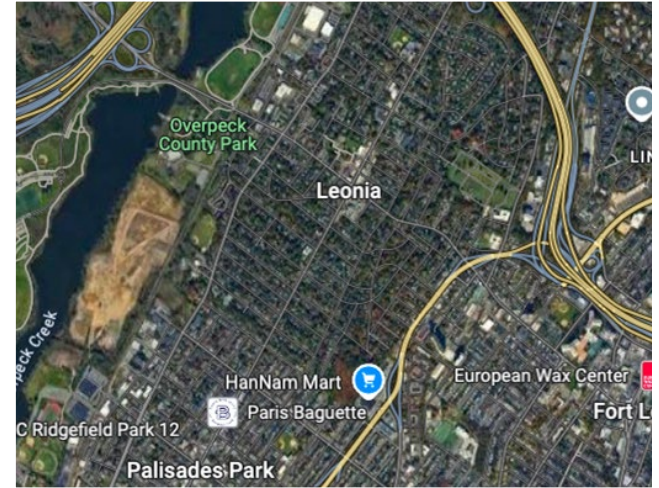
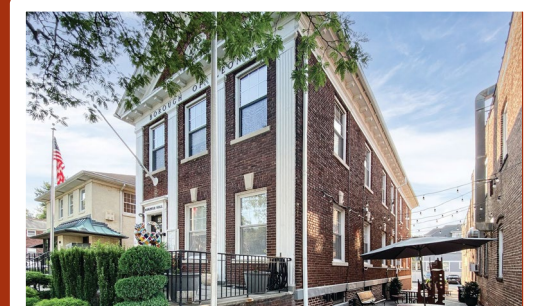


# Redevelopment & Revitalization



## TOWN HALL October 30, 2024



# Redevelopment & Revitalization



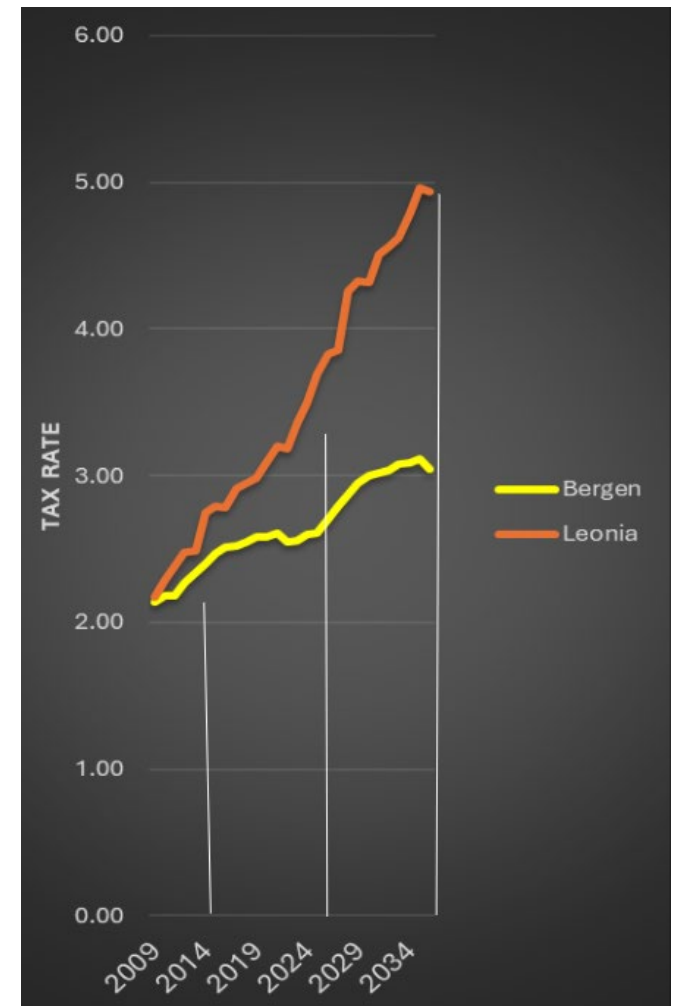
# Overview

93% of the tax burden is the responsibility of Leonia residents. Without additional income, our tax rate will far outpace that of Bergen County.

The TIME is NOW ...

REVITALIZATION & REDEVELOPMENT is the answer.

- Our insulated model is unsustainable.
- Change is inevitable.
- Make OUR choices within OUR vision.

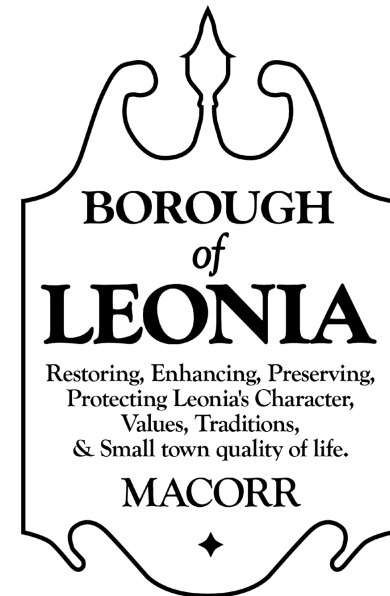


# Committee Charter

The Committee charter is 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.

## Members:

- **Pat Botten (Co-Chair)**
- **Frank Livelli, MD (Co-Chair)**
- **Gilbert Friedman (Attorney)**
- **Michael Good (Kulite representative)**
- **Peter Pulice (Architect)**
- **Jeff Sammis (Systems Engineer)**
- **Bahram Sayari (Construction Mgmt)**
- **Kathi Verbeek (Local Realtor and Resident)**
- **Christoph Hesterbrink (Council President)**
- **Marisa Mesropian (Borough Administrator)**
- **Jonathan Mandel (Borough Clerk)**



## Overview

This Town Hall intends to review the work done to date on our redevelopment and revitalization needs and solicit input from YOU for the benefit of the Borough of Leonia.

There are two phases:

- Phase I – Fort Lee Road/Grand Ave/Willow Tree Road Corridor
- Phase II – Broad Avenue

Importantly, this work is being done in conjunction with Affordable Housing needs and requirements.

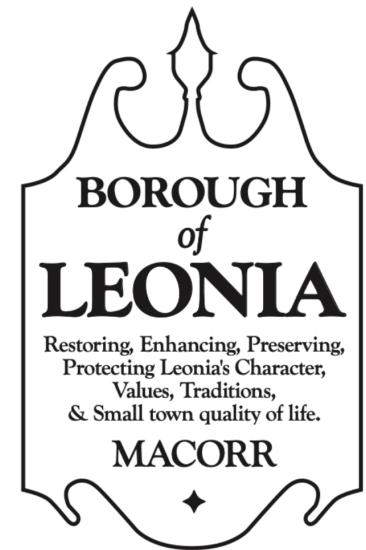
*How Leonia changes to meet the needs of our residents for the future is very much on our minds today as we deal with the challenges of revitalization and redevelopment.*

*- Mayor Bill Ziegler*

# Mission Statement

Responsible redevelopment and revitalization of Leonia to maintain its unique character

- **INCREASE RATABLES** : Introduce prudent commercial, service and retail development that will contribute to the tax base.
- **LEVERAGE RT 80 & I -95 GATEWAY:** With thousands of cars heading to GWB daily, our opportunity is to leverage this gateway with the redevelopment of the Fort Lee Road and Willow Tree Road corridors.
- **REFINE ZONING:** The Planning Board has already done its work in evaluating and identifying zones for improvement. Note: Zone definitions have been refined for clarity.
- **MAINTAIN TOWN INTEGRITY** : Redevelop identified areas while respecting the voice of our residents and the integrity of Leonia.



All the above is to be guided by these principles which means any project must adhere (as much as possible).

*RESTORING \* ENHANCING \* PRESERVING \* PROTECTING LEONIA'S CHARACTER  
\* VALUES \* TRADITIONS \* SMALL TOWN QUALITY OF LIFE*

# MACORR Progress Report

## Since our last Town Hall in May 2024:

- Met with several Developers to identify their drivers:
  - Density
  - 3+ stories
- Summits with Affordable Housing Committee
- Consulted with Planning Board
- Drafted a Refined Zoning Plan



# Redevelopment Requirements



Land Use



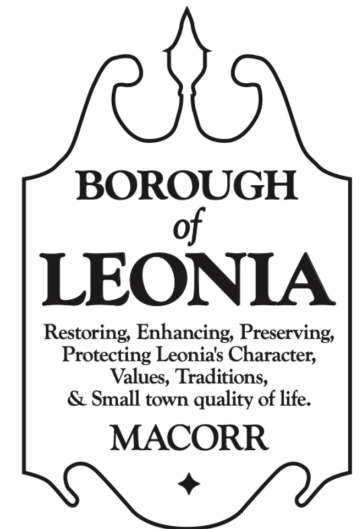
Sustainability



Shade Tree & Community Space

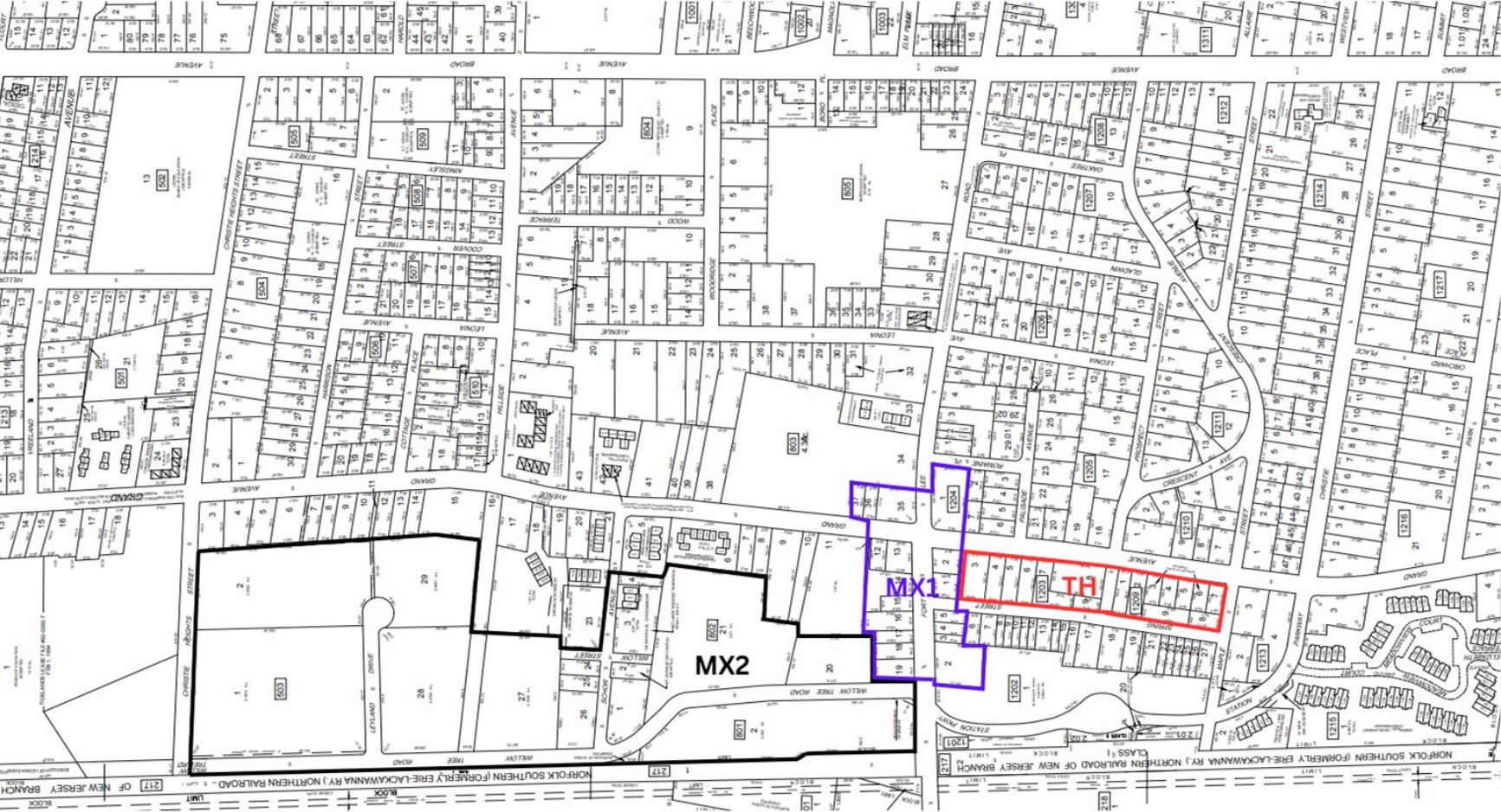


Historic Preservation

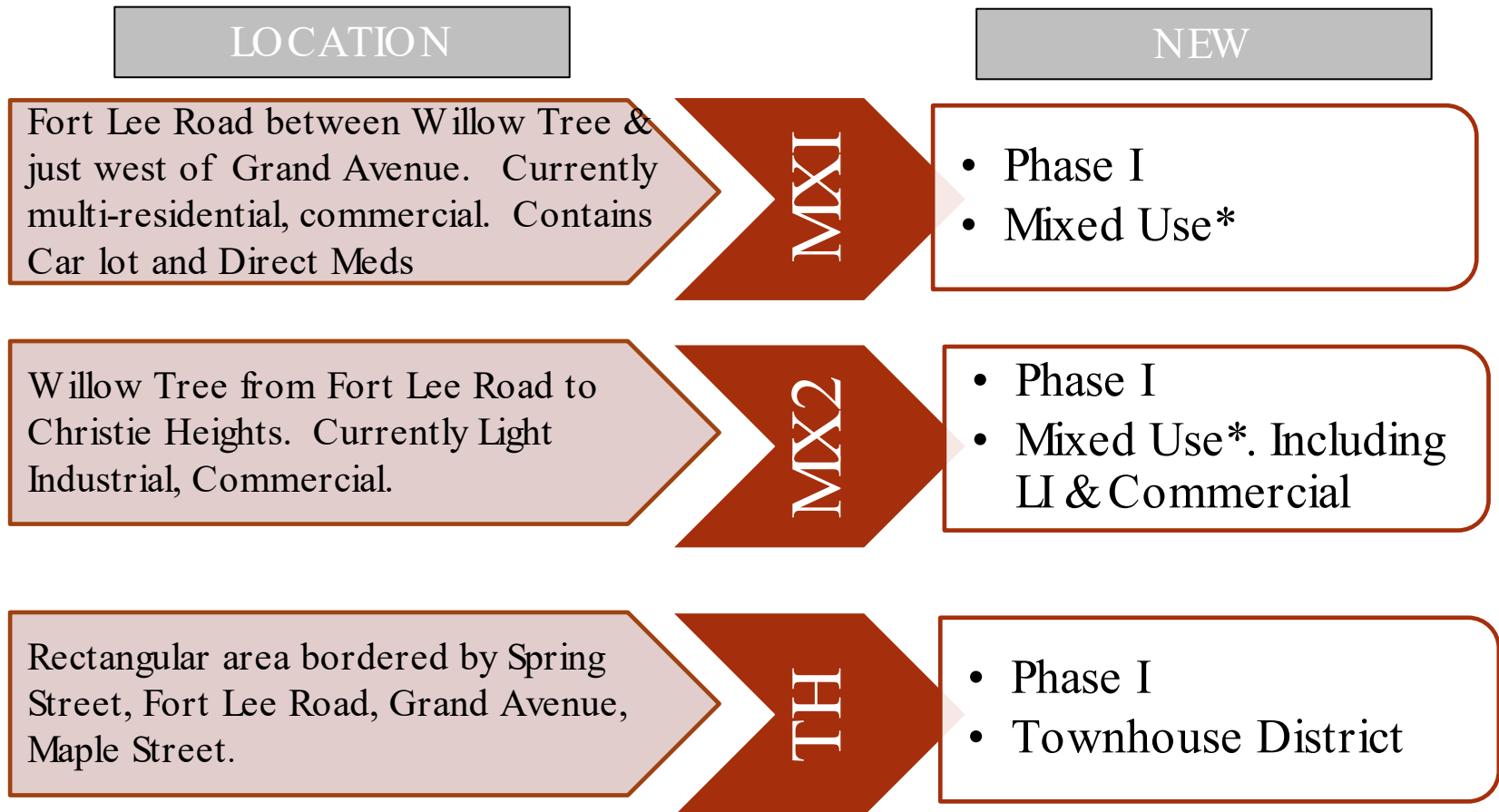




# Redevelopment Zones



# Zone Redefinition



*\*Mixed Use: First Floor retail/service. MX2 can be 100% commercial, but not 100% residential*

# Business Initiative:

## Fort Lee Rd / Grand Ave / Willow Tree Road Corridor

### What we are looking for

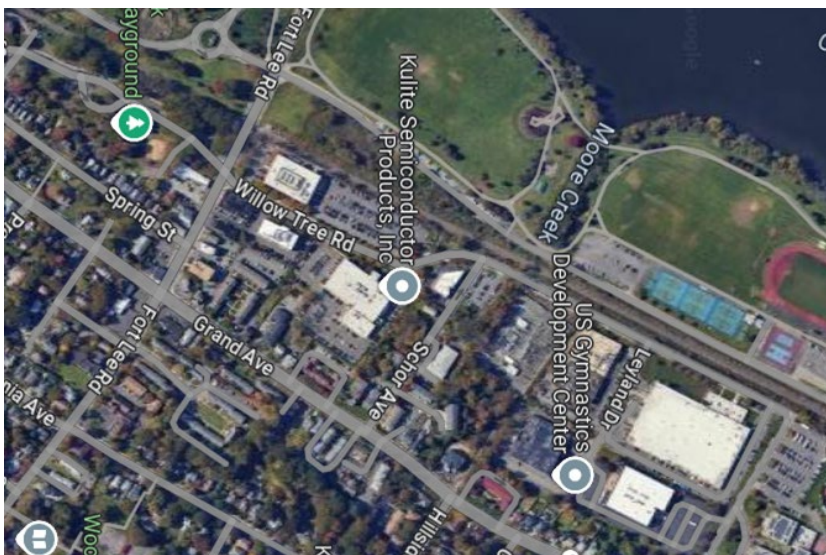
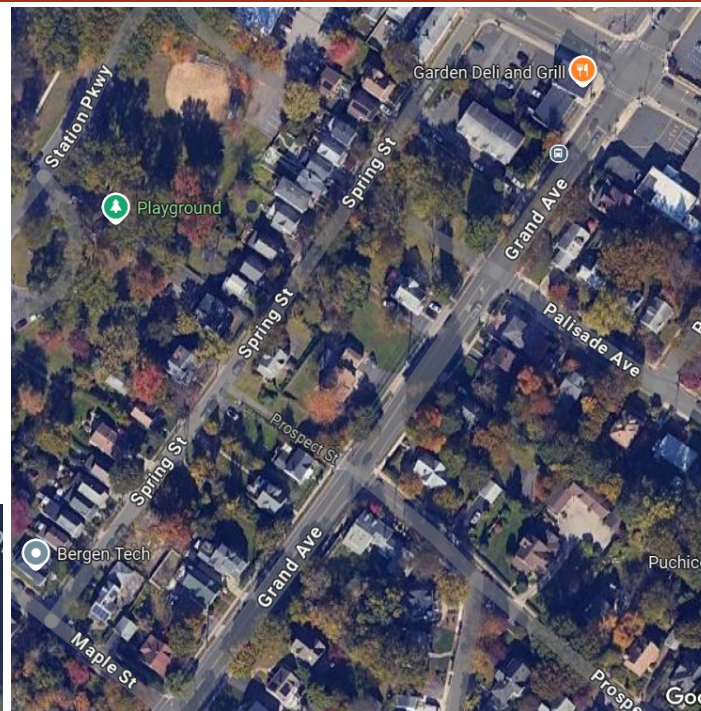
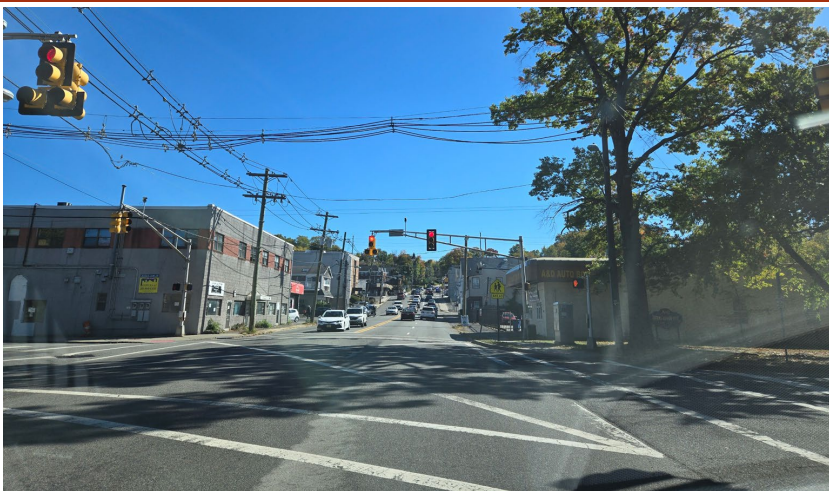
- 😊 “Transit Village”
  - High-end Restaurants
  - High-end drive-through (Starbucks, Chipotle)
  - Gourmet Food Market
  - Micro-Brewery
  - Ice Cream or Yogurt Parlor
  - Low-occupancy residential
  - Boutique Hotel
  
- 😊 Full-Service Gym & Spa
- 😊 Luxury 55+ Housing
- 😊 Young college-graduate Housing
- 😊 Warehouse-style Antique/Art Lofts
- 😊 Medical Facilities / Surgery Center
- 😊 Film & TV Production Studio
- 😊 Attractions (ex, virtual golf)
- 😊 Leverage nearby Overpeck Park & sunset views to the West

### What we would not like to see

- 😞 Low-end hotels
- 😞 Businesses explicitly excluded as per Zoning Ordinance
- 😞 Fast Food chain restaurants
- 😞 100% residential, high-density, explosive population growth
- 😞 Bars for consumption only
- 😞 Big Box Stores



# The areas in Phase I as they look today.....







Boutique Hotel



Transit Village

EXAMPLES OF OUR  
VISION – *WILLOW TREE*



# EXAMPLES OF OUR VISION

Parking Garage with Offices/Living Space Above







EXAMPLES OF OUR VISION  
*TOWNHOUSE DISTRICT "TH"*



EXAMPLES OF OUR VISION  
*TOWNHOUSE DISTRICT "TH"*





EXAMPLES OF OUR VISION  
- FORT LEE ROAD



## MX1: Fort Lee Road between Willow Tree Road & Grand Ave



- Building Hgt Max: 4 stories/45 ft, 3 stories straight up, 4<sup>th</sup> set-back 10 ft\*
  - Dwelling Density Max: 60 dwellings/acre\*
  - Affordable Housing Set-Aside: 20%
  - Building Coverage Max: 75%\*
  - Impervious Coverage Max: 85% or current coverage
  - Tree Requirements: Shade Trees in front encouraged. Maintain current coverage where optimal.
  - Stormwater retention as required by NJ regulations
- \* Denotes change from current zoning

## MX1: Fort Lee Rd between Willow Tree & Grand Ave cont'd



- Side Yard Set-Back: Minimal\*
- Rear Yard Set-Back: 3 feet\*
- Front Yard Set-Back: 10 feet from curb\*
- First Floor commercial/service
- Balconies 3<sup>rd</sup> floor and above only
- Minimum Lot Area: 10,000 sqft\*
- Parking: RSIS standards. 100% Pervious coverage

## MX2: Willow Tree from Fort Lee Road to Christie Heights



- Building Height Max: 4 stories/45 ft (mixed-use), 6 stories/65 ft (commercial)\*
- Dwelling Density Max: 40 dwellings/acre\*
- Affordable Housing Set-Aside: 20%
- Building Coverage Max: 75%
- Impervious Coverage Max: 85%, or current coverage
- Tree Requirements: Maintain current tree coverage where optimal. Shade Trees along sidewalks.
- Stormwater retention as required by NJ regs



## MX2: Willow Tree from Fort Lee Rd to Christie Hgts cont'd



- Side Yard Set-Back: 10 feet\*
- Rear Yard Set-Back: 10 - 35 feet (mixed-use), 15 - 25 feet w/landscaping (commercial)\*
- Front Yard Set-Back: 10 feet w/landscaping (mixed-use), 10 - 25 feet (commercial)\*
- First Floor commercial/service
- Balconies 3<sup>rd</sup> floor and above, Willow Tree side only.
- Minimum Lot Area: 2 acres\*
- Parking: RSIS standards. 100% Pervious coverage

## TH: Area on Grand Avenue bordered by Spring Street, (almost to) Fort Lee Road, Maple Street



- Building Height Max: 3 stories/35 ft on Grand Avenue. Parking at rear.
- Dwelling Density Max: 12 dwellings/acre\*
- Contiguous Units: Minimum 3, Maximum 5\*
- Affordable Housing Set-Aside: 20%
- Building Coverage Max: 65%\*
- Impervious Coverage Max: 75%\*
- Tree Requirements: Shade Trees along Grand Avenue and Spring Street. Maintain or replace current tree coverage.
- Stormwater retention as required by NJ regs

## TH: Area on Grand Avenue bordered by Spring Street, (almost to) Fort Lee Road, Maple Street – cont'd



- Side Yard Set-Back: End-unit 10ft. 20ft between townhomes
- Rear Yard Set-Back: 10 feet\*
- Front Yard Set-Back: 10 feet along Grand Avenue\*, 30 feet along Spring Street
- 100% residential
- Balconies/decks: West side only
- Minimum Lot Area: 21,500 sqft\*
- Parking: RSIS standards. 100% Pervious coverage

## MACORR Next Steps

- Developer Meetings
  - Developers Brochure
  - Request for Proposal
- Update Refined Zoning Plan based upon tonight's meeting and present to Mayor & Council for approval and implementation
- Move forward with meetings with Developers with updated ordinances.
- Work closely with the Affordable Housing Committee & initiatives

# Affordable Housing

**WHY AFFORDABLE HOUSING?** The Affordable Housing initiative was imposed on municipalities by the New Jersey Supreme Court decades ago (Mount Laurel decision). Municipalities not in compliance with their obligations will lose their zoning (“builder’s remedy lawsuit”) – meaning, a developer can come in and build without regard to local zoning ordinances.

**The Fair Housing Act requires a deed -restricted mix of:**

- Up to 30%- Senior Housing
- Up to 25%- Supported Living
- At least 50% Family Units (Very Low Income Housing at least 13%)

**DOES LEONIA HAVE ANY AFFORDABLE HOUSING?** Leonia already has deed-restricted Affordable Housing units – 131 units not including 39 apartment buildings in the Borough that offer affordable dwellings.

- 108 units of Age-restricted housing
- 7 supported living units
- 13 Low-Income family units
- 3 units on the way (through set-asides to an apt bldg shovel-ready on Fort Lee Road)

## Affordable Housing

### WHAT IS LEONIA'S OBLIGATION?

- Round 3: 212 units (as determined by Superior Court)
- Round 4: 104 units (based on DCA's calculations)
- **Total obligation of 316 units** .

Since Leonia is fairly built out, how many affordable units can we build on vacant land? Our **Realistic Development Potential ("RDP") is estimated at 30 units** , of which some of this obligation has already been met. This is our immediate need.

The remainder is known as **Unmet Need** .

**STAY TUNED!**

**Town Hall on Affordable Housing February 2025**



# QUESTIONS & COMMENTS

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**