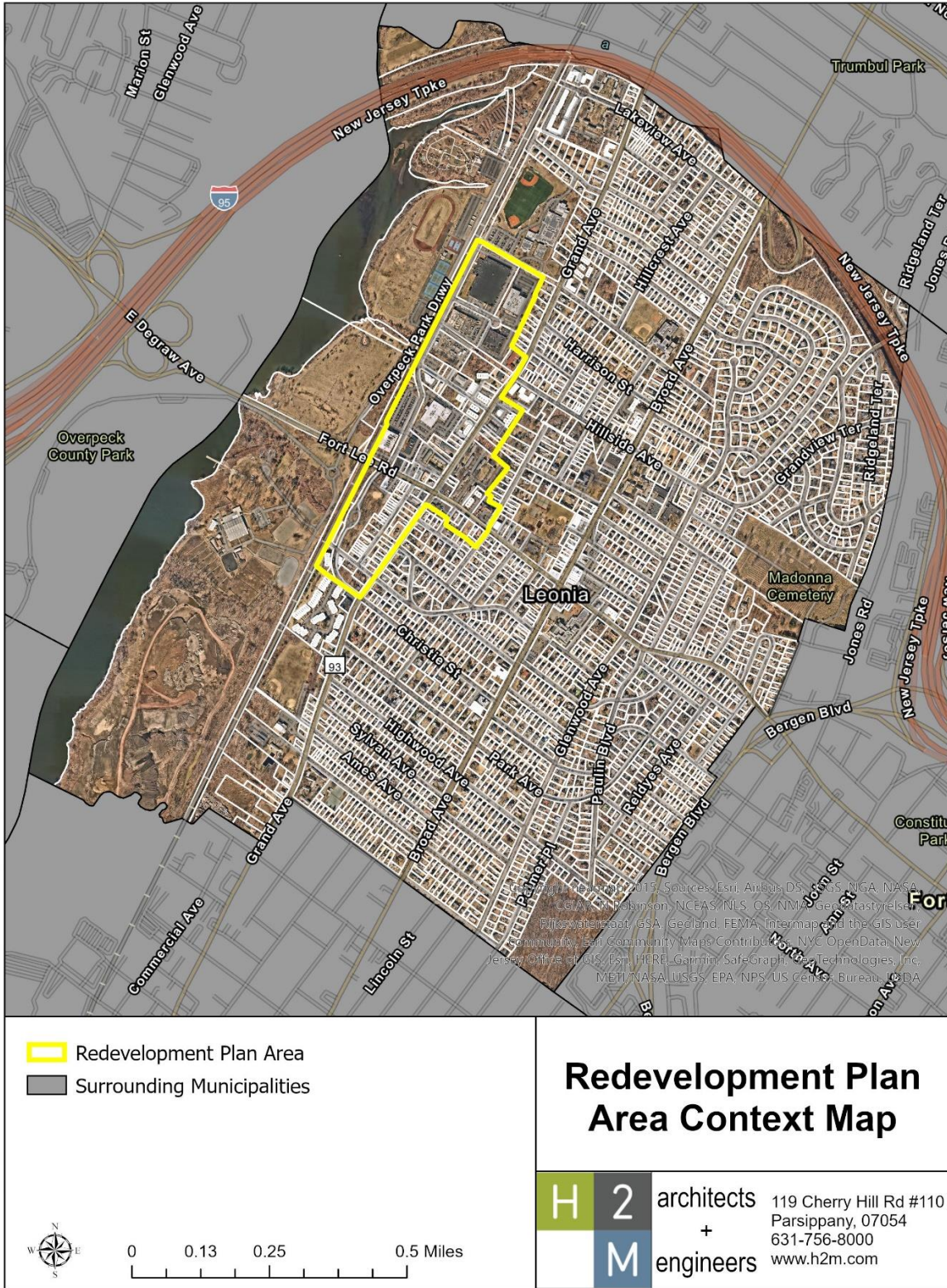
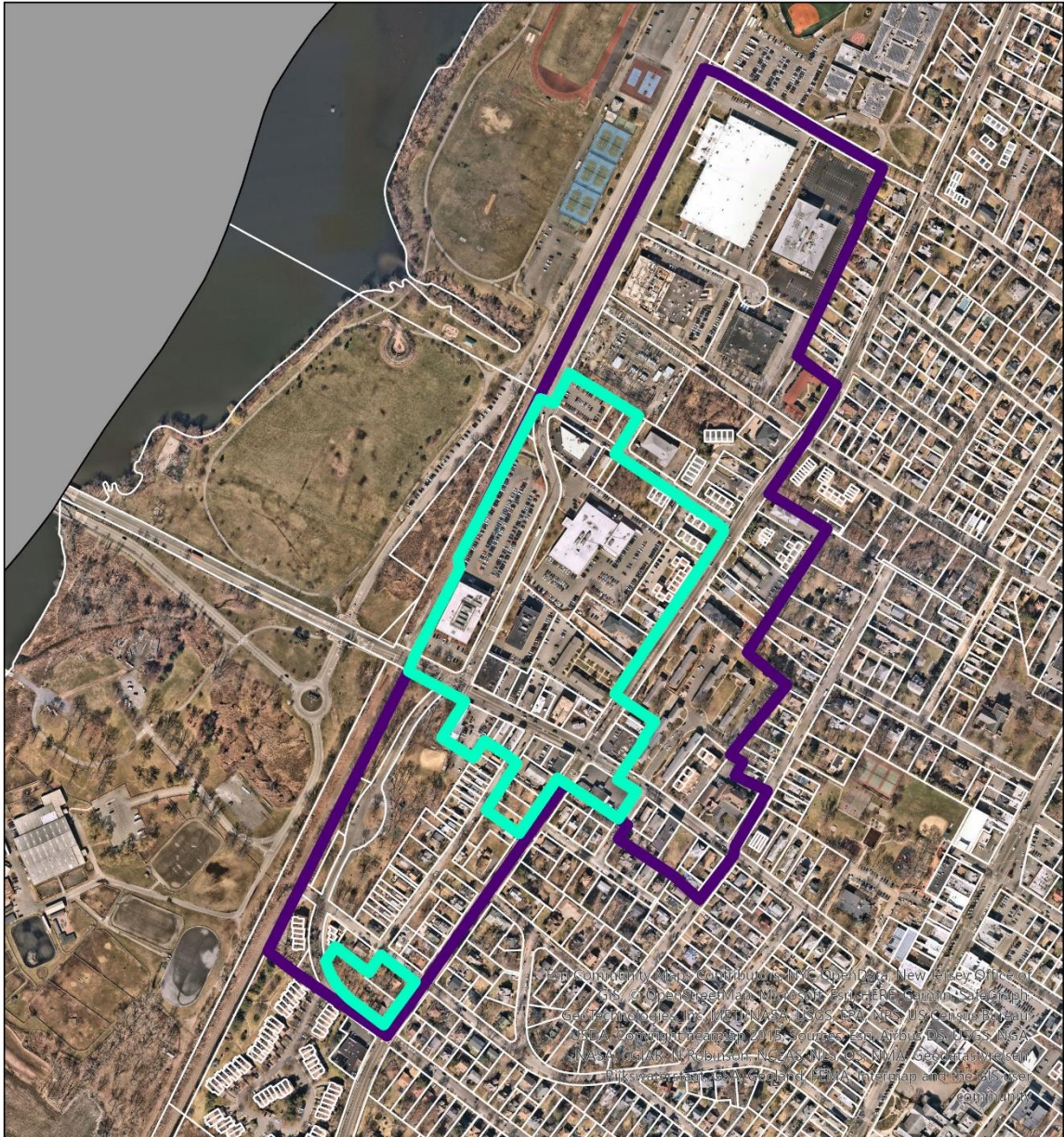


FIGURE 2: REDEVELOPMENT PLAN AREA MAP



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**Area Status**

- Redevelopment Area
- Rehabilitation Area



0 250 500 1,000 Feet

**Redevelopment Plan**

**Area Map**

H	2	architects + engineers
M		

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TABLE 1: PROPERTIES IN THE REDEVELOPMENT AREA

No	Block	Lot	Location	No	Block	Lot	Location	No	Block	Lot	Location
1	802	12	352 Grand Ave.	16	1203	1	Fort Lee Rd.	31	802	2	124 Schor Ave.
2	802	13	350 Grand Ave.	17	1203	2	340 Grand Ave.	32	802	3	132 Schor Ave.
3	802	14	135 Fort Lee Rd.	18	1203	3	334 Grand Ave.	33	802	4	144 Schor Ave.
4	802	15	133 Fort Lee Rd.	19	1203	4	326 Grand Ave.	34	802	5	400 Grand Ave.
5	802	16	131 Fort Lee Rd.	20	1203	5	324 Grand Ave.	35	802	6	392 Grand Ave.
6	802	17	125 Fort Lee Rd.	21	1203	6	322 Grand Ave.	36	802	7	388 Grand Ave.
7	802	18	123 Fort Lee Rd.	22	1204	1	335 Grand Ave.	37	802	8	380 Grand Ave.
8	802	19	117 Fort Lee Rd.	23	1213	3	266 Grand Ave.	38	802	9	372 Grand Ave.
9	803	35	345 Grand Ave.	24	1213	4	256 Grand Ave.	39	802	10	368 Grand Ave.
10	803	36	355 Grand Ave.	25	503	24	Schor Ave.	40	802	11	356-364 Grand Ave.
11	803	37	359 Grand Ave.	26	503	25	Schor Ave.	41	802	12	352 Grand Ave.
12	1202	2	118 Fort Lee Rd.	27	503	26	Schor Ave.	42	802	20	2 Willow Tree Rd.
13	1202	3	128 Fort Lee Rd.	28	801	1	Willow Tree Rd. & Schor Ave.	43	802	21	400 Willow Tree Rd.
14	1202	4	130 Fort Lee Rd.	29	801	2	1 Willow Tree Rd.	44	1201	1	Spring St.
15	1202	5	134 Fort Lee Rd.	30	802	1	120 Schor Ave.	45	1202	1	Spring St.

TABLE 2: PROPERTIES IN THE REHABILITATION AREA

No	Block	Lot	Location	No	Block	Lot	Location	No	Block	Lot	Location
1	1201	2.01		36	1209	2	292 Grand Ave.	71	803	42.03	425 Grand Ave. Apt 3A
2	1201	2.02		37	1209	3	Grand Ave.	72	803	42.04	425 Grand Ave. Apt 4A
3	1202	6	180 Spring St.	38	1209	4	286 Grand Ave.	73	803	42.05	425 Grand Ave. Apt 5B
4	1202	7	174 Spring St.	39	1209	5	282 Grand Ave.	74	803	42.06	425 Grand Ave. Apt 6B
5	1202	8	170 Spring St.	40	1209	6	Grand Ave N/O Maple St.	75	803	42.07	425 Grand Ave. Apt 7B
6	1202	9	168 Spring St.	41	1209	7	276 Grand Ave.	76	803	42.08	425 Grand Ave. Apt 8B
7	1202	10	166 Spring St.	42	1209	8	101 Maple St.	77	803	42.09	425 Grand Ave. Apt 9B
8	1202	11	164 Spring St.	43	1209	9	Spring St.	78	803	42.10	425 Grand Ave. Apt. 10B
9	1202	12	162 Spring St.	44	1213	1	Station Pkwy.	79	503	1	600 Willow Tree Rd.
10	1202	13	158 Spring St.	45	1213	1.01	101 Station Pkwy.	80	503	2	2 Christie Hts. St.
11	1202	14	156 Spring St.	46	1213	1.03	103 Station Pkwy.	81	503	15	456 Grand Ave.
12	1202	15	152 Spring St.	47	1213	1.05	105 Station Pkwy.	82	503	16	Grand Ave. Rear
13	1202	16	150 Spring St.	48	1213	2	96-98 Maple St.	83	503	17	446 Grand Ave.
14	1202	17	146 Spring St.	49	1215	2	Maple St.	84	503	18	145 Schor Ave.
15	1202	18	140 Spring St.	50	1215	2.01	2 Maple St.	85	503	18.01	145 Schor Ave. #1
16	1202	19	136 Spring St.	51	1215	2.02	4 Maple St.	86	503	18.02	145 Schor Ave. #2
17	1202	20	Spring St. Park	52	1215	2.03	6 Maple St.	87	503	18.03	145 Schor Ave. #3
18	1202	21	132 Spring St.	53	1215	2.04	8 Maple St.	88	503	18.04	145 Schor Ave. #4
19	1202	22	128 Spring St.	54	1215	2.05	10 Maple St.	89	503	18.05	145 Schor Ave. #5
20	1202	23	126 Spring St.	55	1215	2.06	12 Maple St.	90	503	18.06	145 Schor Ave. #6
21	1202	24	124 Spring St.	56	803	32	Fort Lee Rd. & Leonia	91	503	18.07	145 Schor Ave. #7
22	1202	25	122 Spring St.	57	803	33	175 Fort Lee Rd.	92	503	18.08	145 Schor Ave. #8
23	1202	26	120 Spring St.	58	803	33.01	175 Fort Lee Rd. Unit 1	93	503	18.09	145 Schor Ave. #9
24	1202	27	116 Spring St.	59	803	33.02	175 Fort Lee Rd. Unit 2	94	503	18.10	145 Schor Ave. #10
25	1203	7	314 Grand Ave.	60	803	33.03	175 Fort Lee Rd. Unit 3	95	503	19	430 Grand Ave.
26	1203	8	304 Grand Ave.	61	803	33.04	175 Fort Lee Rd. Unit 4	96	503	20	424 Grand Ave.
27	1203	9	101 Prospect St.	62	803	33.05	175 Fort Lee Rd. Unit 5	97	503	21	Schor Ave.
28	1205	1	172 Fort Lee Rd.	63	803	34	363 Grand Ave.	98	503	21.01	149 Schor Ave.
29	1205	2	174 Fort Lee Rd.	64	803	38	401 Grand Ave.	99	503	21.02	151 Schor Ave.
30	1205	3	176 Fort Lee Rd.	65	803	39	403 Grand Ave.	100	503	21.03	153 Schor Ave.
31	1205	4	180 Fort Lee Rd.	66	803	40	407 Grand Ave.	101	503	21.04	155 Schor Ave.
32	1205	5	188 Fort Lee Rd.	67	803	41	415 Grand Ave.	102	503	23	143 Schor Ave.
33	1205	6	128 Leonia Ave.	68	803	42	425 Grand Ave.	103	503	27	498 Willow Tree Rd.
34	1205	7	124 Leonia Ave.	69	803	42.01	425 Grand Ave. Apt 1A	104	503	28	500 Willow Tree Rd.
35	1209	1	296 Grand Ave.	70	803	42.02	425 Grand Ave. Apt 2A	105	503	29	100 Leyland Dr.

## 1.2 PURPOSE/VISION

The Grand Avenue Redevelopment Plan sets standards for development and site improvements in the declared area in need of redevelopment. The Grand Avenue Redevelopment Plan is intended to revitalize the area of Leonia, generally west of Grand Avenue, by creating an economically vibrant community that capitalizes on its close proximity to the proposed New Jersey Transit Northern Branch Light Rail and Leonia station, which will expand access to New York City, Jersey City, and Hoboken, as well as the existing bus network, which currently provides convenient access to New York City. The introduction of new housing and businesses to the area will activate the streets and create a sense of place within the community, diversify housing stock in the Borough, assist it in meeting its affordable housing obligation, create an increase in bus and rail ridership, and improve transportation circulation and safety. Additionally, it will create a gateway district with the goal of piquing a visitor's interest and assessment of the Borough and be source of pride to Leonia's residents.

This area of the Borough has largely been a mix of small scale residential, mixed-use buildings, single-story-commercial uses, office uses, and surface parking. Rather than absorbing piecemeal development proposals that are not aligned with the Borough's vision and lack comprehensive planning, Leonia intends to have a comprehensive plan for transit-oriented redevelopment. The redevelopment of this area will promote a vision of transit-oriented development that provides a greater diversity of housing options for the Borough, takes advantage of current household preferences for different living arrangements, and leverages the site's proximity to existing commuter bus service and proposed light rail service, all of which will create architectural elements that vary in design contributing to a visibly attractive area for residents and visitors.

## 1.3 NOTE ON PLAN TERMINOLOGY

Throughout the Redevelopment Plan, a conscious distinction is made in the regulations between "shall" and "should." "Shall" means that a developer is required to comply with the specific regulation, without any deviations. "Should" means that a developer is encouraged to comply but is not required to do so.

## 1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment plan area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
4. Any significant relationship of the redevelopment plan to:
  - a. The master plans of contiguous municipalities.
  - b. The master plan of the county in which the municipality is located.
  - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985, c.398 (C.52:18A-196 et al.).
5. An inventory (as of the date of the adoption of the resolution on finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined

pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

6. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
7. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
8. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.).
9. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
10. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

## 2.0 EXISTING CONDITIONS

### 2.1 2015 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

The 2015 Fort Lee Road and Grand Avenue Area in Need of Redevelopment and Area in Need of Rehabilitation Study (AINR Study), adopted by the Borough Planning Board on September 8, 2015, established the boundary of the Redevelopment Area and Rehabilitation Area as well as the legal framework for issuing a determination of need for the area. Existing land uses, property conditions, zoning characteristics, municipal tax, fire, police and building records and relevant planning studies were examined and all parcels in the study area were analyzed to determine conformity with the required redevelopment criteria. The AINR Study found that parcels within the area met one or more of the following criteria **A, B, C, D, and H, and Section 3**. A summary of the necessary criteria as presented in the AINR and met by the study area is listed below.

- **Criteria A**  
Buildings are unsafe, substandard, unsanitary, dilapidated, obsolescent, or possess any such characteristics, or so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. Two (2) of the properties within the Study Area were classified as meeting the “A” criterion, as the properties were considered either substandard or of dilapidated condition.
- **Criteria B**  
The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be tenatable. One (1) property met this criterion, as the property was vacant and had been allowed to fall to disrepair.
- **Criteria C**  
Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity or unimproved vacant land that has remained vacant for a period of at least 10 years and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentation of private capital. Two (2) properties were classified as meeting the “C” criterion, as the properties were either owned by the Borough, vacant for a period of at least 10 years, or constrained by steep slopes and shallow lot depths.
- **Criteria D**  
Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Eighteen (18) properties were classified as meeting the “D” criterion, as the properties were found to be inconsistent with modern land use planning standards and practices.
- **Criteria H**  
Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart Growth Area Classification commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area by NJ State’s Office for Planning Advocacy, from the spatial data related to the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The SDRP was adopted pursuant to the State Planning Act and contains several Smart Growth policies and goals and a map that reflects the State’s desired growth patterns. All twenty-two (22) properties were classified as meeting the “H” criterion, as the properties are located within Planning Area 1 (PA-1) known as the Metropolitan Planning

Area. PA-1 areas contribute to smart growth planning principles pursuant to the SDRP under the State Planning Act. All properties are additionally located within a walkable setting, are located near to bus and train public transit facilities and located in an area with existing water and sewer.

- **Inclusion under Section 3**

Parcels may be included under Section 3 (N.J.S.A. 40A:12A-3) of the redevelopment statute whereby a redevelopment area may include lands and building, which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes in their condition, is necessary for the effective redevelopment of the area of which they are a part. Four (4) properties met this criterion. As such, the study determined that all the properties also met this criterion.

## 2.2 2022 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

Subsequent to the 2015 Fort Lee Road and Grand Avenue Area in Need of Redevelopment and Area in Need of Rehabilitation Study, the Borough Planning Board adopted via Resolutions 2022-107 and 2023-71 establishing certain areas located in the Rehabilitation Area as Areas in Need of Redevelopment (AINR). Existing land uses, property conditions, zoning characteristics, municipal tax, fire, police and building records and relevant planning studies were examined and all parcels in the study area were analyzed to determine conformity with the required redevelopment criteria. The AINR studies found that parcels within the study areas met one or more of the following criteria **A, C, D, and H, and Section 3**. A summary of the necessary criteria as presented in the AINR and met by the study area is listed below.

- **Criteria A**

Buildings are unsafe, substandard, unsanitary, dilapidated, obsolescent, or possess any such characteristics, or so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. Two (2) of the properties within the 2022 Study Areas were classified as meeting the “A” criterion, as the properties were considered either substandard or of dilapidated condition.

- **Criteria C**

Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity or unimproved vacant land that has remained vacant for a period of at least 10 years and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentation of private capital. Three (3) properties were classified as meeting the “C” criterion, as the properties were either owned by the Borough, vacant for a period of at least 10 years, or constrained by steep slopes and shallow lot depths.

- **Criteria D**

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Nine (9) properties were classified as meeting the “D” criteria, as the properties are inconsistent with modern land use planning standards and practices.

- **Criteria H**

Designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart Growth Area Classification commonly refers to growth that serves the environment, economy, and community equally. It attempts to concentrate development into already-existing communities when possible. Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey

are designated as a Smart Growth Area by NJ State's Office for Planning Advocacy, from the spatial data related to the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The SDRP was adopted pursuant to the State Planning Act and contains several Smart Growth policies and goals and a map that reflects the State's desired growth patterns. All the properties were classified as meeting the "H" criterion, as the properties are located within Planning Area 1 (PA-1) known as the Metropolitan Planning Area. PA-1 areas contribute to smart growth planning principles pursuant to the SDRP under the State Planning Act. All properties are additionally located within a walkable setting, are located near to bus and train public transit facilities and located in an area with existing water and sewer.

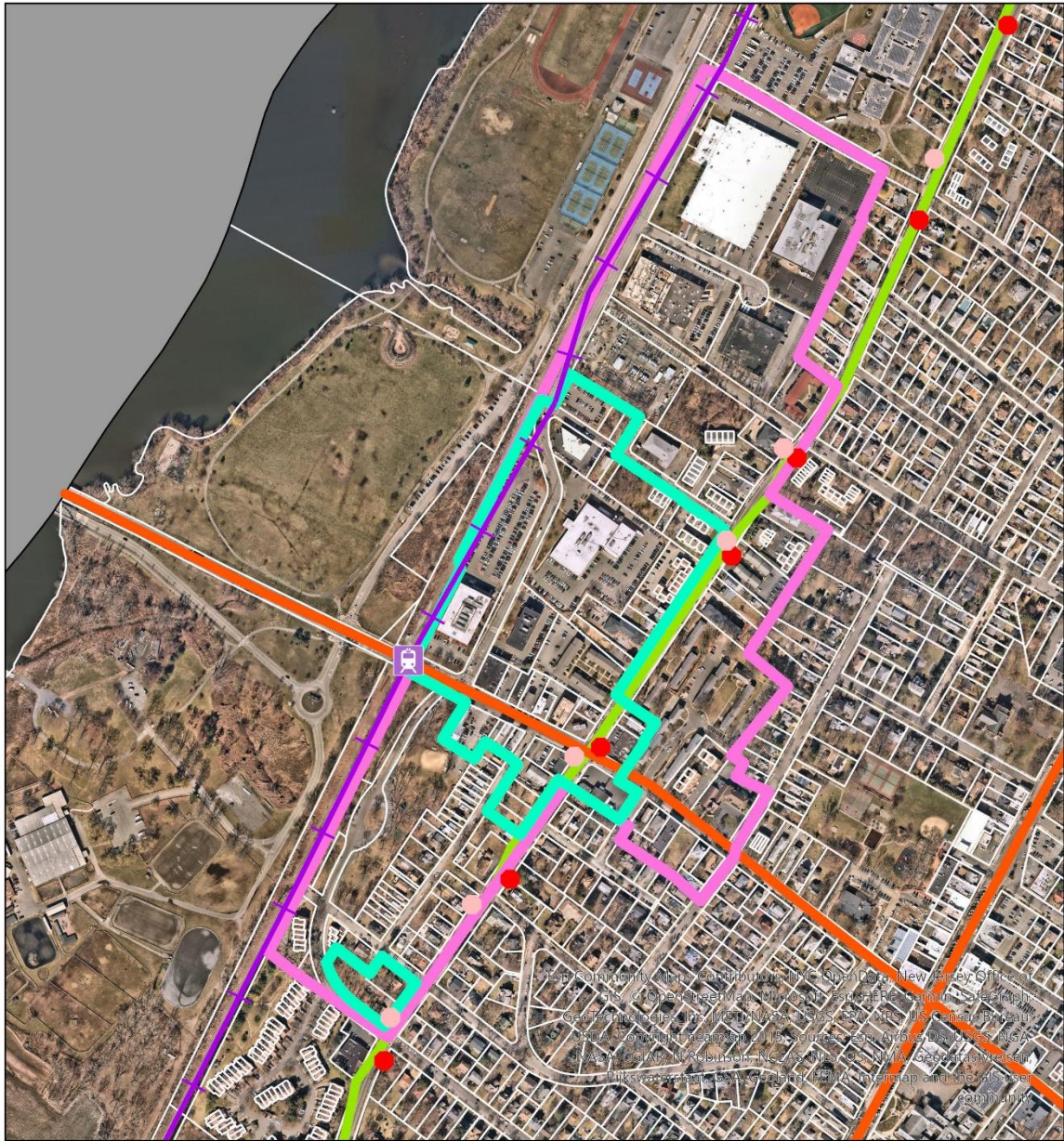
- **Inclusion under Section 3**

Parcels may be included under Section 3 (N.J.S.A. 40A:12A-3) of the redevelopment statute whereby a redevelopment area may include lands and building, which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes in their condition, is necessary for the effective redevelopment of the area of which they are a part. Eight (8) properties met this criterion. As such, the study determined that this criterion should also apply to five (5) other properties in the Study Area.

### 2.3 SURROUNDING AREA CONTEXT

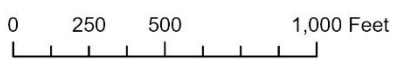
The Grand Avenue Redevelopment Area is located on the western side of Leonia primarily along Grand Avenue, Fort Lee Road, and Willow Tree Road. The Redevelopment Area is serviced by both NJ TRANSIT and Rockland Bus Carrier, which provide bus service to the Port Authority Bus Terminal in Manhattan. Additionally, the area is located adjacent to the Leonia stop on the proposed Northern Branch of the Hudson-Bergen light rail, which upon completion would provide convenient access to Jersey City and Hoboken. These transit options are shown in **Figure 3**. The optimal walking distance between a transit station or stop and a place of employment/residential use is between ¼ mile (1,320 feet) and ½ mile (2,640 feet), which places the Redevelopment Area within walking distance of good bus and light rail service.

FIGURE 3: PUBLIC TRANSIT



Document Path: X:\LEON\_Borough of Lodi\LEON2206 Grand Avenue Willow Tree Redevelopment Plan\01 - Tasks\DevelopmentArea.aprx

- |   |  |
|---|--|
| Area Status   |  NJTRANSIT Bus Routes |
|  Redevelopment Area        |  Rockland Bus         |
|  Rehabilitation Area       |  Outbound Stop        |
|  HBLR Extension            |  Inbound Stop         |
|  Proposed Station Location |  |



## Redevelopment Plan

### Public Transit Map

<b>H</b>	<b>2</b>	architects	119 Cherry Hill Rd #110 Parsippany, 07054 631-756-8000 www.h2m.com



The Grand Avenue Redevelopment Area is generally bounded by the New Jersey Transit railroad right-of-way to the west, Station Parkway to the south, the Leonia High School to the north, and an irregular boundary along properties fronting on Grand Avenue and Fort Lee Road to the east. There is a mix of small scale residential, mixed-use buildings, single-story-commercial uses, office uses, and surface parking.

The Grand Avenue Redevelopment Area, as shown in **Figure 4**, encompasses six (6) existing Zoning Districts including the Borough's:

- "D" Business District
- "A3" Residential District
- "B" Multiple Family Dwelling District
- "LI" Light Industrial District
- "AH" Affordable Housing District
- "P" Parkland District

A listing of permitted uses allowed in each zone district is provided below. Complete zoning standards for each district are located in Chapter 290 of the Borough Code.

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*D - Business District*

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§290-23 Permitted uses.

A. Business uses of a strictly retail sales and service type, conducted entirely within the confines of a building and involving the sale of goods or rendering of services directly to the ultimate consumer and limited to the following:

- (1) Stores for retail sale and display of goods and products, provided that the area devoted to storage of such goods and products does not exceed the area devoted to sales and display.
- (2) Shops, including personal services and repair shops, such as beauty and barber shops; shoe repair; bicycle sales and repair; upholstery shops; print shops; florists; television and radio sales and service; locksmiths; photographers; the sale of food products prepared, cooked or baked on the premises, including delicatessens; and laundries and dry-cleaning and/or laundry establishments, but not including wholesale laundries and dry cleaners.
- (3) Restaurants, but not including drive-in restaurants.
- (4) Business, professional and executive offices and personal business service establishments, such as travel agencies, auto driving schools, taxi businesses, telephone answering services, educational facilities, dance, martial arts, yoga, gym, and exercise facilities, provided that such uses shall be limited to the upper floors only of mixed-use buildings.
- (5) Banks and similar financial institutions. Bank drive-in facilities are permitted only as special exceptions in accordance with the provisions of Article XIX.

- (6) A building containing a retail business establishment on the first floor may contain dwelling units or apartments in stories above the first story, provided that the minimum floor area requirements of § 290-20E(2) are met.
- (7) Public buildings and structure, including public schools of the schools district, private schools not operated for profit of elementary and high school grade, and public parks and playgrounds.
- (8) Places of worship subject to § 290-7G

§ 290-20E(2) Minimum living floor area. Each dwelling unit shall have a minimum living floor area in accordance with the following schedule:

Bedrooms	Min. Living Floor Area (SF)
0 or 1	825
2	1,050
3	1,275

- B. No use in District D shall involve any process of manufacture, fabrication, assembly, disassembly, treatment or alteration of any product, except as an essential part of a retail operation, such as those listed in Subsection A(2). In addition, any use not specifically permitted in Subsection A above shall be deemed prohibited.
- C. Accessory uses customarily incident to the uses set forth in Subsection A.
- D. No operator of any commercial premises, including those set forth in Subsection A above, and as defined in Chapter 247, Streets and Sidewalks, Article II, shall commence operation of such premises prior to 6:00 a.m. or continue operation after 11:00 p.m. on any day of the week.

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### A3 – Single Family Residential District

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#### §290-7 Permitted uses.

In Districts A, only the following uses are permitted:

- A. Single-family, detached dwelling, used as a residence by not more than one family and not to exceed one such dwelling unit on each lot. Further, this use shall not be deemed to include any accommodation used, in whole or in part, for transient occupancy.
- B. Public schools of the school district, private schools not operated for profit of elementary and high school grade and public parks and playgrounds, and including their accessory buildings and structures.
- C. (Reserved)
- D. An office of a resident who resides on Broad Avenue, Grand Avenue, or Fort Lee Road only and who is a physician, dentist, lawyer, architect, professional engineer, professional planner, accountant, podiatrist, optometrist, chiropractor, acupuncturist, osteopath, psychologist, or physical therapist, provided that not more than two persons are employed upon the premises, and that such office shall be part of the dwelling in which he resides and shall not occupy more than 1/2 of the area of one floor of said building. A home professional office shall not include the office of any person professionally engaged in the purchase or sale of goods kept or displayed on the premises. A professional office shall not include a biological or other medical testing laboratory except those that are incidental to and used in conjunction with a resident or physician or dentist.
- E. An accessory use of a service character, customarily conducted within a dwelling by the residents thereof, which is clearly secondary to the use of the dwelling for living purposes and does not change the character thereof or any exterior evidence of such secondary use, other than a permitted identification sign, and, in connection therewith, there is not involved the keeping of a stock in trade. Such occupations as typist or an instructor in violin, piano or other individual instrument, which offer direct personal instruction or services on an individual basis, shall be deemed to be home occupations. For the purposes of this chapter, this shall

mean the accommodation of not more than six individuals for instruction at any one time on the premises.

- F. In A-2 and A-3 Districts only, accessory uses customarily incident to the above uses, provided that they do not include any activity commonly conducted for profit.
- G. Places of worship subject to conditions.

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## *B – Multi-Family Residential District*

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§290-19 Permitted uses.

In District B, only the following uses are permitted:

- H. Any use as permitted in Districts A, § 290-7, subject to required conditions for District A-3, § 290-8.
- I. Two-family dwellings subject to required conditions for District A-2, § 290-8, excepting minimum living floor area which shall meet the requirements of § 290-20E(2).
- J. Multiple-family dwellings subject to the required conditions in § 290-20.
- K. Occupancy by any boarders in single-family dwellings is prohibited.

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## *AH – Affordable Housing Residential District*

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§290-11 Permitted uses in the AH-zone.

The only permitted principal and accessory uses shall be multi-family dwellings primarily to be used for affordable housing. Affordable housing shall be defined as those housing units which are sold or rented to a person or persons of low or moderate income who qualify pursuant to the regulations of the Project Funding Agencies, the Housing Development Corporation of Bergen County and the Council on Affordable Housing as individuals who could purchase low and moderate housing. All permitted accessory uses shall be those uses which are clearly incidental to the principal use of affordable housing, including but not limited to off-street parking, recreation areas or facilities, fences, signs and other customary accessory uses. Occupancy by any boarders in single-family dwellings is prohibited.

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## *LI – Light Industrial District*

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### §290-25 Permitted uses.

In District LI, only the following uses are permitted, provided that they do not exceed the performance standards set forth in §290-27.

- L. Public utility and telephone installations.
- M. Offices for administrative, executive or professional purposes.
- N. Scientific or research laboratories.
- O. Warehousing and storage of products.
- P. Assembly, fabrication and packaging of products from previously prepared materials or components.
- Q. Accessory uses, such as off-street parking facilities, truck and rail loading area, signs and other accessory uses customarily incident to the uses mentioned above.
- R. Places of worship, subject to the following requirements:
  - (1) Such use shall be subject to site plan review and approval in accordance with Chapter 236 of the Code of the Borough of Leonia.
  - (2) The minimum lot area shall be two acres.
  - (3) The minimum lot frontage shall be 200 feet.
  - (4) The minimum lot depth shall be 250 feet.
  - (5) The minimum front yard shall be 50 feet.
  - (6) The minimum side yard shall be 35 feet.
  - (7) The minimum rear yard shall be 50 feet.
  - (8) No building shall exceed a height of more than 35 feet.
  - (9) No more than 50% of the lot shall be covered with impervious materials.
  - (10) The total area of all buildings shall not exceed 20% of the total lot area.
  - (11) Adequate screening, as required by the Planning Board, shall be installed and maintained in good condition for a depth of at least 12 feet along the property line of any abutting single-family residential district or use.
  - (12) Off-street parking shall be provided in accordance with Article XVIII of this chapter.
  - (13) No parking shall be permitted within the required front yard.
  - (14) Occupancy by any boarders in single-family dwellings is prohibited.

§290-38 Permitted uses.

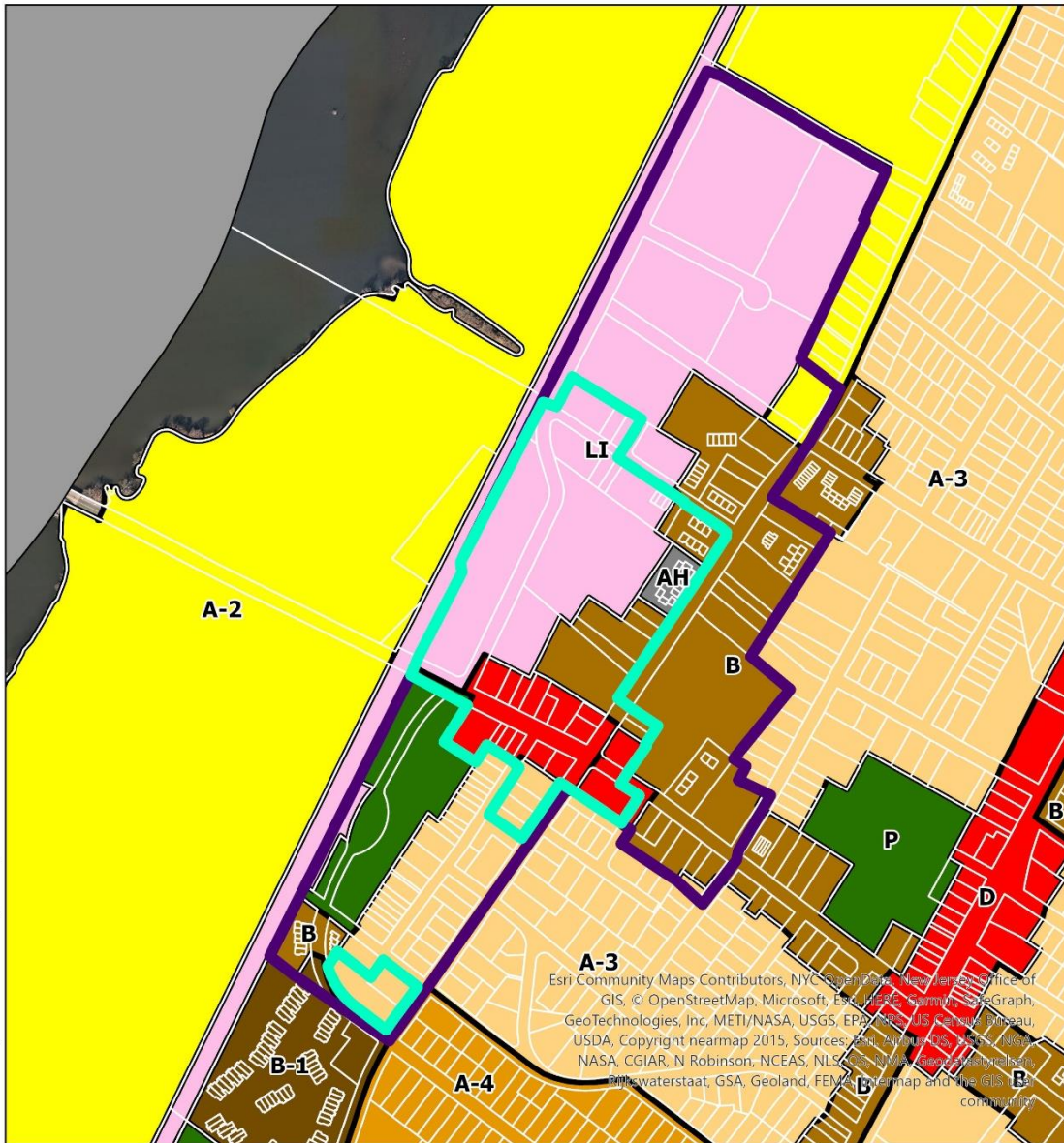
The following uses are permitted in both municipal and regional facilities:

A. Principal uses:
















- (1) Recreational facility and/or community center.
- (2) Open spaces, landscape features and gardens.
- (3) Playgrounds and tot-lots
- (4) Recreational courts and fields.
- (5) Walking paths and/or trails.
- (6) Jogging tracks.
- (7) Picnic and sitting areas.

Generally surrounding the redevelopment area are multi-family residential zones, single-family residential zones of various minimum lot sizes, and the light industrial zone.

FIGURE 4: LEONIA ZONING MAP



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<b>Area Status</b>	
	Redevelopment Area
	Rehabilitation Area
<b>Zoning Districts</b>	
	A-1 - Single-Family Dwelling
	A-2 - Single-Family Dwelling
	A-3 - Single-Family Dwelling
	A-4 - Single-Family Dwelling
	AH - Affordable Housing
	B - Multiple-Family Dwelling
	B-1 - Multiple-Family Dwelling
	D - Business
	LI - Commerce and Light Industry
	LI-2 - Commerce and Light Industry
	OB - Office Building
	P - Parkland
	SH - Senior Housing

0 250 500 1,000 Feet

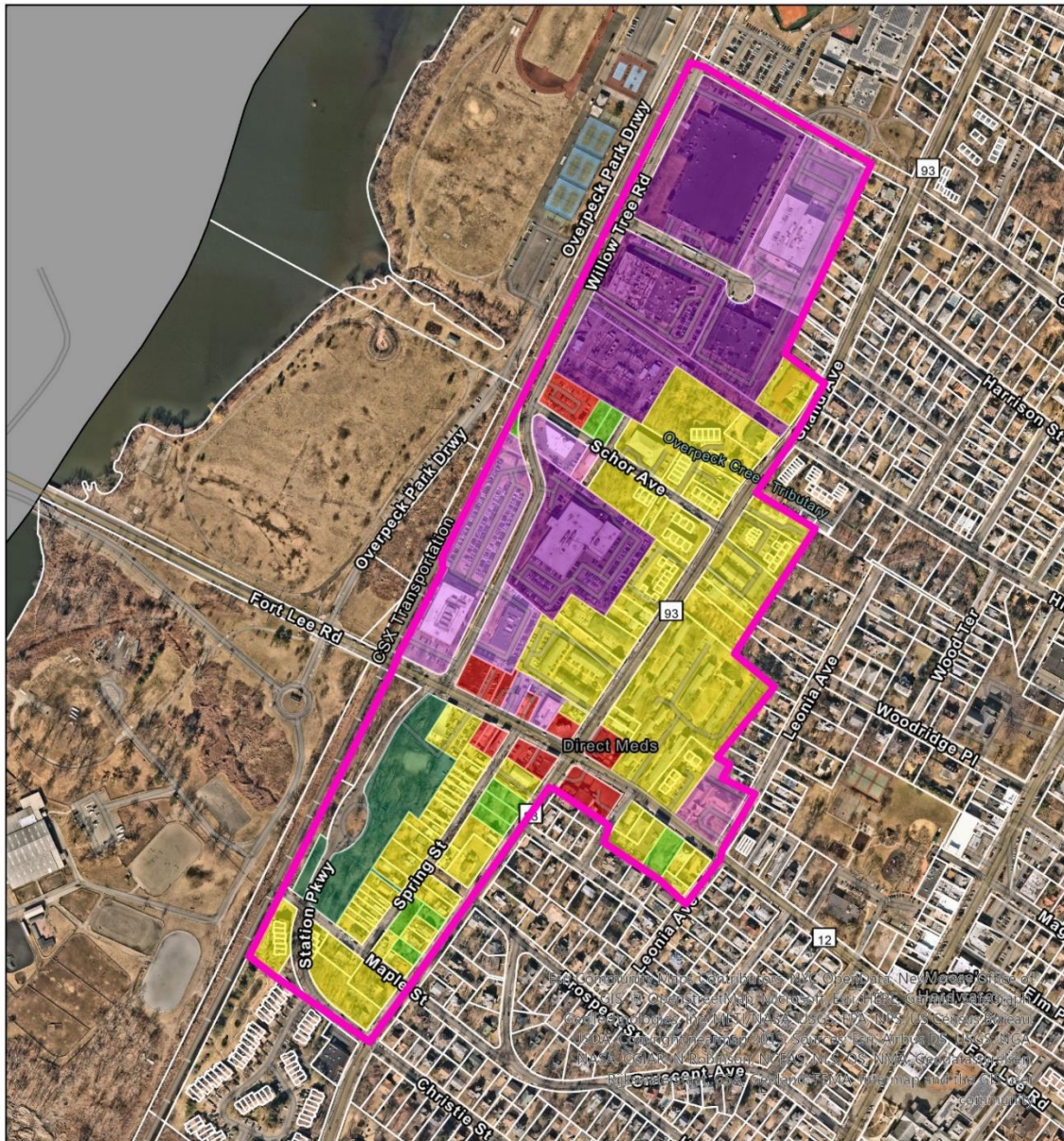
## Redevelopment Plan

## Existing Zoning Map









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



FIGURE 5: GRAND AVENUE AINR LAND USE



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 Redevelopment Plan Area	 Office
 Commercial	 Public
 Institutional	 Residential
 Light Industrial	 Vacant

0 250 500 1,000 Feet

## Redevelopment Plan Area Existing Land Use Map

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

## 2.4 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

### 2.4.1 Master Plan Objectives

Leonia’s current Master Plan was adopted in March 2022. The Master Plan sets forth the goals and objectives for land uses within the Borough. The following information from the plans relate to the redevelopment area:

#### **2022 Master Plan**

One of the Major Planning Issues identified for the whole of the Master Plan was to promote transit-oriented redevelopment along the Grand Avenue/Fort Lee Road corridor. The Master Plan discusses the lack of a redevelopment plan for this area of the Borough despite the redevelopment and rehabilitation designations that have been adopted by the Borough. The Land Use Element also identifies the development trends that have been occurring regionally such as the increase in demand for mixed-use and transit-oriented development and the need to diversify housing options to accommodate the needs of the aging population in Leonia. The Plan recommends adopting a redevelopment plan for the redevelopment area and to utilize redevelopment tools to address many of the Land Use goals identified in the Master Plan.

The 2022 Master Plan’s goals and objectives address the topic of redevelopment and are listed below:

<b>Land Use Goal #2:</b>	<i>“Promote growth in appropriate areas that meet current and future land use trends.”</i>
<b>Land Use Objective #2b:</b>	<i>“Utilize redevelopment designation to provide greater housing options and meet future affordable housing obligations in the Willow Tree Road/Fort Lee Road/Grand Avenue corridor.”</i>
<b>Land Use Objective #2b:</b>	<i>“Promote transit-oriented development at potential light rail station on Fort Lee Road in the redevelopment areas.”</i>
<b>Economic Development Objective #2:</b>	<i>“Transform Fort Lee Road corridor to become a gateway into the Borough.”</i>

### 2.4.2 Redevelopment Plan Objectives

The Borough seeks to promote the redevelopment and revitalization of the general area west of Grand Avenue into an area that is well served by transit and has adequate access to employment, housing options, and sufficient parking. The Redevelopment Plan intends to capitalize on its location along major roadways and bus routes and proximity to the proposed Northern Branch of the Hudson-Bergen Light Rail and the Leonia train station, which is proposed to be within convenient walking distance from the Grand Avenue Redevelopment Area. This enables the Borough to provide mix of land uses that fit into the existing character of the surrounding area as well as provide residents with new retail, business, and housing options in Leonia.

The objectives for this Redevelopment Plan are to:

1. Promote investment and economically vitality by encouraging mixed use and residential development.
2. Create a “gateway” to the Borough by incorporating contemporary planning and design principles that instill a sense of place and provide an attractive livable environment.
3. Utilize sustainable development principles to improve stormwater management and overall sustainability.

4. Encourage opportunities that attract pedestrian foot traffic such as improving parking connections, improving open space connections, and incorporating pedestrian friendly streetscapes.
5. Provide a range of market rate and affordable housing options that meet the current and future needs of Borough residents.
6. Revitalize an under-invested and underutilized area of the Borough with high-quality development.
7. Improve connectivity to the proposed Hudson-Bergen light rail station and existing bus stops in order to encourage walking and public transit use and minimize vehicular dependency.
8. Provide opportunities to support bicycle transportation, including adequate bicycle storage capacity within residential building design to encourage bicycle links to public transportation, employment centers, and commercial areas.
9. Improve circulation patterns that reduce pedestrian and vehicular conflicts as well as vehicular-vehicular conflicts.

## **2.5 RELATIONSHIP TO ZONING ORDINANCE**

The Grand Avenue Redevelopment Plan area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Grand Avenue Redevelopment Plan shall constitute an overlay zone district within the plan area, allowing the current underlying provisions of the Zoning and Development Regulations of Leonia regulating development in the Grand Avenue Redevelopment Plan area to continue. In all situations where zoning issues are not specifically addressed herein, the Leonia Zoning Ordinance and Development Regulations shall, however, remain in effect. The Borough's Zoning Map shall be amended to indicate the redevelopment area to which the Grand Avenue Redevelopment Plan applies.

### 3.0 USE AND BULK REGULATIONS

The following land use and development standards provide a framework for the physical development of the Grand Avenue Redevelopment Plan Area and have been put forth in the interest of public health, safety, convenience, and general welfare. The standards allow for project flexibility, while requiring that the design of buildings and improvements be of high quality and performance, and that the physical integration of design elements be prudently employed to meet the goals and objectives of this redevelopment plan. The Borough has not attempted in these controls to anticipate every possible design or land use solution. Therefore, the land use controls set forth herein reinforce current zoning while providing guidelines for the types of uses the Borough would like to see.

Relief/variances from the provisions of this section may be granted by the Borough of Leonia Planning Board in accordance with the provisions of Section 70(c) of the Municipal Land Use Law. Any deviation which would result in a “d” variance under the MLUL (e.g., permitted uses, building height, etc.), shall be addressed as an amendment to the Plan. The Board shall not have authority to allow deviations where relief is required under NJSA 40:55D-70(d).

#### 3.1 DEFINITIONS

The following terms are included within the redevelopment plan and defined herein:

**ASSISTED LIVING RESIDENCE** - A facility that is licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing, congregate dining, and provides assisted living services when needed. Dwelling units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

**BAR/TAVERN** - A bar, lounge or tavern is a type of restaurant that is operated primarily for the dispensing of alcoholic beverages. The preparation and sale of food or snacks to customers may be permitted.

**BREW PUB** – An establishment that sells at least 25% or more of its product in-house and is accompanied by a restaurant area for dine-in use.

**EDUCATIONAL SERVICES** Establishments engaged in offering instruction in automobile driving, academic tutoring and examination preparation, but excluding schools, colleges and universities.

**MICRO-BREWERY** – An establishment that sells 75% or more of its product off-site and produces 15,000 barrels of beer or less a year.

**MIXED-USE BUILDING** - A building of two or more stories comprised of retail, commercial, or office located on the ground floor and residential uses permitted on the upper floors.

**MULTI-FAMILY** - An exclusively residential building designed for occupancy by five or more families living independently of each other in units attached at one or more common roofs, walls or floors. Typically, the unit's habitable area is provided on a single level with entrances provided from a common corridor. A common lobby and elevators are required when more than one story is built.

**OFFICE, PROFESSIONAL** -An office for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants and others who through training are qualified to perform services of a professional nature and where no storage or sale of merchandise exists, except as accessory to the professional services.

**OUTDOOR DINING** - means an area set up outside the confines of the commercial structure with tables, chairs, and other furnishings for the purpose of selling, offering for sale, and serving food and beverages by an adjoining restaurant in which the same food and beverages are offered for sale, sold, and served.

**OUTDOOR RESTAURANT AND/OR BAR PERMIT (IF LOCATED ON THE ROOFTOP)**. An outdoor eating and/or drinking permit for eating and or drinking establishments within the Redevelopment Plan Area, with an outside area on the rooftop of the building, shall be subject to the following conditions:

1. The rooftop area shall be associated with an establishment doing business within the principal building.
2. The floor immediately below the rooftop area is occupied by a nonresidential use.
3. If determined that the hours of operation of the outdoor area will not negatively impact the use and enjoyment of the neighboring properties, outdoor area activities (including music) shall not exceed the hours of operation for the principal use, excluding the sale of liquor, which may be further limited by the liquor license.
4. Screening shall be provided, either with landscaping and/or a fence, based on the specific site circumstances.
5. The main access to the rooftop patio shall be from the interior space of the business within the principal building.
6. Any lighting fixtures shall be designed to effectively eliminate glare, and sharply cut off lighting levels at the property line. All lights associated with the rooftop patio must be turned off when the rooftop area is not in use.

**PEDESTAL PARKING** – Required appurtenant parking provided in a parking garage on the lower floor(s) of a building, wherein the parking garage (pedestal) supports the remainder of the building containing the principal use(s) on the upper floors.

**PERSONAL SERVICE ESTABLISHMENT**. A business that performs services on the premises for persons residing in nearby residential areas including but not limited to shoe repair, tailoring, beauty parlors, nail salons, or barbershops.

**RETAIL SALES**. An establishment wherein goods, merchandise, produce, commodities or similar articles are offered for sale or sold to the general public or the ultimate consumer.

**RETAIL SERVICES**. The rendering of services, as opposed to products, to the general public. Retail services include recreation services and facilities, studios for the instruction of the arts, including dance studios, gymnastics, or martial arts, museums, and galleries.

**TOWNHOUSE DWELLING UNIT** - One of a series of single-family dwelling units attached by a common wall between it and the adjacent unit or units together with individual front and rear entrances and yards designed as an integral part of each unit and having been constructed in conformity with an approved subdivision and site development plan.

**TOWNHOUSE DWELLING STRUCTURE** - A building containing three or more townhouse dwelling units.

**TOWNHOUSE, STACKED** - A townhome in which one unit is “stacked” on top of the other, up to two units total. Each of the units in a stacked townhome must have its own exterior entrance.

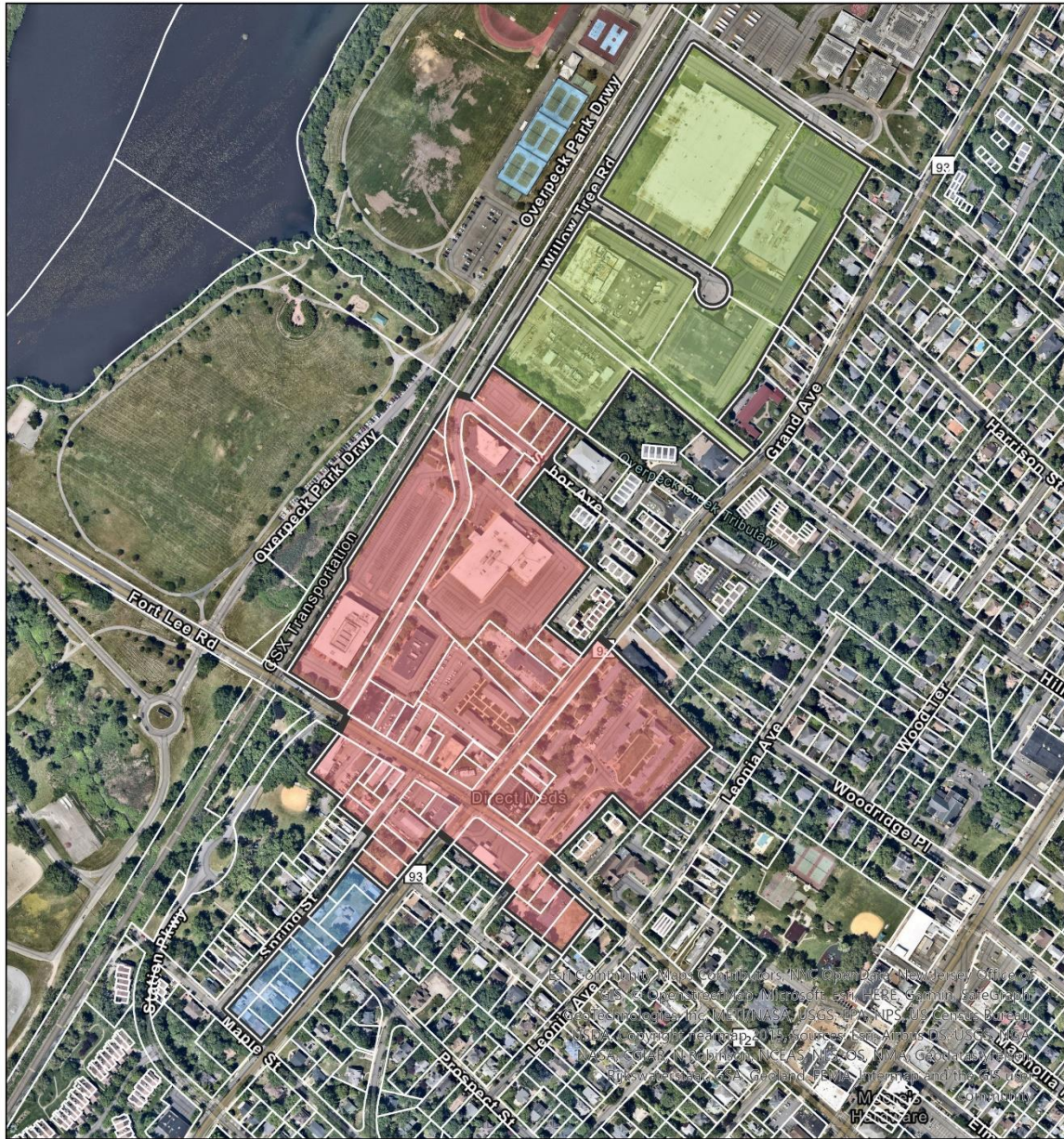
**SHARED PARKING** - Joint utilization of a parking area for more than one use, either on site or between nearby properties, through a dedicated arrangement (if possible), in order to fulfill their individual parking requirements because their peak-period parking demands, such as entertainment and offices uses, do not overlap.

### 3.2 PLAN SUB-DISTRICTS


The purpose of the Grand Avenue Redevelopment Plan Area is to provide transit-oriented development within close proximity to the proposed Northern Branch of the Hudson-Bergen Light Rail, the train station, while preserving the character of the community. The Grand Avenue Redevelopment Plan also aims to promote an improved visual environment and spur economic growth along Fort Lee Road and Grand Avenue. The new market rate and affordable housing units will fill a housing need for current and future Borough of Leonia residents, provide ample on-site amenities for the new residents, increase ridership at the proposed Leonia rail station and NJ Transit and Rockland Coach bus lines, and provide additional housing options within the region. The revitalization of the Grand Avenue Redevelopment Plan Area will also improve the appearance and safety of the area and improve the Borough's tax base. The redevelopment plan area, as shown in **Figure 6**, is divided into three (3) sub-districts:

- Mid-Rise Mixed Use (MD-MX) District
- Light Industrial/Mixed Use (LI-MX) District;
- Townhouse (TH) District; and

FIGURE 6: REDEVELOPMENT AREA SUB-DISTRICTS



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<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Light Industrial Mixed Use District</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> Mid-Rise Mixed Use District</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Townhouse District</li> </ul>	<h2 style="margin: 0;">Redevelopment Plan</h2> <h3 style="margin: 0;">Area Zoning Map</h3> <div style="display: flex; align-items: center; justify-content: center; margin-top: 10px;"> <div style="display: flex; flex-direction: column; align-items: center; justify-content: center; gap: 5px;"> <div style="background-color: #90EE90; padding: 5px; border: 1px solid black; font-weight: bold; font-size: 24px;">H</div> <div style="background-color: #ADD8E6; padding: 5px; border: 1px solid black; font-weight: bold; font-size: 24px;">M</div> </div> <div style="margin-left: 10px;"> <p><b>2</b> architects + <b>engineers</b></p> </div> <div style="margin-left: 10px; font-size: 12px;"> <p>119 Cherry Hill Rd #110 Parsippany, 07054 631-756-8000 www.h2m.com</p> </div> </div>
<p>0      250      500      1,000 Feet</p> 	

### 3.3 MID-RISE MIXED USE (MD-MX) DISTRICT

1. Permitted Uses:
  - a. Mixed-Use Buildings with retail on the first floor and residential on the upper floors. Offices are permitted on the second floor
  - b. Retail businesses, including, but not limited to, specialty and gift shops and boutiques
  - c. Personal service establishments
  - d. Indoor recreation facilities, including dance studios, yoga studios, other instructional studios, physical fitness studios and fitness centers.
  - e. Restaurants. Drive throughs are not permitted.
  - f. Bars / Taverns
  - g. Brewpub
  - h. Delicatessens
  - i. Microbrewery
  - j. Art galleries/art studios
  - k. Financial and banking institutions (excluding drive-thrus)
  - l. Professional offices
  - m. Specialty grocery stores
  - n. Educational Services
2. Accessory Uses:
  - a. Parking garage
  - b. Sidewalk café
  - c. Plazas, courtyards, gardens, patios, pedestrian walkways and other similar type of public and semi-public spaces
  - d. Kiosks
  - e. Street furniture, planters, and streetlights.
  - f. Fences, walls, retaining walls, hedges and other landscape elements.
  - g. Open trellis and other similar overhead shade/landscape structures.
  - h. Refuse and recycling enclosures.
  - i. Signage for uses on the site.
  - j. Murals, banners, public art, community signage and digital display screens.
  - k. Other uses and structures deemed to be ancillary and customarily incidental accessory uses and structures with respect to uses permitted hereunder.
3. Bulk Standards:
  - a. Minimum Lot Area = 20,000 square feet
  - b. Maximum Building coverage = 75%
  - c. Maximum Impervious Coverage = 85%
  - d. Setback of 15 feet from any single-family residential use with a landscape buffer of a minimum six-foot-high evergreens shall be provided from a single-family residential use.
  - e. Maximum Height: 4 stories/45 feet at lot frontage; a mixed-use building may be up to 6 stories following the change in topography so long as the 5th story is stepped back 10 feet from the fourth-floor building line and the 6th story is stepped back five (5) feet from the fifth-floor building line. Any building abutting a single-family residence shall maintain a ten-foot setback at the fifth floor and an additional ten foot at the sixth floor.
  - f. Minimum sidewalk width: 10 feet (Fort Lee Rd); 5 feet (all other roadways).



- g. Recommended: minimum six feet public easement for rain gardens, sidewalks, attractive street furniture such as street trees, green infrastructure, benches, pedestrian scale lighting, etc. It is recommended that incentives be granted for a maximum of one additional floor that is a maximum of 10 feet in height provided that upper stories are setback 10 feet from the building line.
  - h. Curb bump-outs at street corners along Fort Lee Rd.
4. Design Standards:
- a. Any building located at the corner of Fort Lee Road and Willow Tree Road or at the corner of Fort Lee Road and Grand Avenue shall have a significant landmark feature that showcases the area as a “gateway” to the Borough of Leonia. Potential features include a tower, building mural, arch, vertical blade sign, etc. Tower shall not exceed eight feet in height and shall not be included in the overall building height. Blade signs shall not exceed more than three feet in the setback.



*Example of Mural, Montclair, NJ*



*Example of Blade Sign, Collingswood, NJ*

- b. Façades shall be expressed as building nodules to reduce the apparent size of larger buildings and to set up a rhythm in the façade that expresses the traditional scale of buildings. Architectural variety in building material, massing, cornice height, and window style/height/arrangement is encouraged.
- c. All buildings shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
- d. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
- e. Vertical projections. Vertical building wall offsets, including both projections and recesses, shall be provided along any building wall measuring greater than 20 feet in width to provide architectural interest and variety to the massing of a building. The minimum projection or depth of any vertical offset shall not be less than six inches. Vertical offsets can include columns, piers, pilasters, projecting bays, and changes in façade material.

- f. Horizontal projections. Facades should be articulated with horizontal divisions to differentiate the building's base, cap and wall. Horizontal offsets may also include awnings, string course, horizontal break bands, frieze board, cornice, rooflines, windowsills, balconies, or other architectural ornamentation.
- g. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.
- h. There shall be no blank facades and shall adhere to the standards listed above and in this document.
- i. Fenestration:
  - i. Nonresidential space fronting Fort Lee and Grand Avenue should be designed with storefront type display windows and a new ground floor commercial space and an "active street front" entry lobby for residents. The ground floor shall be comprised of a regular rhythm of storefront bays and window treatments such that the ground floor façade along each street is predominately glazed. The glazing materials shall be highly transparent, with low reflectivity. The area above the storefronts shall be articulated with a sign band area and/or lintel composed of detailed layers of relief that create depth and shadow. Upper-floor windows shall be vertically proportioned and be vertically aligned with the location of windows and doors on the ground floor below.
  - ii. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
  - iii. Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
  - iv. Window types shall be consistent with the building elements.
  - v. Roofs shall be provided in accordance with Section 4.3 of this Redevelopment Plan.



Conceptual rendering of the corner of Fort Lee and Grand Avenue. This is for illustrative purposes only.



View of the existing conditions at the corner of Fort Lee Road and Willow Tree Road



Conceptual rendering illustrating the Gateway view at the corner of Fort Lee and Willow Tree Road

### 3.4 LIGHT INDUSTRIAL/MIXED-USE (LI-MX) DISTRICT

1. Permitted Uses:
  - a. Assisted Living Facility
  - b. Childcare facility
  - c. Fitness Center
  - d. Professional and medical offices
  - e. Mixed-Use Buildings with retail on the first floor and residential on the upper floors
    - i. Office uses are permitted on the second floor
    - ii. Residential uses shall consist of multifamily buildings and townhomes. A maximum of 20% of the total residential development shall be townhomes.
    - iii. Nonresidential uses as noted in this section and as follows:
      - (1) Specialty grocery stores up to 25,000 square feet
      - (2) Uses noted within Section 3.3.1 of this Redevelopment Plan
  - f. Microbrewery and craft distilleries at a distance of 200 feet from schools.
  - g. Artisanal manufacturing
2. Accessory Uses:
  - a. Accessory uses as permitted in Section 3.3.2 of this Redevelopment Plan
  - b. Amenity areas
  - c. Accessory uses customary and incidental to the permitted principal uses
  - d. Skyway
3. Bulk Standards:
  - a. Non-mixed use development:
    - i. Minimum Lot Area: 2 acres
    - ii. Maximum Building Height: 4 stories/45 feet
    - iii. Minimum Front Yard Setback: 10 feet along Willow Tree Road and other streets and 25 feet on Christie Heights Street.
    - iv. Minimum Side Yard Setback: 10 feet
    - v. Minimum Rear Yard Setback: 15 feet and 25 feet abutting residential uses with ten feet landscaping.
  - b. Mixed use development:
    - i. Minimum Lot Area: 4 acres
    - ii. Front yard along Willow Tree and Christie Heights of 10 feet with minimum five feet landscaping.
    - iii. Maximum Building Height for mixed use:
      - (1) 3 stories / 35 feet along Christie Heights.
      - (2) 6 stories/65 feet subject to the following conditions:
        - a) The ground floor use shall be some type of “active” use such as retail, eating establishments, etc.
        - b) Any mixed-use building exceeding three stories shall be set back a minimum of 100 feet from any lot line adjacent to Christie Heights Street.
    - iv. Townhomes shall be located along the shared property line with residential uses and along Christie Heights.
    - v. Design Standards as noted within Sections 3.3.4.b-h, 3.5.3, and 4.0 of the Redevelopment Plan.

vi. Fenestration:

- (1) Nonresidential space fronting Willow Tree Road and Christie Heights should be designed with storefront type display windows and a new ground floor commercial space and an “active street front” entry lobby for residents. The ground floor shall be comprised of a regular rhythm of storefront bays and window treatments such that the ground floor façade along each street is predominately glazed. The glazing materials shall be highly transparent, with low reflectivity. The area above the storefronts shall be articulated with a sign band area and/or lintel composed of detailed layers of relief that create depth and shadow. Upper-floor windows shall be vertically proportioned and be vertically aligned with the location of windows and doors on the ground floor below.
- (2) Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
- (3) Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
- (4) Window types shall be consistent with the building elements.
- (5) Roofs shall be provided in accordance with Section 4.3 of this Redevelopment Plan.

### 3.5 TOWNHOUSE (TH) DISTRICT

1. Permitted Uses:
  - a. Townhomes
  - b. Stacked Townhomes
2. Bulk Standards:
  - a. Minimum Lot Area: 21,500 square feet
  - b. Maximum Lot Coverage: 65%
  - c. Maximum Height: 3 stories/35 feet
  - d. Maximum Density: 12 dwelling units/acre
  - e. Minimum yard: 10 feet along Grand Avenue and 30 feet along Spring Street.
  - f. End Unit Side yard setback 10 feet
  - g. Minimum Distance between townhouse structures 20 feet
  - h. Front porches, not extending beyond the first floor, and steps can extend five feet into the front yard.
  - i. There shall be a minimum of three bays and a maximum of six bays in a townhouse development. Duplexes are not permitted.
  - j. Driveway and vehicular access to townhomes shall be provided from Spring Street or any other side street. Garages and visitor parking shall be located behind the residences. No garages shall be located along Grand Avenue.
3. Design Standards:
  - a. Townhouse units shall have an individual entrance, with entrance vestibules, canopies or porches to give identity to each unit and provide weather protection.
  - b. The Townhouse District shall provide varied building elevations and design and structural appearance within the context of the overall theme. The front facade of each townhouse building shall have varied elevations for each adjacent townhouse. Each adjacent townhome must vary in at least two (2) of the following criteria from the neighboring townhome (anticipated to be a minimum of three townhouse buildings):

- i. The number, size, shape, or location of windows and doors.
- ii. The profile of cornice treatment on the front façade.
- iii. Mix of materials (brick, stone base, or siding).
- iv. Location of porches, bay windows, and porticoes.
- v. Color or brick, siding, or stone.



*Illustrative examples of potential viewshed along Grand Avenue*



*Illustrative example of potential viewshed from Spring Street, with garages to the rear*

- c. Within the Townhouse District there shall be not less than two different residential unit floor plans together with not less than two different front elevations for townhome units.
- d. Attached townhouses shall appear as a unified building mass, maintaining a common architectural language across the entire length of units. This mass shall be varied by changes in unit orientation, color/material variations, shifts in roof profile, and variation at corner units.
- e. A 3-story blank wall, even if at the narrow end of a building, does not reflect acceptable design quality. Architectural relief and fine detailing to break up monotonous surfaces.
- f. Avoid applied ornamentation which is not related to building structures or architectural design. This includes arbitrary, inconsistent forms and decoration; uninterrupted floating horizontal elements; and large blank surfaces.
- g. Windows, bays, balconies, and other articulation could also be used to express the individuality of the units.

- h. The roofline along the building length should be varied to reflect the individual units. This can be achieved by using separate roof forms; a combination of roof types such as shed, gabled and hipped roof(s), and gables and dormers.
- i. Where flat roofs are used, they should be detailed with cornices as noted within Section 4.3 of the Redevelopment Plan.
- j. Building and roof modulation and articulation should be used to reduce the appearance of large building masses.
  - i. Modulate the building façade with features such as porches, balconies, building wall relief, and bay windows.
  - ii. Provide roof elements such as gables, eyebrow roof forms or dormers.
  - iii. Incorporate prominent cornice, soffit or fascia details that emphasize the top of the building.
  - iv. Provide prominent roof overhangs.
  - v. Articulate the roof with rafter tails and brackets.
  - vi. Materials. This shall be provided as per Section 4.2 of the Redevelopment Plan.

### 3.6 PERMITTED ACCESSORY USES IN ALL SUB-DISTRICTS

1. The following are permitted accessory uses in all sub-districts:
  - a. Signs, subject to the provisions of Chapter 232: Leonia Sign Ordinance and this plan.
  - b. Fences and landscaping, subject to the provisions of this plan
  - c. Off-street parking facilities, including parking structures subject to the provisions of Section 3.10
  - d. Trash enclosures
  - e. Mailboxes, Drop-boxes
  - f. Sidewalk cafés

### 3.7 PROHIBITED USES IN ALL SUB-DISTRICTS

1. All uses not explicitly permitted in all sub-districts are prohibited, including, but not limited to:
  - a. Check Cashing businesses
  - b. Kennels
  - c. Uses requiring storage or display of goods outside a fully enclosed building
  - d. Lumber yards
  - e. Sexually oriented businesses
  - f. Auto-oriented businesses including gas stations, mechanics, new and used auto sales or storage of such.
  - g. Restaurants with exterior drive-up window service or drive-thrus
  - h. Pawn Shops
  - i. Funeral Homes

### 3.8 UNIT DESIGN

1. **Multifamily Building Dwelling unit size:** One- or two-bedroom units are permitted and must meet the following criteria:
  - a. One-bedroom rental units – minimum 650 square feet (with or without den)
  - b. Two-bedroom rental units– minimum 950 square feet (with or without den)
  - c. Two-bedroom townhouse units (for sale) – minimum 1,200 square feet

- d. Affordable Housing is required as per the adopted Housing Element and Fair Share Plan
  - e. As it relates to any units with dens:
    - i. Dens must adjoin a living space.
    - ii. Dens must be built without closets and at all times post-construction have no closets.
    - iii. Dens must be accessed through a wider-than-usual opening.
    - iv. The addition of a door, wall, and a closet are at all times prohibited.
  - f. Each change in lease occupancy (including lease assignment and lease sub-letting) would require the issuance of a certificate of continued occupancy to verify continue compliance with the foregoing, the reasonable cost of each such inspection to be borne by the owner of the improvements constructed in the Grand Avenue Redevelopment Plan Area.
  - g. Buildings with residential uses shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections shall be provided for each unit. One satellite dish shall be permitted per structure and may not be visible from any street.
- 2. Townhouse/Stacked Townhouse**
- a. Townhomes in the LI-MX subdistrict shall comply with the standards set forth within Section 3.4.3.iv.
  - b. Townhome dwelling structure shall have a minimum of 3 dwelling units, stacked 6 units.
  - c. No townhome dwelling structure shall have more than 6 dwelling units, stacked 12 units
  - d. Affordable Housing is required per the adopted Housing Element and Fair Share Plan

### 3.9 DRIVEWAYS & CURBS

- 1. Driveways shall not be located closer than five (5) feet from a property line, nor closer than ten (10) feet from an existing driveway on an adjacent property, unless pre-existing conditions warrant it and the site functions properly and safely.
- 2. Two-way driveways shall be a minimum of 24 feet wide; in instances where a center median is proposed, the median shall be a minimum of 5 feet in width and the driveway shall be a minimum of 18 feet in width. Depressed curb may be provided to enable circulation of emergency vehicles.
- 3. Curbs along public rights-of-way shall be Belgian block.

### 3.10 PARKING

- 1. Parking may be provided as surface parking or garage spaces.
- 2. All required parking must be provided on site.
- 3. Parking is prohibited in any required front yard setback.
- 4. Parking shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way will be minimized.
- 5. Tandem parking is permitted for dedicated residential 2-bedroom units of the principal building only.
- 6. Adequate fire and emergency access must be provided subject to the Borough of Leonia Fire Department.
- 7. All parking spaces shall be at least nine feet by eighteen feet, except that two and one-half feet of the length may be included in any overhang.
- 8. On-site parking shall not be used for any purpose other than parking.



9. Pedestal-style parking is not permitted, unless provided in the rear of the building and not visible from the principal street.
10. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
11. Parking Ratios. Parking in the Grand Avenue Redevelopment Plan Area shall be required based on the following table. Where a use is not listed, refer to general parking requirements in Article XVIII of the Borough Zoning Code.

Permitted Uses	Minimum Parking Requirements
Multi-Family Apartments	1.25 spaces per unit
Townhomes	2.0 spaces per unit
Retail	4 spaces/1,000 square feet
Personal services	1 per 200 square feet
Restaurants and Taverns	1 per 3 seats
Business and professional offices	2.5 spaces/1,000 square feet
Medical offices	4 spaces/1,000 square feet
Banks	2.5 spaces/1,000 square feet
Cultural and community facilities	1 space/3 seats or 1,000 square feet, whichever is greater

- a. On-street parking shall not be counted towards the parking requirements.
  - b. Residential uses shall adhere to the standards in the Residential Site Improvement Standards. However, with those standards, alternate parking standards may be accepted if the applicant demonstrates that these standards better reflect local conditions and factors such as household characteristics, mass transit options, urban versus suburban location, and off-street parking resources. The Planning Board may grant deviations and exceptions based on the ratios provided above.
12. Shared Parking. Shared parking is encouraged within the Grand Avenue Redevelopment Plan Area. The Planning Board is hereby given the authority to waive any or all of a use's parking requirements in the Grand Avenue Redevelopment Plan Area if a parking structure or surface parking lot with adequate capacity is located within 500 feet of the subject use or the Planning Board finds adequate on-street parking is available. The parking spaces required in the above standards may be reduced when two or more establishments share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions:
  - a. That some portion of the shared off-street parking area lies within 500 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.
  - b. That access and parking easements are prepared and recorded for each property affected by the shared parking.
  - c. The Borough shall ensure that adequate parking is provided for the shared uses. A Traffic Impact Study for a new development shall provide shared parking usage between the existing and the proposed new use(s).

The minimum amount of shared parking required shall be calculated according to the following formula:

- a. Calculate the minimum amount of parking required for each land use as if it were a separate use.
- b. To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the five time periods.

- c. Calculate the column total for each of the five time periods.
- d. The column (time period) with the highest value shall be the minimum shared parking requirement.

Shared Parking Requirements						
Use	Weekdays			Weekends		
	8 am – 6 pm	6 pm – Midnight	Midnight – 8 am	8 am – 6pm	6 pm – Midnight	Midnight – 8am
Office	100%	10%	5%	10%	5%	5%
Retail	70%	90%	5%	100%	5%	5%
Hotel/Motel	75%	100%	100%	75%	70%	100%
Restaurant	60%	100%	10%	60%	100%	20%
Entertainment/Recreation	40%	100%	10%	80%	100%	50%
Residential	60%	100%	100%	80%	100%	100%

- 13. Overnight Parking. No person shall park a vehicle on any day between the hours of 12:00 am and 4:00am upon any street or any part of street within the Redevelopment Plan Area, unless otherwise provided for by Borough Ordinance.
- 14. Payment in Lieu of Parking (PILOP). When the proposed construction and use of any new building or structure or the proposed enlargement or increase in the capacity of new use of any existing building or structure results in practical difficulty or undue hardship in complying with the off-street parking requirements of the Grand Avenue Redevelopment Plan Area, the Planning Board, in its discretion, upon finding(s) that such difficulty or undue hardship exists, and if the applicant is otherwise in accord with the provisions of the Municipal Land Use Act, may permit the applicant to elect to contribute to the Borough's Parking Improvement Program (PIP) Trust Fund in lieu of providing the total number of parking spaces required by Borough ordinance.
  - a. The Planning Board, when reviewing an application for development which requests a parking space variance, shall determine the number of off-street parking spaces required for the application to conform to the requirements of the Grand Avenue Redevelopment Area, and then shall establish the number of parking spaces for which the applicant seeks a variance.
  - b. The provisions of this section of the zoning and planning ordinance creating the parking improvement program shall not allow the waiver of required off-street parking spaces or facilities, where they can be installed by the applicant without undue difficulty or hardship, unless the approving authority, by resolution, agrees in its sole discretion that it has an excess supply of available on or off-street parking in the area of the development project. The Planning Board and/or Board of Adjustment is then authorized to permit a waiver of up to 10% of the applicant's overall parking requirement.
  - c. The contribution and payment of the PIP fee, in lieu of providing the required off-street parking spaces, shall only be made at the request of an applicant, who would otherwise be required to install off-street parking based upon the applicant's proposed use, and is unable to do so in accordance with the requirements of the zoning and planning ordinance.
  - d. Nothing in this subsection shall be deemed to serve as an automatic requirement to grant a PILOP agreement, and the entry into such agreement shall be a condition of any approval by the appropriate Board.
- 15. Fees for off-tract parking requirements.
  - a. The applicant agrees, at its request, to be assessed a PIP fee for each parking space not otherwise provided by the applicant as required by the Redevelopment Plan.

- b. The Borough has determined 400 square feet to be the parking industry standard for a nine-foot-by-eighteen-foot parking stall, including drive aisles and other common areas associated with the development of a parking lot or parking garage.
- c. The PIP fee to be assessed by the Borough for each parking space for which the applicant seeks a waiver shall be calculated, until otherwise amended or revised by ordinance, as follows: \$7,500.
- d. In addition to the per parking space PIP fee assessment, the applicant shall pay pursuant to N.J.S.A. 40:55-D-3.2 the reasonable fees assessed by the municipality or applicable land use board for review of the developer's application and supporting information as well as preparation of documents necessary to effectuate the purpose of this article, including but not limited to planning review, attorney review, parking consultant, engineering cost estimates and appraisal services.
- e. In the event that the applicant has provided the Borough with other payments, waived tax appeal rebates, deeded or contributed by nominal lease real property, constructed off-site improvements, constructed replacement parking facilities, etc., other than what may be negotiated as part of a Payment In Lieu of Taxes (PILOT) agreement, the Borough Council in its sole discretion may credit the applicant with the reasonable value of such payment, contribution and/or improvements toward the PILOP required.
- f. The PILOP shall not relieve the applicant, or any users of the parking spaces covered under a PILOP agreement from paying any other required parking fees to the Borough.

### 3.11 ON-SITE PEDESTRIAN REQUIREMENTS

- 1. Pedestrian walkways shall be provided connecting parking areas to one or more of the following streets: Grand Avenue, Fort Lee Road, Willow Tree Road, or Schor Avenue. It is encouraged that the pedestrian walkway should have landscaping, where practicable.
- 2. Where practical, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
- 3. Walks, sidewalks and parking areas shall have lighting as required by the Borough's land use ordinances and as otherwise required by the Planning Board.
- 4. Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

### 3.12 BICYCLE PARKING REQUIREMENTS

- 1. A designated area within the Grand Avenue Redevelopment Plan Area shall be provided for bicycle parking for any multi-family building. The area can be permitted inside the building or outside in a protected area. Parking shall be provided in such a way that allows for a bicycle to be properly secured, via a bicycle rack or locker.
- 2. A minimum of one internal (1) bike parking space per 10 units shall be required, with additional outdoor bike racks located for public and private use.



### 3.13 SIGNAGE

1. All design standards for signs shall be regulated by Chapter 232: Signs in the Borough's Code.

## 4.0 BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial characteristics of Grand Avenue Redevelopment Plan Area. Any development that occurs in the Grand Avenue Redevelopment Plan Area should be considered in the context of the overall redevelopment area with regards to building height, massing, siting, materials, color or other design characteristic. These standards are intended to apply to renovations of existing buildings, to infill construction and to new construction.

The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing high density residential development for the Borough.

### 4.1 ARCHITECTURE AND RESIDENTIAL STANDARDS

1. **Dwelling Unit Mix.** The mix of dwelling units shall be of the size and the mix set forth in Section 3.8.1 in an arrangement that promotes the enjoyment of the dwelling units, other on-site facilities and the community as a whole by residents of the development. The Planning Board shall require, as a condition of final approval of the development plan, the provision that the locations of the dwelling unit mix conform with the above standards.
2. **Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
3. **Site Layout.** The development plan shall locate buildings, parking areas and open space in an arrangement that promotes the enjoyment of dwelling units, other on-site facilities and the community as a whole by residents of the development. Dwelling units and buildings shall be oriented towards the public street and interior open spaces and away from parking lots and garages. Surface parking lots and garages are not permitted in the front yard setback of any property, any proposed side yard shall be masked with architectural or landscape features.
4. **Individuality of Dwelling Units and Buildings.** In order to provide attractiveness, identity and individuality to dwelling units, buildings and complexes of buildings within the entire development and to avoid the monotonous repetition of design elements and its undesirable visual effects, the following design standards shall be utilized:
  - a. Varying dwelling unit widths, staggering dwelling unit setbacks and altering building heights and rooflines;
  - b. Varying architectural embellishments to roofs between dwelling units, buildings or complexes of buildings including roof elements such as dormers, belvederes, masonry chimneys and similar elements, provided that such are architecturally compatible with the style, materials, colors and details of the building;
  - c. Varying the front entrance definition and articulation between dwelling units, buildings or complexes of buildings, provided that such are architecturally compatible with the style, materials, colors and details of the building.
5. **Entrance Lighting.** A minimum of one (1) warm LED light fixture, (2,700-3,000K) shall be provided outside each exterior entrance to a dwelling unit or building.

6. **Fire Escapes.** Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.
7. **Dwelling Unit Storage Space.** Each dwelling unit shall be provided with a completely enclosed, covered storage space. Such storage area shall be exclusive of normal interior closets and may either be contained within the dwelling unit or building, attached thereto or located separately.
8. **Community Space.** Any proposed multi-family development with 20 units or larger shall incorporate approximately 3,000 square feet. of interior community space, such as: a wellness/fitness center, business center, concierge services, and recreation room. All these services should be for the use of building residents only.
9. **Common Open Space.** Active and passive recreational areas and other public and/or semipublic open space, such as courtyards, plazas, alleys and pedestrian walkways, shall be designed to promote use and enjoyment by residents of the development. Such areas shall be designed to utilize natural features of the site, including existing vegetation, where possible, and shall be extensively landscaped with a wide variety of plant materials. Where such areas are enclosed by buildings, such as courtyards and plazas, they shall be designed to be architecturally formal and geometrically logical, however, this shall not preclude the use of curvilinear designs for walkways or landscaped areas.
10. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit. Parking lot lighting shall be incandescent or another light source compatible with the same. Both shall comply with the Borough's lighting standards.
11. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to the Borough's cable television utility.
12. **Maintenance Equipment Storage.** An accessory building shall be provided for the storage of maintenance equipment, if such is to be stored on-site. Such accessory building shall be architecturally compatible with the style, materials, colors and details of the principal buildings.
13. **Common Entrances.** Multi-family buildings with common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.

## 4.2 BUILDING MATERIALS

1. Building materials. Permitted building materials shall consist of the following, individually or in combination: brick, stone, fiber-cement lap siding, fiber-cement shingles, clapboard or synthetic alternative (Hardie board), mosaic tile, wood or architectural metal. Exterior insulated finishing systems (EIFS) and vinyl siding are not permitted.
2. Natural materials are encouraged.
3. Nonnatural materials intended to imitate natural materials shall not be permitted.
4. There shall be no blank facades and buildings shall adhere to the standards listed above and in this document.

## 4.3 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.

2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
4. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

#### 4.4 MECHANICAL EQUIPMENT SCREENING

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact.
3. Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted.
4. All roof and HVAC systems must meet the building code requirements and at minimum be set back from the building edge a minimum of 15 feet from any street or public open space and screened as to not be visible from any adjacent public street or public property within the Grand Avenue Redevelopment Plan Area.
5. If wall pack ventilation units are being used, they are required to match the adjacent building material color.
6. The parapet wall to screen mechanicals shall not be counted towards the building height calculation.

#### 4.5 TRASH/TRASH ENCLOSURES/RECYCLING

1. All loading, refuse collection and service and utility areas must be sufficient to serve the business being conducted on the parcel without using adjacent streets. No such areas shall be visible from any neighboring property or adjacent street and must be setback 10' feet or more from adjacent streets. Provision must be made for handling all freight in rear yards or on those sides of the buildings which do not face a street. The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip. The strip shall have a minimum width of three (3) feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted so as to sufficiently obscure the view of the facilities from public view throughout the year and walls and gates constructed as to minimize any emissions of noise or odor. The screen shall not be less than five (5) feet in height at the time of planting and eight (8) feet in height at the time of maturity.
2. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted between a street and the front of a building.
3. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.
4. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.

5. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.
6. An option to reduce the visual impact of the collection containers is to store and compact material inside the building, thus eliminating the need to screen outside containers.
7. Delivery, loading, trash removal or compaction, or other such operations may be limited by the Redevelopment Entity between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet Borough and State requirements. Also, the applicant shall provide an effective litter management plan, subject to Redevelopment Entity approval. Such management plan shall be submitted with an application for final site plan approval.
8. Garbage and recycling collection shall be through a private service to be paid by residents of the improvements constructed in the Grand Avenue Redevelopment Plan Area and not by the general revenue or tax collections of Borough of Leonia. A recycling and trash pickup plan shall be submitted.

#### 4.6 UTILITIES

All new utility distribution lines and utility service connections from such lines to buildings in the Grand Avenue Redevelopment Plan Area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

#### 4.7 LIGHTING

1. Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including streetlamps and accent lighting, should comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the Borough ordinance standards for lighting.
2. Use occupancy sensors in common areas, stairways, hallways while ensuring safe lighting levels.
3. Pedestrian light fixtures along sidewalks and walkways shall have a maximum mounting height of 15 feet.
4. Parking lot, service area and street lighting shall be provided by freestanding light fixtures designed to minimize glare to the street and adjacent lots. Such fixtures shall have a maximum mounting height of 25 feet.
5. The type and color of the light fixture and pole shall be evaluated for compatibility with existing street lighting in the vicinity of the site.
6. Blocks shall have uniform street lighting themes.
7. All lighting shall be serviced by underground wiring.
8. Spotlight-type fixtures attached to buildings are prohibited.
9. Light fixtures attached to the exterior of a building are encouraged and should be architecturally compatible with the style, material, and colors of the building. Exterior light figures attached to the building shall not project more than 24 inches from the building line.

10. Where lights along lot lines will be visible from the interior of adjacent buildings, the lights shall be properly shielded and/or mounting heights reduced.
11. All lighting designs and installations are subject to Redevelopment Entity review and approval.
12. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.

#### 4.8 WINDOWS

Front windows in commercial buildings should allow for a clear view into the building from the sidewalk and follow the standards set forth in the sign ordinance for visibility.

#### 4.9 STORMWATER MANAGEMENT

All stormwater runoff systems shall comply with the New Jersey Department of Environmental Protection Stormwater Management (SWM) Rules via N.J.A.C. 7:8. The manual serves as a resource for guiding municipalities, planners, and local officials in adopting best management practices for dealing with stormwater runoff. The use of green infrastructure in accordance with N.J.A.C. 7:8 should be implemented whenever possible to avoid stormwater pollution-related runoff into Overpeck Creek. NJDEP's Inland Flood Protection (IFP) Rule, in effect since July 17, 2023, amends both the Flood Hazard regulations (N.J.A.C. 7:13) and the SWM to augment community resilience in the face of anticipated increases in the intensity of precipitation events, as based on climate-informed precipitation data. This rule updates the nearly 30-year-old rainfall data to account for future increase in precipitation due to climate change and update flood mapping to account for current and future conditions. The rule raises the NJDEP 100-year design flood elevation (DFE) by two feet for a total of three-foot overall increase above FEMA's current 100-year flood elevation. Therefore, any area of the Redevelopment Plan in a flood zone must comply with these and any subsequent regulations.

The following best management practices are strongly encouraged to be utilized to comply with NJDEP Stormwater Management Rules:

1. Green roofs
2. Blue roofs
3. Pervious pavement

#### 4.10 SUSTAINABILITY

The following sustainable development standards and practices are required in the redevelopment area:

1. Mitigating Heat Island Effect
  - a. Use native tree species that will provide shade within 10 years.
  - b. Use a light-colored roofing material for any roofs to reduce heat island effect. Green roofs are strongly encouraged.
2. Landscaping:
  - a. Use native species that do not need excessive watering for all landscaping trees and plantings.
  - b. Retain existing native trees and shrubs and replant more trees than removed.
3. Waste Management and Recycling
  - a. Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.
  - b. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.



- c. Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
  - d. Provide sufficient recycling collection capacity through meeting a minimum required 0.0625 cubic yards per resident and 0.035 cubic yards per full time employee of any commercial uses.
- 4. Renewable Energy
  - a. Evaluate the feasibility of adding photovoltaic solar panels.
- 5. Energy Efficiency
  - a. Ensure refrigerators, washers, dryers, and dishwashers are ENERGY STAR rated.
  - b. Specify windows with a low-E coating and follow ENERGY STAR guidelines.
  - c. Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
  - d. Include digital, programmable and user-friendly thermostats in the dwelling units.
- 6. Indoor Air Quality
  - a. Incorporate ENERGY STAR rated fans that automatically vent in bathrooms in dwelling units.
  - b. Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.
- 7. Water Efficiency
  - a. Use WaterSense rated fixtures in dwelling unit bathrooms.

The following sustainable development standards and practices are strongly encouraged, where practicable:

- 1. Mitigating Heat Island Effect
  - a. Consider, where feasible, placing any surface parking spaces under cover.
  - b. For residential buildings, meet an initial Solar Reflectance Index (SRI) of 78 or greater for a roof slope less than or equal to 2:12. For a roof slope greater than 2:12, meet an initial SRI of 29 or greater.
  - c. Use hardscape surfaces with a solar reflectance (SR) value of at least 0.28.
- 2. Landscaping
  - a. Avoid or minimize the use of irrigation to the extent possible.
  - b. Consider alternate water sources to replace the use of potable water for irrigation purposes.
  - c. Consider, where feasible, providing rooftop green space and/or gardens.
- 3. Materials
  - a. Use recycled aggregate from crushed concrete, for instance, from buildings and pavement, and the demolition of existing structures on the Site, if feasible based on a contamination analysis conducted by a Licensed Site Remediation Professional.
  - b. Use materials and building products that are regionally sourced and have recycled content.
  - c. Prioritize using products of manufacturers that disclose an evaluation of their product life cycle.
- 4. Indoor Air Quality
  - a. Ensure all kitchen exhausts in dwelling units are directly vented to the outside.
- 5. Water Efficiency
  - a. Use low-flow shower heads in dwelling unit bathrooms, preferably with a flow not higher than 1.75 gallons per minute.
  - b. Use low-flow faucets in dwelling unit bathrooms, preferably with a flow not higher than 0.35 gallons per minute.
  - c. Use low-flow toilets, preferably with a flow not higher than 0.9 gallons per minute.

#### **4.11 GREEN INFRASTRUCTURE**

The Planning Board may grant variance from the following respective district bulk regulations where green infrastructure has been implemented, such as green/blue roofs or stormwater tree pits:

1. Building height
2. Lot coverage
3. Building setbacks
4. Off-street parking
5. Density (10% of the maximum density)

## **5.0 ROADWAY DESIGN AND CIRCULATION**

Efficient circulation through the Grand Avenue Redevelopment Plan Area shall be maintained at all times. All uses within the Downtown Redevelopment Area shall ensure their operations do not interfere with the safe and efficient operations of any public roadway within the Grand Avenue Redevelopment Plan Area.

### **5.1 ROADWAY DESIGNS**

All roadways within the Grand Avenue Redevelopment Plan Area shall be designed and constructed in accordance with guidelines established by the American Association of State Highway and Transportation Officials. Any deviation from design guidance shall be approved by that roadway's jurisdiction and in accordance state and county statutes and shall provide purpose and professional reference for the requested deviation.

### **5.2 REGULATORY SIGNAGE**

All regulatory signage shall adhere to standards set forth by the Manual of Uniform Traffic Control Devices (MUTCD).

### **5.3 ADA REQUIREMENTS**

All circulation improvements shall adhere to Federal and State law with respect to the Americans with Disabilities Act.

### **5.4 COMPLETE STREETS**

Leonía has adopted a Complete Streets policy via Resolution 2018-177 to support and reinforce its commitment to creating a comprehensive, integrated, connected street network that safely accommodates all road users of all abilities and for all trips. As such, any application within the Grand Avenue Redevelopment Plan Area that results in a public street project shall ensure that such a project be designed and constructed as "complete streets" whenever feasible to do so in order to safely accommodate travel by pedestrians, bicyclists, public transit, and motorized vehicles and their passengers, with special priority given to pedestrian safety, and shall make affirmative statement to that project's adherence in the site plan application.

### **5.5 TRAFFIC IMPACT STUDY**

As part of any application for site plan approval, a Traffic Impact Study shall be submitted for review by the Borough Engineer. The Traffic Impact Study shall consider both vehicular and pedestrian traffic.

## 6.0 STREETScape AND PUBLIC REALM DESIGN

Public realm improvements and furnishings within the Grand Avenue Redevelopment Plan Area are intended to create a pedestrian-friendly environment, provide an attractive gateway into Leonia, and improve the aesthetics of the area. Where Leonia has determined that existing streetscape and open space features have deteriorated, do not exist or need improvement, the applicant/owner/redeveloper may be required to make related site improvements at the time of site plan approval.

### 6.1 STREET TREES

1. Street Trees shall be planted along the streets within or adjacent to the Grand Avenue Redevelopment Plan Area. Shade trees should be planted to create a traditional line of trees along both sides of the street that is appropriate given the surrounding residential character.
2. Where street trees are not currently provided, they shall be placed at regular intervals on all streets within the Grand Avenue Redevelopment Plan Area and shall be planted at approximately 40 feet on center. Exceptions to the 40-foot spacing are allowed for curb cuts to parking areas, lobby entrances and utility facilities located within the sidewalk area.
3. The genus-species of trees shall be consistent with the existing foliage to harmonize the natural setting in the surrounding area. Tree types and location shall be subject to approval by the Planning Board.
4. Trees shall not be planted in a way that would negatively impact pedestrian circulation and visibility.
5. Tree pits shall be at least one-third (1/3) larger in width and in depth than the existing root ball of the particular tree to be planted. The pit in which the tree is to be planted shall contain proper amounts of topsoil and peat moss, but no chemical fertilizer shall be added until the tree has been planted for one year.
6. Within sight triangles, a tree may be permitted only with the site-specific approval of the Borough Engineer.
7. Root barriers shall be placed along the tree side of a sidewalk for a distance of 12 feet, centered on the trunk.
8. Street tree requirements may be waived by the Redevelopment Entity where existing preserved vegetation is considered sufficient to meet these requirements and is reasonably assured of continued survival.
9. Street trees shall be planted so as not to interfere with the installation, safe use, and maintenance of sidewalks, roadways, and utilities.
10. All trees shall be nursery-grown stock and shall have a root ball wrapped in burlap, with a replacement guarantee by the developer of two (2) years.

### 6.2 SIDEWALKS

1. Sidewalks shall be provided in the public right-of-way along all streets and kept in good condition at all times to accommodate the safe travel of pedestrians and persons with limited mobility. Where such sidewalks extend beyond the public right-of-way onto private property, the redeveloper shall be required to provide a public access easement for the portion of the sidewalk located on private property.
2. Sidewalks within the MD-MX, AR, and TH Districts of the Redevelopment Plan Area shall be a minimum of 5-foot wide, except for sidewalks along Fort Lee Road, which shall be a minimum of 10 feet in width. The redeveloper shall receive an additional story and 10 feet in the allowable building height for providing an

additional six feet public easement for sidewalks, rain gardens, attractive street furniture, etc. along Fort Lee Road. This additional story shall have a 10-foot step back from the front façade of the building.

3. Sidewalks within the LI-MX District of the Redevelopment Plan Area shall be a minimum of 10 feet wide.
4. Existing curb cuts within the Grand Avenue Redevelopment Plan Area that will not be used by any proposed development shall be replaced with new sidewalks to match the surrounding sidewalk materials and design.
5. Sidewalks shall be constructed with dyed and stamped concrete for sidewalk and buffer in accordance with Borough streetscape guidelines. Sidewalk design, colors, and materials shall be submitted for review, and subject to approval by the Planning Board.
6. Temporary uses such as signage (sandwich boards), goods for purchase, seasonal outdoor seating and dining are conditionally permitted on sidewalks where the sidewalk is at least eight feet in width. Any temporary use may not impede the free flow of pedestrian circulation, keeping at least four feet of available space for circulation. Any temporary use shall be removed from the sidewalk at the close of business each day. All temporary uses are subject to the review and approval by the Borough Zoning Officer and shall be in compliance with the Borough’s sign ordinance.
7. Curb bump-outs utilizing green stormwater infrastructure at street corners along Fort Lee Road are strongly encouraged. Bump-outs should also include seating and public art to reinforce the “gateway” effect along Fort Lee Road.



### 6.3 STREETScape LIGHTING

1. Street lighting shall be constructed and located in accordance with Borough streetscape guidelines. Lighting shall be of a type supplied by or approved by the utility and of a type and number approved by the Planning Board and shall be provided for all street intersections and along all streets within the redevelopment area as deemed necessary for safety reasons. Wherever electric utility installations are required to be underground, the applicant shall provide for underground service for street lighting.
2. Pedestrian-scale, decorative lighting (12 feet to 14 feet in height) shall be provided at regular intervals, as approved by the Planning Board, along the public right of way within the Grand Avenue Redevelopment Plan Area.
3. The lighting scheme shall be chosen to illuminate the sidewalks and walkways and promote an enjoyable pedestrian experience, sense of security, and unified look throughout the Grand Avenue Redevelopment Plan Area. Where possible, lighting should be located at pedestrian crossing locations to increase their visibility.

4. Decorative lighting may contain features such as hanging plant baskets and/or banners, where such features meet the approval of the Planning Board.

#### 6.4 STREETScape FURNISHINGS

1. Street furniture in the area is encouraged. They should be generally uniform in style and placed in convenient and appropriate locations. Their design should be tasteful and visually appealing, consistent with the character of Leonia. Examples of streetscape amenities include:
  - a. Benches/wall seating
  - b. Public art
  - c. Lighting
  - d. Planters
  - e. Bike racks
  - f. Trash and recycling containers
2. The property owner shall be responsible for the maintenance of all street furniture, including raised planter landscaping and care, the emptying of garbage and any repairs necessary.
3. Any publicly viewable art installation shall be done in keeping with the character and values of the community of Leonia and shall be subject to the review and approval by the Leonia Borough Council.

## 7.0 PLAN CONSISTENCY

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

### 7.1 RELATIONSHIP TO LOCAL PLANNING OBJECTIVES

**Leonia Master Plan.** This Plan acknowledges and serves to address many of the goals and objectives noted in the 2020 Master Plan Re-Examination Report and 2022 Master Plan associated with the Grand Avenue Redevelopment Plan Area including:

- **Objective #5** of the **2020 Master Plan Reexamination Report**, “to promote development at appropriate densities and concentrations that will contribute to the well-being of all persons, neighborhoods, communities and regions and preservation of the environment.” Furthermore **Objective #9** which aims “to promote a desirable visual environment through creative development techniques and good civic design and arrangements” applies to Borough’s efforts to utilize redevelopment to improve design and aesthetic conditions of the Redevelopment Plan Area.
- **Objective #2b** of the **Land Use Element** of the **2022 Master Plan**, “Utilize redevelopment designation to provide greater housing options and meet future affordable housing obligations in the Willow Tree Road/Fort Lee Road/Grand Avenue corridor.” Furthermore, **Objective #2d**, which aims to “promote transit-oriented development at potential light rail station on Fort Lee Road in the redevelopment areas.”
- **Recommendations #3** and **#7** in the **Land Use Element** of the **2022 Master Plan** are particularly relevant to this Redevelopment Plan. **Recommendation #3** notes that the Borough “use redevelopment tools on existing underutilized sites, including lots on Grand Avenue and Broad Avenue”, and **Recommendation #7** notes that the Borough “adopt a redevelopment plan for the Grand Avenue/Fort Lee Road redevelopment area.”

### 7.2 RELATIONSHIP TO OTHER PLANS

**Teaneck Master Plan.** The Grand Avenue Redevelopment Plan Area is near the boundary of the Borough of Leonia and the Township of Teaneck. Teaneck last adopted its Master Plan in 2007 with subsequent re-examinations in 2011, 2014, and 2017 with an amendment to the Land Use Element of the Master Plan adopted in December 2021. The Grand Avenue Redevelopment Area can be accessed from Teaneck via Degraw Avenue over the Overpeck Creek. In Teaneck, the land immediately adjacent to the Grand Avenue Redevelopment Area and on the other side Overpeck Creek is Overpeck County Park and Interstate 95. The remaining area is zoned for Redevelopment Commercial Hotel/Motel and Redevelopment Commercial Hotel Accessory. In Leonia, the area is zoned for a commercial business district. The Overpeck County Park, Overpeck Creek, and Interstate 95 act as a natural boundary between the commercial hotel uses in Teaneck and the proposed redevelopment plan for transit-oriented development, and as such, is substantially consistent with Teaneck’s Master Plan.

**Bergen County Master Plan.** The County of Bergen does not have a current Master Plan Land Use Element. However, the County completed the visioning component of the County Master Plan in June 2011. The visioning component analyzes the existing NJ TRANSIT bus route network in the southern region of the County, where the Borough is located. The plan discusses future transit improvements such as the Northern Branch extension of the Hudson-Bergen Light Rail line and the potential for Bus Rapid Transit through Leonia. The visioning component also expresses a desire to increase density in this area of the County, as it is the most connected to transit routes. The proposed redevelopment plan for transit-oriented development is substantially consistent with the visioning component of the County’s Master Plan.

**State Development and Redevelopment Plan.** The objectives of the Grand Avenue Redevelopment Plan are consistent with the goals, strategies and policies of the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The entire Plan Area is located within the PA-1 Metropolitan Planning Area, where growth and redevelopment is recommended. Ultimately, the Redevelopment Plan will provide diverse housing options, affordable housing opportunities, and support the usage of public transportation because of the Grand Avenue Redevelopment Area's proximity to existing bus routes and the location of proposed Northern Branch Hudson-Bergen Light Rail line and station.



## 8.0 IMPLEMENTATION

### 8.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

1. The Leonia Borough Council shall be the designated Redevelopment Entity as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.) (“LRHL”) and shall for the purposes of this report be identified as the Leonia Redevelopment Agency (LRA).
2. The governing body of Leonia may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan if necessary.
3. When necessary for the implementation of this plan, LRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this redevelopment plan (N.J.S.A. 40A: 12A-4(c)).
4. The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this redevelopment plan. The redeveloper shall further agree not to lease (other than residential leases to residential end-users of the residential units and site improvements constructed in the Grand Avenue Redevelopment Plan Area), sell or transfer any interest acquired, or any part thereof, without prior written approval of the LRA.

### 8.2 CRITERIA AND PROCEDURES FOR REDEVELOPER SELECTION AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

1. Applicants wishing to be designated as redeveloper(s) shall submit the following materials to the LRA, together with any other materials requested by the LRA (collectively, “Redeveloper Materials”):
  - a. Documentation evidencing financial responsibility and capability with respect to proposed development.
  - b. Estimated offering price and deposit for acquisition of any land(s) to be acquired from the municipality for development.
  - c. Estimated total development cost.
  - d. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
  - e. Detailed description of proposed public amenities and benefits.
  - f. Estimated time schedule for start and completion of development.
  - g. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, vehicle and pedestrian circulation, landscaping, active and/or passive recreation space, and sign proposals for all uses.
  - h. A detailed proposal for the transition and relocation assistance that will be provided to existing tenants, including where feasible incorporation of existing tenants in the project.
  - i. A certification that no member of the governing body nor any member of the LRA will receive any pecuniary benefit from the Redeveloper or as a consequence of the redevelopment of the subject properties.
  - j. The Leonia Redevelopment Agency (LRA) shall review such submissions, may request supplemental information (which supplemental information shall be considered within the scope of “Redeveloper Materials”) and, in its reasonable discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a

redevelopment agreement. The LRA shall have the authority to determine at what pace and in what order it shall designate redevelopers for redevelopment of the properties in the Redevelopment Area.

2. The redeveloper will be obligated to carry out the specified improvements in accordance with the Grand Avenue Redevelopment Plan and the redevelopment agreement.
3. The redeveloper shall devote land within the Grand Avenue Redevelopment Plan Area for the uses specified in the Grand Avenue Redevelopment Plan.
4. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time the Grand Avenue Redevelopment Plan Area was determined shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain or deemed "in need of redevelopment" pursuant to the LRHL.
5. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, the Borough, or successors, lessees, or assigns of any of them, by which the land in the Grand Avenue Redevelopment Plan Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, or marital status.
6. Neither the redeveloper nor Borough and the LRA, nor the successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, sexual orientation, ancestry, national origin, sex, or marital status in the sale, lease or rental in the use and occupancy of land or improvements erected thereon or any part thereof of the Grand Avenue Redevelopment Plan Area.

### 8.3 GENERAL PROVISIONS

1. The LRA and the Leonia Planning Board specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the Grand Avenue Redevelopment Plan Area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. Either the Borough Attorney or the Planning Board shall approve such performance guarantees. The amount of such performance guarantees shall be determined by the Borough and shall be sufficient to assure completion or improvements within two years of final site plan approval.
3. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
4. No building shall be constructed over an easement in the project area without prior written approval of the Borough of Leonia.
5. Utility easements, when necessary, shall be provided by developers and approved by the Borough of Leonia.
6. Developer(s) of the Grand Avenue Redevelopment Plan Area shall submit, if needed, a storm water management plan as part of the design submission for review by the Planning Board, which is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.

#### **8.4 SITE PLAN AND SUBDIVISION REVIEW**

1. Any subdivision of lots and parcels of land within the Grand Avenue Redevelopment Plan Area shall be in accordance with the requirements of this plan and the site plan and subdivision ordinance of Borough of Leonia, except that where this redevelopment plan contains provisions that differ from those in the subdivision ordinance, this plan shall prevail.
2. Prior to commencement of construction, site plans for the construction, and/or rehabilitation of improvements to the Grand Avenue Redevelopment Plan Area, prepared in accordance with the requirements of the Borough Zoning Ordinance and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and shall be submitted by the developer(s) to the Planning Board for approval.
3. Any revisions to plans previously approved by the Planning Board must also be submitted to the Planning Board for approval. This pertains to revisions or additions prior to, during, and after completion of the improvements.

#### **8.5 INFRASTRUCTURE**

The redeveloper, at its cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, street trees, street lighting and its pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project. The redeveloper's agreement between the Borough and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

#### **8.6 ACQUISITION AND RELOCATION**

The Redevelopment Plan does not anticipate the need to acquire privately-owned property within the Grand Avenue Redevelopment Plan Area by the Borough of Leonia. All properties will be acquired through private negotiation between individual property owners and the designated redeveloper.

#### **8.7 AFFORDABLE HOUSING REQUIREMENTS**

During the preparation of the AINR Study for Grand Avenue Redevelopment Plan Area, one existing affordable housing complex was identified. All properties will be acquired through private negotiation between individual property owners and the designated redeveloper. Any proposed residential development within the Grand Avenue Redevelopment Plan Area shall provide the required percentage of affordable housing as per the Borough's Adopted Housing Element and Fair Share Plan and will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Borough of Leonia and the State of New Jersey.

#### **8.8 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS**

The Leonia Planning Board may grant deviations from the regulations contained within this redevelopment plan, whereby reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this redevelopment plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Planning Board may also grant such relief where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.

No relief may be granted under the terms of this section if such deviation or relief will have substantial detriment to the public good or substantial impairment of the intent and purpose of this redevelopment plan.

An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, no deviations should be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this redevelopment plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Leonia Zoning Board of Adjustment.

### **8.9 ADVERSE INFLUENCES**

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

### **8.10 PROCEDURES FOR AMENDING THE PLAN**

This redevelopment plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from the Borough of Leonia. The municipal governing bodies, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

### **8.11 DURATION OF THE PLAN**

The selected redeveloper(s) within the Grand Avenue Redevelopment Plan Area shall begin the development of land and construction of improvements within a reasonable period of time, as specified in a redevelopment agreement.

Provisions of this plan specifying redevelopment of the Grand Avenue Redevelopment Plan Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Borough of Leonia.

### **8.12 COMPLETION OF REDEVELOPMENT**

Upon the inspection and verification by the Borough of Leonia that the redevelopment within the Grand Avenue Redevelopment Plan Area has been completed, certificates of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this redevelopment plan shall be in effect until the issuance of such certificates.

### **8.13 SEVERABILITY**

If any section, paragraph, division, subdivision, clause or provision of this redevelopment plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this redevelopment plan shall be deemed valid and effective.

## APPENDICES

Appendix A: Resolutions 2015-189, 2022-107, and 2023-71  
Designating Certain Parcels as an Area in Need of Redevelopment and  
Rehabilitation



**Borough of Leonia  
New Jersey**

**Resolution  
RES-2015-189**

Adopted  
Nov 30, 2015 6:30 PM

**Need of Redevelopment and Rehabilitation**

Information

**Department:** Borough Administrator    **Sponsors:**  
**Category:** General

Attachments

[Printout](#)

Body

RESOLUTION DESIGNATING BLOCK 802, LOTS 12-19; BLOCK 803, LOTS 35, 36 and 37; BLOCK 1202, LOTS 2-5; BLOCK 1203, LOTS 1-6; and BLOCK 1204, LOT 1, AN AREA IN NEED OF REDEVELOPMENT AND REHABILITATION

**WHEREAS**, the Council of the Borough of Leonia (the "Council"), pursuant to N.J.S.A. 40:A:12A-4, authorized the Leonia Planning Board (the "Board"), by Council Resolution dated May 19, 2014 (R-2014-126), to conduct a preliminary investigation to determine whether the following certain properties should be designated as an area in need of rehabilitation and/or an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law of the State of New Jersey (N.J.S.A. 40A:12A-1 et. seq.) ("LRHL"):

	<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1.	802	12	352 GRAND AVE
2.	802	13	350 GRAND AVE
3.	802	14	135 FORT LEE RD
4.	802	15	133 FORT LEE RD
5.	802	16	131 FORT LEE RD
6.	802	17	125 FORT LEE RD
7.	802	18	123 FORT LEE RD
8.	802	19	117 FORT LEE RD
9.	803	35	345 GRAND AVE
10.	803	36	355 GRAND AVE
11.	803	37	359 GRAND AVE
12.	1202	2	118 FORT LEE RD
13.	1202	3	128 FORT LEE RD
14.	1202	4	130 FORT LEE RD
15.	1202	5	134 FORT LEE RD
16.	1203	1	FORT LEE RD
17.	1203	2	340 GRAND AVE
18.	1203	3	334 GRAND AVE

19.	1203	4	326 GRAND AVE
20.	1203	5	324 GRAND AVE
21.	1203	6	322 GRAND AVE
22.	1204	1	335 GRAND AVE

**WHEREAS**, the Borough retained H2M Associates, Inc., 119 Cherry Hill Road, Suite 200, Parsippany, New Jersey 07054 ("H2M") to assist the Board in this effort by conducting and preparing a review and analysis of such considerations as land use, zoning, master plan policy, building conditions, site conditions, police activity, traffic accidents and similar planning criteria to determine whether any, some, or none of the subject properties meet any of the conditions of Section 5 of the LRHL for a designation of redevelopment or Section 14 of the LRHL for a designation of rehabilitation; and

**WHEREAS**, H2M Associates, Inc. produced the study report entitled "Fort Lee Road and Grand Avenue Study Area - Area in Need of Redevelopment and Area in Need of Rehabilitation Preliminary Investigation Report" (the "Study"), dated September 8, 2015, copies of which were circulated to the members of the Board and provided to the public in accordance with the time requirements and other provisions of the LRHL; and

**WHEREAS**, in connection with the Study, a map was prepared outlining the subject properties and showing the boundaries of the proposed redevelopment area and which set forth the basis for the preliminary investigation; and

**WHEREAS**, the Board established a hearing date for its consideration of the preliminary investigation and provided notice in accordance with Section 6[b](3) of the LRHL of its intended meeting for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is an area in need of redevelopment; and

**WHEREAS**, the Board held its hearing on September 29, 2015, commencing at 7:30 p.m., at the Leonia Borough Hall Annex, located at 305 Beachwood Place, Leonia, New Jersey, for which notice and publication was provided in accordance with all statutory requirements; and

**WHEREAS**, at its hearing, the Board heard all persons who were interested in or would be affected by a determination that the delineated areas were an area in need of redevelopment, and received oral comments which were also considered at the hearing and thus made a part of the public record; and

**WHEREAS**, the Board determined the following as and for its recommendation to the governing body in accordance with LRHL (i.e., N.J.S.A. 40A:12A-6[b](5)):

1. All of the "WHEREAS" recitals set forth above, as well as the Study, a copy of which is annexed hereto and made part hereof, are incorporated, as if set forth at length, as part of the Board's recommendation.
2. The Board finds and determines that substantial evidence exists for the determination that the following properties identified in the Study meet the criteria of Section 5 of the LRHL to be classified as an area in need of redevelopment. Therefore, the Board recommends that the following properties be classified as an area in need of redevelopment. These properties are:



BLOCK	LOT	ADDRESS	
1.	802	12	352 GRAND AVE
2.	802	13	350 GRAND AVE
3.	802	14	135 FORT LEE RD
4.	802	15	133 FORT LEE RD
5.	802	16	131 FORT LEE RD
6.	802	17	125 FORT LEE RD
7.	802	18	123 FORT LEE RD
8.	802	19	117 FORT LEE RD
9.	803	35	345 GRAND AVE
10.	803	36	355 GRAND AVE
11.	803	37	359 GRAND AVE
12.	1202	2	118 FORT LEE RD
13.	1202	3	128 FORT LEE RD
14.	1202	4	130 FORT LEE RD
15.	1202	5	134 FORT LEE RD
16.	1203	1	FORT LEE RD
17.	1203	2	340 GRAND AVE
18.	1203	3	334 GRAND AVE
19.	1203	4	326 GRAND AVE
20.	1203	5	324 GRAND AVE
21.	1203	6	322 GRAND AVE
22.	1204	1	335 GRAND AVE

3. The Board finds and determines substantial evidence exists to determine that the following properties: (1) 133 Fort Lee Road (Block 802, Lot 15); (2) 130 Fort Lee Road (Block 1202, Lot 4); and (3) 334 Grand Avenue (Block 1203, Lot 3), which are identified in the Study as not being detrimental to the health, safety and welfare, should be designated as an area in need of redevelopment because their inclusion is necessary, with or without change to their condition, for the effective redevelopment of the Redevelopment Study Area for the reasons set forth in the Study. The Board reaches this conclusion because these three lots are interior lots that need to be included to create a sufficiently large enough area to stimulate redevelopment, improve circulation and traffic improvements, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful business district support the designation of the Redevelopment Study Area as an area in need of redevelopment and therefore recommends that the Council designate the Redevelopment.

4. The Board finds and determines that there is substantial evidence to support the designation of the Redevelopment Study Area as an area in need of redevelopment and therefore recommends that the Council designate the Redevelopment Study Area as an area in need of redevelopment in accordance with the LHRL.

5. The Board also finds, based upon the testimony of its planning expert and the findings and conclusions set forth in the Study that a majority of the housing stock in the Rehabilitation Study Area is at least 50 years old and that a majority of the sewer and water infrastructure in the Rehabilitation Study Area is at least 50 years old and is in need of repair or substantial maintenance. The Board therefore recommends that the entire Rehabilitation Study Area be designated as an area in need of rehabilitation in accordance with the LRHL.

**WHEREAS**, the Council received the resolution of the Board and the recommendations contained therein, together with the Study;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Leonia as follows:

1. The aforementioned recitals are incorporated herein and made a part hereof as though fully set forth at length.
2. The Borough Council is in receipt of and has considered the September 8, 2015 Report of the Planning Board Planner.
3. The Borough Council determines the Study Area satisfies the statutory criteria enumerated in N.J.S.A. 40A:12A-14(a)6 and for the reasons expressed in the September 8, 2015 Report of the Board Planner, as detailed in the second WHEREAS clause above.
4. The Borough Council hereby designates the Property as an area in need of redevelopment and rehabilitation pursuant to LRHL.
5. The Borough Council hereby directs that the Borough Clerk transmit a copy of this resolution to the Commissioner of the Department of Community Affairs for review in accordance with LRHL.
6. A copy of this resolution shall be available for public inspection at the offices of the Borough Clerk.
7. This resolution shall take effect in accordance with the LRHL.

**AND, BE IT FURTHER RESOLVED**, that the Borough intends to use all those powers provided by the Legislature for use in a redevelopment area, but not to include the power of eminent domain, with respect to the properties above-designated as an area in need of redevelopment; and be it further

**RESOLVED**, that the Borough Clerk shall serve, by certified mail, Return Receipt Requested, a copy of this Resolution upon the owners of the above-mentioned lots, as well as any person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent; and be it further

**RESOLVED**, that the Borough Planner is hereby authorized to prepare, on behalf of the Borough Council, a redevelopment plan for the property designated by this Resolution as an area in need of redevelopment and the property designated as an area in need of rehabilitation, which may include adjacent properties previously designated as areas in need of redevelopment or areas in need of rehabilitation.

**Nov 30, 2015 6:30 PM Video Council Regular Council Meeting**

Council person Makroulakis made a motion to add resolution 2015-189, seconded by Council person Fusco.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Greg Makroulakis, Council President  
**SECONDER:** Pat Fusco, Councilperson  
**AYES:** Greg Makroulakis, Pat Fusco, Maureen Davis, Darryl Whitter  
**ABSENT:** Bernadette Flaim, Mark Minichiello

**BOROUGH OF LEONIA  
BERGEN COUNTY, NEW JERSEY**

**Date: April 4, 2022**

**RESOLUTION NO. 2022-107**

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Council	Motion	Second	Yes	No	Abstain	Absent
<b>Flaim</b>	✓		✓			
<b>Davis</b>		✓	✓			
<b>Fusco</b>			✓			
<b>Grandelis</b>			✓			
<b>Terrell</b>			✓			
<b>Ziegler</b>				✓		
<b>Mayor Zeigler</b>	---	---				

**ACCEPTANCE OF PLANNING BOARD SUGGESTION TO DESIGNATE BLOCK 1213  
LOTS 3 & 4 (266/256 GRAND AVENUE) AS AREAS IN NEED OF  
REDEVELOPMENT**

**WHEREAS**, The Borough of Leonia, County of Bergen, State of New Jersey (the “Borough”), a public body corporate and politic of the State of New Jersey (the “State”), is authorize pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to -89, (the “Redevelopment Law”), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, on August 16, 2021, the Borough Council adopted Resolution 2021-187, authorizing and directing the Planning Board of the Borough of Leonia (the “Planning Board”) to conduct a preliminary investigation and hold a public hearing to determine if certain property located at 266 Grand Avenue and 256 Grand Avenue, which property is identified as Block 1213, Lots 3 and 4, respectively, as shown on the official Tax Map of the Borough (the “Study Area”), constitutes a non-condemnation “area in need of redevelopment,” in accordance with the Redevelopment Law; and

**WHEREAS**, on January 26, 2022, the Planning Board conducted a public hearing, duly notice under the Redevelopment Law, and reviewed an investigation/report titled “Borough of Leonia Grand Avenue & Station Parkway Study Area: Area in Need of Redevelopment Preliminary Investigation Report” prepared by Sanyogita Chavan, AICP, PP, of H2M Associates, Inc., 119 Cherry Hill Road #110, Parsippany, NJ 07054, dated January 26, 2022 (the “Study”); and

**WHEREAS**, any persons interested in or affected by a determination that the Study Area is a non-condemnation redevelopment area were given an opportunity to be heard, and any objections to such a determination and evidence in support of those objections, were received and considered and made part of the public record; and

**BOROUGH OF LEONIA  
BERGEN COUNTY, NEW JERSEY**

**Date: April 4, 2022**

**RESOLUTION NO. 2022-107**

**WHEREAS**, on February 23, 2022, the Planning Board adopted a resolution recommending that the Study Area be determined by the Borough Council to be a non-condemnation "area in need of redevelopment" under the Redevelopment Law; and

**WHEREAS**, the Borough Council concurs and agrees with the Planning Board's recommendations, as supported by the reasons stated in the Study and at the public hearing, that the Study Area constitutes and meets the criteria under the Redevelopment Law and that the Study Area should be determined and declared a non-condemnation "area in need of redevelopment" (the "Redevelopment Area"), which determination shall, among other things, authorize the Borough to use all of the powers provided by the Legislature for use in a redevelopment area, however, it shall not authorize the Borough to exercise the power of eminent domain to acquire all of any portion of the Redevelopment Area; and

**WHEREAS**, the Borough is desirous of continuing revitalization and redevelopment efforts in the Borough; and

**WHEREAS**, the Borough desires to authorize and direct the Planning Board to prepare a redevelopment plan for Block 1213, Lots 3 and 4 (the "Redevelopment Plan"); and

**WHEREAS**, the Borough believes that the property in the Redevelopment Area is potentially valuable for contributing to, serving and protecting the public health, safety and welfare and will promote smart growth within the Borough; and

**WHEREAS**, the Borough Council believes that the preparation of a Redevelopment Plan is in the best interests of the Borough for the redevelopment of Block 1213, Lots 3 and 4.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The property located at 266 Grand Avenue and 256 Grand Avenue, which property is identified as Block 1213, Lots 3 and 4, respectively, as shown on the official Tax Map of the Borough, is hereby designated a non-condemnation "area in need of redevelopment" in accordance with the Redevelopment Law.

Section 3. The Borough Council hereby directs the Borough Clerk to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs and to serve notice on the owners of such Study Area and other parties within ten (10) days of the date hereof, in accordance with N.J.S.A. 40A:12A-6(b)(5), that Block 1213, Lots 3 and 4 is designated a non-condemnation "area in need of redevelopment".

**BOROUGH OF LEONIA  
BERGEN COUNTY, NEW JERSEY**

**Date: April 4, 2022**

**RESOLUTION NO. 2022-107**

Section 4. The Planning Board is authorized and directed to prepare a Redevelopment Plan for Block 1213, Lots 3 and 4, as shown on the official Tax Map of the Borough, in accordance with the Redevelopment Law.


Section 5. The Planning Board shall transmit the Redevelopment Plan to the Borough Council for further consideration and action upon completion of same.

Section 6. The Borough Clerk is directed to maintain a copy of this Resolution in her office for public inspection.

Section 7. This Resolution shall take effect immediately.

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I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on April 4, 2022.

  
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Trina Lindsey, RMC  
Borough Clerk

**BOROUGH COUNCIL  
BOROUGH OF LEONIA  
COUNTY OF BERGEN**

**RESOLUTION NO. 2023-71**

Council	Motion	Second	Yes	No	Abstain	Absent
<b>Grandelis</b>			✓			
<b>Davis</b>			✓			
<b>Fusco</b>		✓	✓			
<b>Hesterbrink</b>				✓		
<b>Terrell</b>	✓		✓			
<b>Ziegler</b>			✓			
<b>Mayor Zeigler</b>	---	---				

**RESOLUTION DETERMINING THAT CERTAIN PROPERTIES LOCATED WITHIN THE BOROUGH OF LEONIA, IDENTIFIED AS BLOCK 503, LOTS 24, 25 AND 26; BLOCK 801, LOTS 1 AND 2; BLOCK 802, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 20 AND 21; BLOCK 1201, LOT 1 AND BLOCK 1202 LOT 1, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF LEONIA, CONSTITUTE A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 TO -89, AND AUTHORIZING AND DIRECTING THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN**

**WHEREAS**, the Borough of Leonia, in the County of Bergen, New Jersey (the “Borough”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to -89, (the “Redevelopment Law”), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Borough Council adopted Resolution No. 2018-201 and Resolution No. 2021-187, authorizing and directing the Planning Board of the Borough of Leonia (the “Planning Board”) to conduct a preliminary investigation and hold a public hearing regarding the following properties identified as:

- Block 503, Lots 24, 25 and 26;
- Block 801, Lots 1 and 2;
- Block 802, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 20 and 21;

Block 1201, Lot 1;  
Block 1202, Lot 1;

on the Tax Map of the Borough of Leonia (hereinafter the “Study Area”), to determine if the properties constituted a non-condemnation “area in need of redevelopment”, in accordance with the Redevelopment Law; and

**WHEREAS**, the Planning Board retained H2M Associates, Inc. (“H2M”), to assist in preparing the preliminary investigation of a portion of the Study Area, as follows:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
503	24	Schor Avenue
503	25	Schor Avenue
503	26	Schor Avenue
801	1	Willow Tree Rd & Schor Ave
801	2	1 Willow Tree Road
802	1	120 Schor Avenue
802	2	124 Schor Avenue
802	3	132 Schor Avenue
802	4	144 Schor Avenue
802	5	400 Grand Avenue
802	6	392 Grand Avenue
802	7	388 Grand Avenue
802	8	380 Grand Avenue
802	9	372 Grand Avenue
802	10	368 Grand Avenue
802	11	356-364 Grand Avenue
802	20	2 Willow Tree Road
802	21	400 Willow Tree Road
1201	1	Spring Street
1202	1	Spring Street

which is identified as the “Grand Avenue & Willow Tree Road Study Area”; and

**WHEREAS**, on October 26, 2022, the Planning Board conducted a public hearing, which was duly noticed under the Redevelopment Law, and reviewed an investigation/report titled “Grand Avenue & Willow Tree Road Study Area in Need of Redevelopment Preliminary Investigation Report” prepared by H2M, dated October 27, 2022<sup>1</sup> (the “Study”); and

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<sup>1</sup> Although dated October 27, 2022, the Study was available more than ten (10) days prior to the Planning Board’s meeting held on October 26, 2022.



**WHEREAS**, any persons interested in or affected by a determination that the Grand Avenue & Willow Tree Road Study Area is a non-condemnation redevelopment area were given an opportunity to be heard at the public hearing, and any objections to such a determination and evidence in support of those objections, were received and considered and made part of the public record; and

**WHEREAS**, on January 25, 2023, the Planning Board adopted a Resolution recommending that the Grand Avenue & Willow Tree Road Study Area be determined by the Borough Council to be a non-condemnation “area in need of redevelopment” under the Redevelopment Law as it relates to the following properties:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
503	24	Schor Avenue
503	25	Schor Avenue
503	26	Schor Avenue
801	1	Willow Tree Rd & Schor Ave
801	2	1 Willow Tree Road
802	1	120 Schor Avenue
802	2	124 Schor Avenue
802	3	132 Schor Avenue
802	4	144 Schor Avenue
802	5	400 Grand Avenue
802	6	392 Grand Avenue
802	7	388 Grand Avenue
802	8	380 Grand Avenue
802	9	372 Grand Avenue
802	10	368 Grand Avenue
802	11	356-364 Grand Avenue
802	20	2 Willow Tree Road
802	21	400 Willow Tree Road

**WHEREAS**, the Borough Council concurs and agrees with the Planning Board’s recommendation as supported by the reasons stated in the Study, that the Grand Avenue & Willow Tree Road Study Area constitutes and meets the criteria under the Redevelopment Law and that the Grand Avenue & Willow Tree Road Study Area, excluding Block 1201, Lot 1 and Block 1202, Lot 1, should be determined and declared a non-condemnation “area in need of redevelopment” (the “Redevelopment Area”), which determination shall, among other things, authorize the Borough to use all of the powers provided by the Legislature for use in a redevelopment area, however, it shall not authorize the Borough to exercise the power of eminent domain to acquire all or any portion of the Redevelopment Area; and

**WHEREAS**, the Borough is desirous of continuing revitalization and redevelopment efforts in the Borough; and

**WHEREAS**, the Borough desires to authorize and direct the Planning Board to prepare a redevelopment plan for the Redevelopment Area (the “Redevelopment Plan”); and

**WHEREAS**, the Borough believes that the properties in the Redevelopment Area are potentially valuable for contributing to, serving and protecting the public health, safety and welfare and will promote smart growth within the Borough; and

**WHEREAS**, the Borough Council believes that the preparation of the Redevelopment Plan is in the best interests of the Borough for the development of the Redevelopment Area.

**NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF LEONIA, AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The following properties:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
503	24	Schor Avenue
503	25	Schor Avenue
503	26	Schor Avenue
801	1	Willow Tree Rd & Schor Ave
801	2	1 Willow Tree Road
802	1	120 Schor Avenue
802	2	124 Schor Avenue
802	3	132 Schor Avenue
802	4	144 Schor Avenue
802	5	400 Grand Avenue
802	6	392 Grand Avenue
802	7	388 Grand Avenue
802	8	380 Grand Avenue
802	9	372 Grand Avenue
802	10	368 Grand Avenue
802	11	356-364 Grand Avenue
802	20	2 Willow Tree Road
802	21	400 Willow Tree Road

are hereby designated a non-condemnation “area in need of redevelopment” under the Redevelopment Law.

**Section 3.** The Borough Council hereby directs the Borough Clerk to transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs and to serve notice on the owners of the Grand Avenue & Willow Tree Road Study Area, and other parties entitled to notice, within ten (10) days of the date hereof, in accordance with N.J.S.A.

40A:12A-6(b)(5), that properties listed in Section 2 of this Resolution are designated a non-condemnation “area in need of redevelopment”.

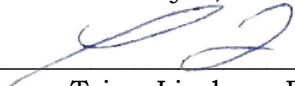
**Section 4.** The Planning Board is authorized and directed to prepare a Redevelopment Plan for all of the properties listed in Section 2 of this Resolution, in accordance with the Redevelopment Law.

**Section 5.** The Planning Board shall transmit the Redevelopment Plan to the Borough Council for further consideration and action upon completion of same.

**Section 6.** This Resolution shall take effect immediately.

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I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on February 6, 2023.

  
Trina Lindsey, RMC  
Borough Clerk