

Borough of Leonia

Revitalization & Redevelopment 2024

May 9, 2024


Introduction

Timeline

MACORR
Presentation

Ground Rules

Input from YOU

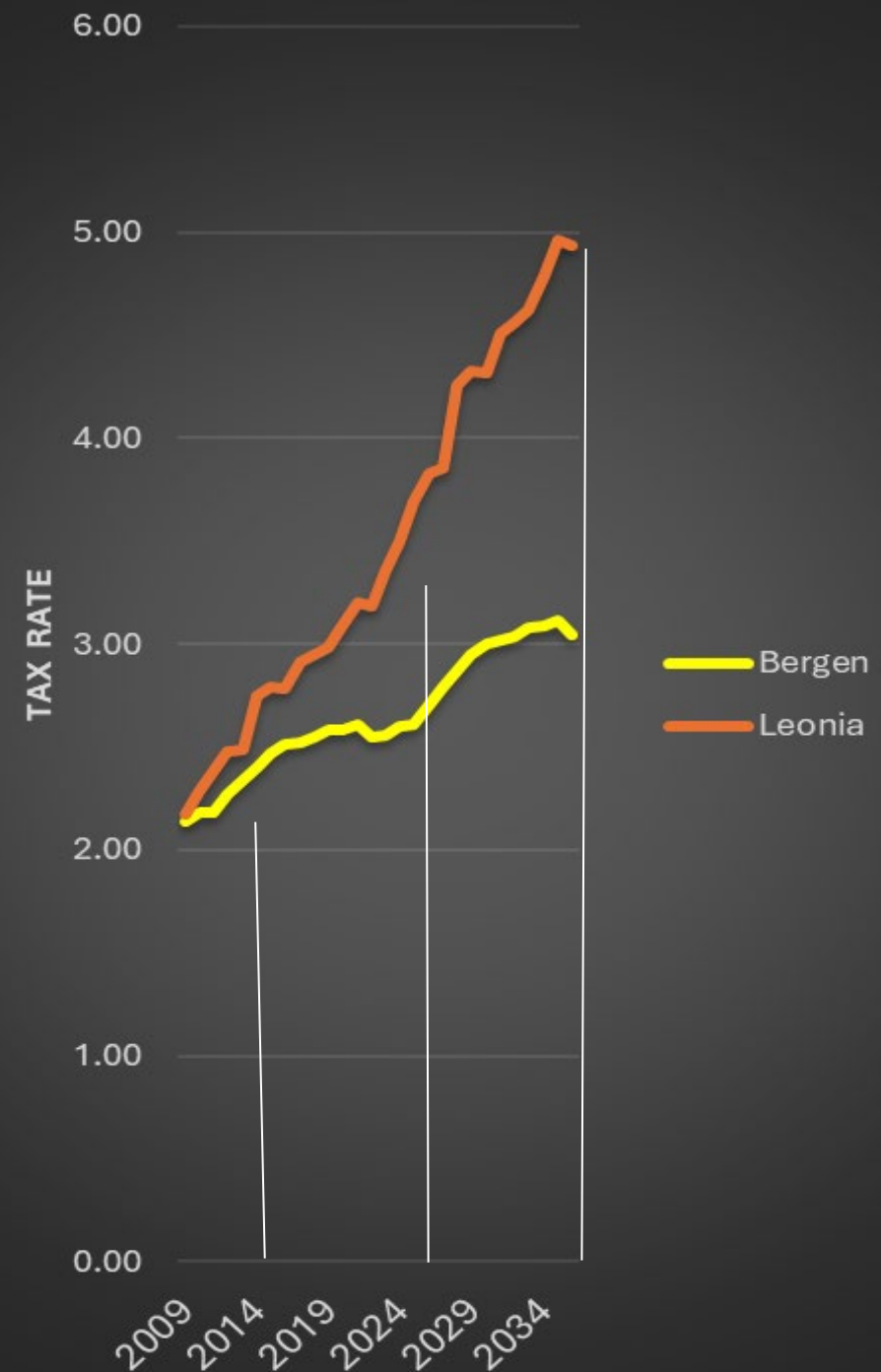


BOROUGH
of
LEONIA
SETTLED
1668



Leonia is special

Where Taxes will go if we continue on this path (ie, without development)



Moving Forward...

The Answer?

REDEVELOPMENT & REVITALIZATION

Our insulated model is unsustainable.

Change is inevitable.

Make OUR choices within OUR vision.



CHRONOLOGY

DATE	MILESTONE
Early 2022	Master Plan Updated
September 2023	DRAFT Redevelopment Plan published
January 2024	Appointment of MACORR
February 2024	NJ State passes legislation mandating Affordable Housing with severe penalties for not maintaining pace
April 2024	Subcommittees focused on proactively working with developers are formed
May 2024	MACORR presentation to solicit public input
Summer 2024	Input from May presentation used to refine DRAFT Redevelopment Plan
September 2024	Redevelopment Plan Approval by Council
October 2024	Update of Ordinance & Zoning as necessary
	FULL STEAM AHEAD with a Phased Approach
JUNE 30, 2025	Municipalities <u>required</u> by NJ to adopt zoning ordinances to comply with Affordable Housing mandates

Mayor's Advisory Committee On Redevelopment and Revitalization

PART 1 – The Present (Where we are) by Frank Livelli

PART 2 – The Past (Where we have been) by Pat Botten

PART 3 – The Future (Where we want to go) by YOU

The 2 Unstoppables:

1. Rising Property Taxes

2. Affordable Housing Obligations

Projections without Intervention:

**1. Substantial, Unsustainable
Property Tax Increases**

**2. Overdevelopment Driven by Developers
and the New State-Mandated Affordable
Housing Obligations**

Potential Solutions:

**The pursuit of Ratables and Revitalization
with Affordable Housing**

A proactive / preemptive approach

Hence, Mayor Ziegler's creation of **MACORR**

**The Mayor's Advisory Committee On
Redevelopment and Revitalization**

MACORR's Mission

To gain support and input from the majority of Leonians for a redevelopment / revitalization plan with a phased approach that increases ratables, controls costs, protects Leonia's Quality of Life, maintains / enhances green landscapes and yards while fulfilling all legal obligations.

MACORR's Members:

1. **Pat Botten** (Co-Chair)
2. **Frank Livelli, MD** (Co-Chair)
3. **Damee Choi** (Planning Board Member)
4. **Gilbert Friedman** (Attorney)
5. **Michael Good** (Kulite representative)
6. **Peter Pulice** (Architect)
7. **Jeff Sammis** (Systems Engineer)
8. **Bahram Sayari** (Construction Mgmt)
9. **Marisa Mesropian** (Borough Administrator)
10. **Jonathan Mandel** (Borough Clerk)

Concept of “**Phased Revitalization**” *NOT*

“Everything Everywhere All at Once”

We are seeking Evolution **NOT** Revolution.

- | | | | |
|-----------------|-----------------------------------------------|--|----|
| PHASE 1: | Grand Ave / Ft Lee Rd / Willow Tree Rd Area | | AH |
| PHASE 2: | TBD (Depending upon results of Phase 1) | | AH |
| PHASE 3: | TBD (Depending upon results of Phase 2), etc. | | AH |

Each Phase would likely cover several years,
as they are carefully planned and executed.

MACORR's Mechanisms for achieving its goals:

1. The “DRS” = Developer Relations Subcommittee

Will proactively seek out and meet with property owners and prospective Developers to cultivate relationships to foster understanding and mutual gains.

2. The “PPC” = Proactive Projects Committee

Will meet with DRS-agreeable Developers to hash out actual proposed projects, with the goal of arriving at plans that are mutually acceptable and beneficial.

Developer Relations Subcommittee:

Pat Botten

Bahram Sayari

Frank Livelli, MD

Marisa Mesropian

Proactive Projects Committee:

Bill Ziegler

(Mayor)

Pat Botten

(MACORR Co-Chair)

Frank Livelli, MD

(MACORR Co-Chair)

Peter Pulice

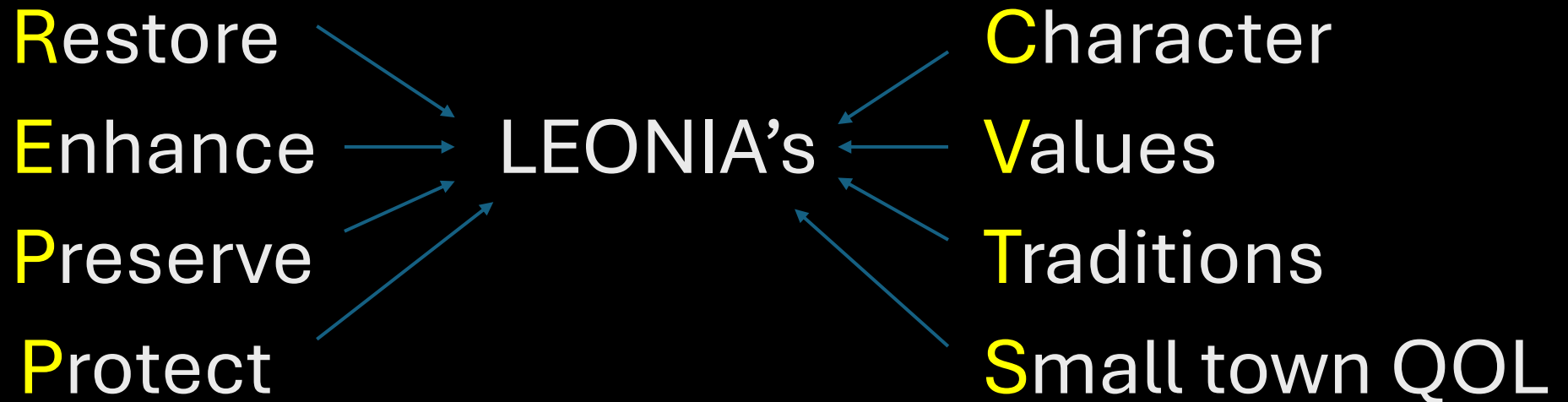
(Architect)

Bahram Sayari

(Construction Mgmt)

MACORR will strive to achieve the two goals of controlling taxes and limiting development while still adhering as closely as possible to these overarching principles:

REPP-CVTS



How Will We Measure Success?

1. **Ratables** (Are our property taxes under control?)
2. **Quality Of Life** (Are we abiding by REPP-CVTS?)
3. **Developer Partnerships** (Are the Developers DRS-agreeable?)
4. **Tracking Toward Affordable Housing Obligations** (Are we doing so while adhering to our core values?)

What we are working with...

- Current Master Plan that was adopted by the governing body in 2023
- Redevelopment Plan that was completed in 2023
 - Not yet adopted, M&C looking for additional recommendations/revisions from MACORR*
- The opinions of our fellow Leonians as expressed through the Public Opinion Surveys conducted in conjunction with the Master and Redevelopment Plans

Survey 2019

Over 840 Leonians submitted their opinions in the 2019 Redevelopment Survey. Survey results were used to form the draft Redevelopment Plan.

Most Leonians want Leonia to evolve by revitalizing our town through smart development, without upheaval in the underutilized segments of our community.

Survey Results in Summary

Main Reasons to live: Quality of Schools, Quality of Life

Top Concerns: Taxes, Schools, Traffic, Businesses

Identified Issues:

- Development of underutilized parts of town
- Availability of goods, services, restaurants, shops in town
- Improvement of Broad Avenue Commercial Corridor
- Affordability of Housing

Revival of Commercial Space

What do we typically do in neighboring downtowns?

75% eat in downtown restaurants
63% shop in stores
30% conduct personal business
and use service businesses

“Biggest Barriers” of utilizing our downtown

74% said lack of restaurants
54% said lack of business/services
18% said general lack of interest in visiting downtown

Outside of Leonia what other local downtowns do we enjoy visiting and for what reason?
Englewood, Edgewater, Fort Lee and Ridgewood got the most responses
and Restaurants were by far the biggest reason.

Development Strategies

- Promote new commercial/mixed-use development
- Retain and attract major employers
- Redevelopment/Rehab of existing buildings in area
- Promote new residential development in-line with Affordable Housing mandates
- Additional housing types – townhomes, age-restricted housing

We need YOUR input and support!
WE ARE ALL IN THIS TOGETHER!

“No one has a monopoly on all the right answers.”

We need you to help us with ...


Ideas (What? Where?)

Opportunities (Developers? Properties?)

Communication (info@leonianj.gov)

Input from YOU

3 minutes per speaker.

- From the floor, raise your hand.
- From the virtual gallery, click the  symbol.
- When called upon, state your **name**, your **address** and your **comment/question**.
- Everyone has at least one opportunity to ask a question.
- Communication: info@leonianj.gov

APPENDIX

What is it we really want?

Of course, we all want for Leonia to be Leonia as it is today.

The mechanisms are there for that to generally be a constant.

The surveys show that not all Leonians want Leonia to be a stagnant environment, but one that can evolve by revitalizing our town through smart development, without upheaval in the underutilized segments of our community

Issues and Trends as it pertains to the task at hand

Development of underutilized parts of town

69% answered *Very Important/Important*

Availability of goods, services, restaurants, shops in town

79%

Broad Avenue Commercial Corridor

83%

Affordability of Housing - meaning cost of living

60%

Development Strategies

- Retain and attract major employers
- Redevelopment of existing buildings in area
66% agree to Restoration/Rehab of existing homes
- Promote new residential development
- Additional housing types such as townhomes and age-restricted housing
- Address Affordable Housing mandates

Possible Residential Construction

While there is a heavy lean on the approve side of Single Family, as it pertains to other housing stock it looks like this:

- Duplex and Multifamily - lean to Disapprove
- Townhomes and Senior Housing - lean to Approve
- Affordable housing of any kind - leans to Approve at 40%
- Mixed-use has a varied result

Development Strategies

- Retain and attract major employers
- Redevelopment of existing buildings in area
 - 66% agree to Restoration/Rehab of existing homes
- Promote new residential development
- Additional housing types such as townhomes and age-restricted housing
- Address Affordable Housing mandates