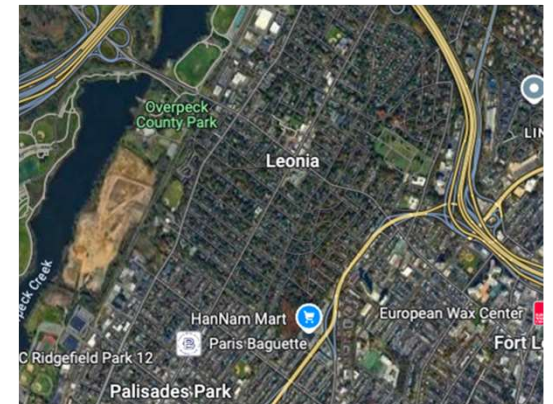
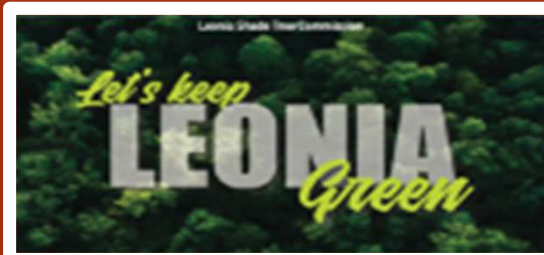


Redevelopment & Revitalization



Mayor & Council
November 18, 2024





BOROUGH OF
LEONIA
BERGEN COUNTY, NEW JERSEY

Where we are today

- Town Hall - May 2024
- Town Hall - October 2024
- Presentation to Mayor & Council – November 2024
 - *present rezoning, hear specific comments, revise, if necessary, move forward*



BOROUGH OF
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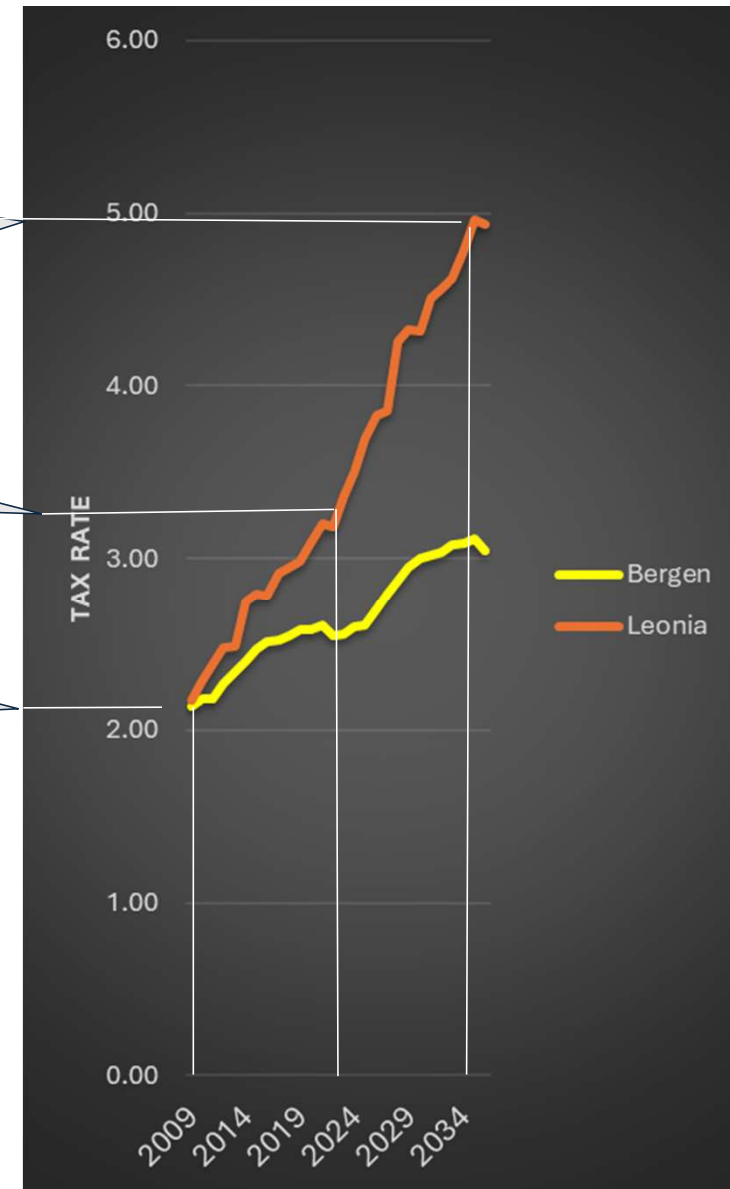
Why we need to act

- We need to increase rateables in Leonia
- If not, we either need to drastically cut services or increase taxes to unsustainable levels

in 10 years, Taxes on the average home would be over \$21,000 - or more

2022 Taxes on the average home: \$13,957

2009 Taxes on the average home: \$10,382





BOROUGH OF
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BERGEN COUNTY, NEW JERSEY

Update zoning, protect character, increase revenue

Our Strategy

Our current zoning is confusing and needs to be updated

We need to protect Leonia's character

We need to attract the right developers

We need to protect Leonia from developers who only care about profits and not the town

We need to enable Affordable Housing

New development needs to bring in more in taxes than it costs in services and schools

What to attract and what to prevent

Commercial rateables,
minimizing load on the
school district



High density residential
maximizing developer
profits at the expenses of
Leonia taxpayers



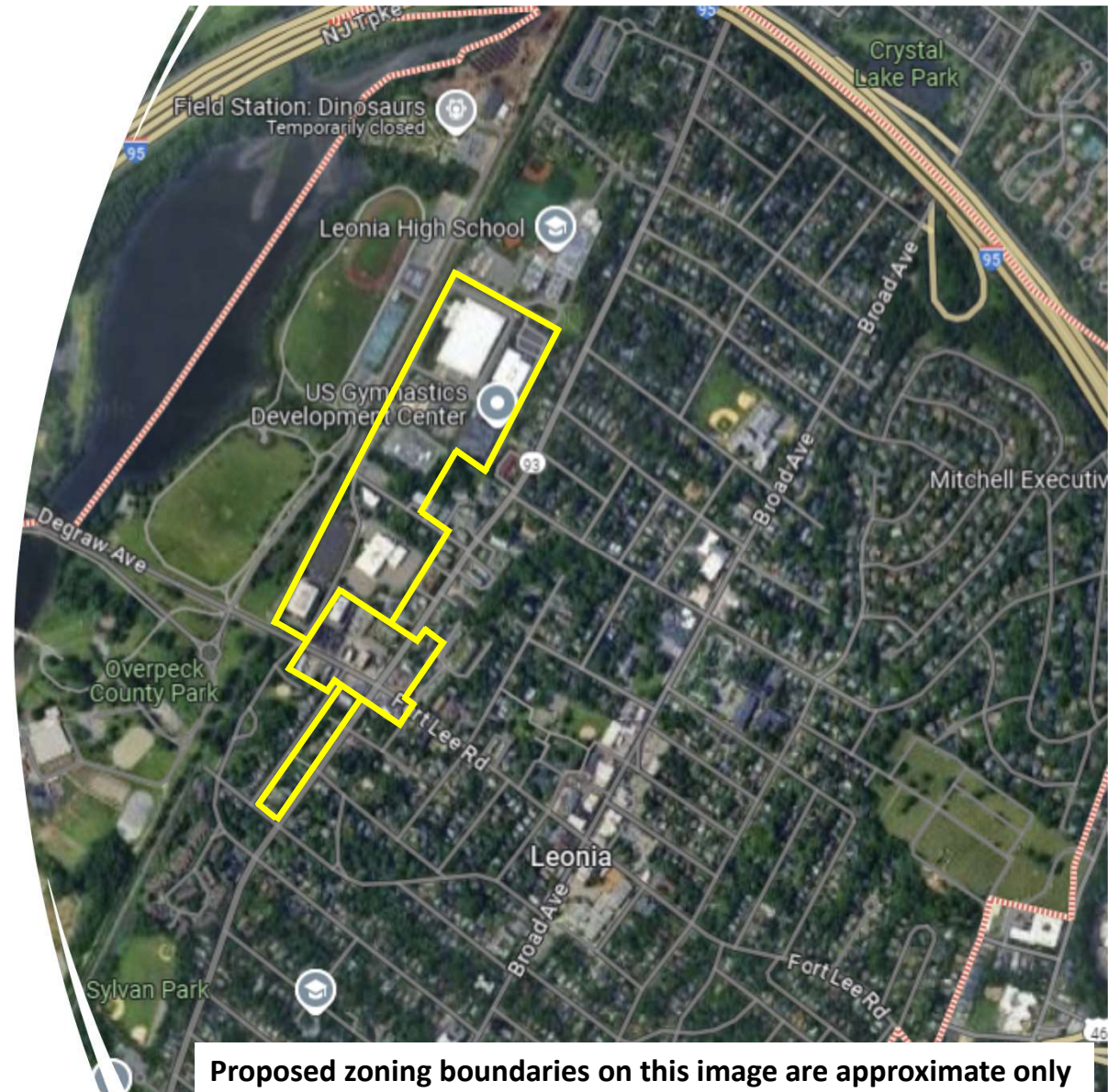
Images are conceptual renderings, not actual plans



BOROUGH OF
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Phase 1 Zoning

- There are two zoning phases:
 - Phase 1: West of Grand Avenue
 - Phase 2: Along Broad Avenue
- We are talking about Phase 1 zoning today
- Phase 2 zoning will be proposed early next year

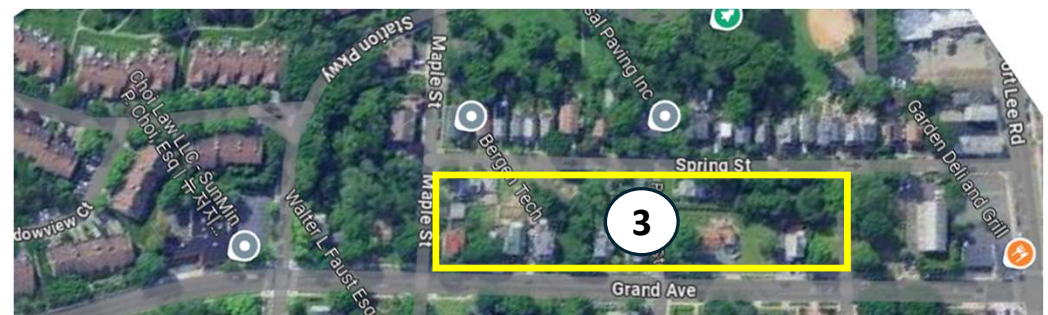
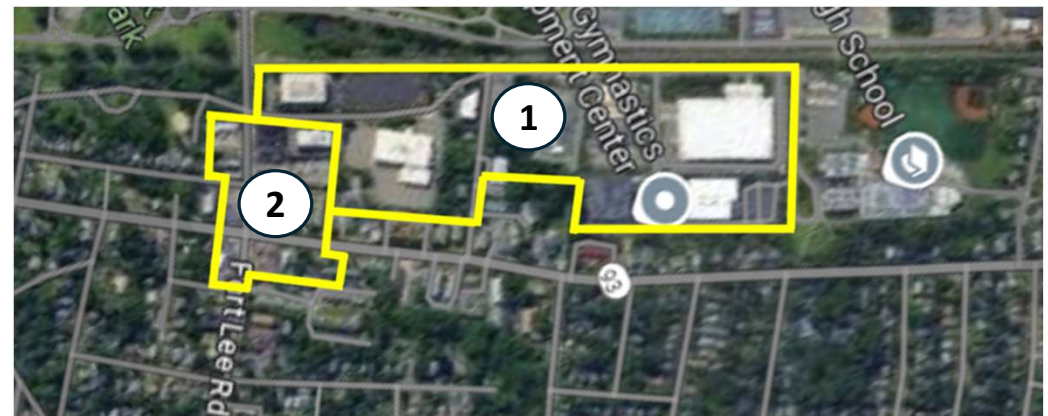


Proposed zoning boundaries on this image are approximate only



Phase 1 Zoning Specifics

1. Along Willow Tree Road
 - Allow both residential and commercial
 - Allow up to 6 stories
2. Along Fort Lee Road
 - Allow both residential and commercial
 - Allow up to 4 stories
3. Expand the townhouse district along Grand Avenue below Spring Street





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Zoning Details What Changes



MX1 – Fort Lee Road Corridor

		ZONE = MX 1 Fort Lee Road btwn Willow Tree & just past Grand Avenue.	
		CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
CURRENT ZONING:	COMMERCIAL		
NEW ZONING:	Mixed Use. First floor business/service, upper floors may be residential. NOT 100% residential.		
Height	3 stories / 36 feet	"Mid-rise". 4 Stories/45 feet. 3 stories straight up. 4th story 10 ft set-back from 3rd story.	
Dwelling Density	Not specified	60 dwellings / acre	



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MX1 – Fort Lee Road Corridor

	ZONE = MX 1 Fort Lee Road btwn Willow Tree & just past Grand Avenue.	
	CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
Affordable Housing set-aside	15% Rental / 20% Owned	20%
Maximum Building coverage	Not specified	75%
Maximum Impervious Coverage	Not specified	85% or current coverage whichever is higher.
Tree requirements	Not specified	Shade Tree in Front encouraged. Maintain current coverage where optimal.
Stormwater Management	As required by NJ Regulations	As required by NJ Regulations
Side Yard Set-Back	No required but if residential, then 10 to 16 ft	3 feet
Rear Yard Set-Back	10 to 16 ft	3 feet
Front Yard Set-Back	None required.	10 feet from curb.
First Floor	Commercial / Service	Commercial / Service
Balconies	3rd floor and above only	3rd floor and above only
Min Unit Sq Ftage.	0 bdrm - unspecified 1 bdrm - 825 sqft 2 bdrm - 1,050 sqft 3 bdrm - 1,275 sqft	0 bdrm - 610 sqft 1 bdrm - 750 sqft / 650 sqft (AH) 2 bdrm - 950 sqft / 875 sqft (AH) 3 bdrm - 1,250 sqft / 1,110 sqft (AH)




MX1 – Fort Lee Road Corridor

	ZONE = MX 1 Fort Lee Road btwn Willow Tree & just past Grand Avenue.	
	CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
Mix of Commercial / Residential	First Floor Commercial or parking. 100% commercial or mixed-use	First Floor Commercial or parking. 100% commercial or mixed-use.
Minimum Lot Area	Not specified	10,000 sqft
Parking Requirements	RSIS Standards	RSIS standards. 100% pervious coverage.
Gardens	Not specified	Roof Gardens encouraged
Floor Height	Not specified	Minimum 10 ft
HVAC	Limited for outdoor sound reduction	Rooftop for new build
Permitted Uses	Retails, Shops, Personal services and repair, beauty/barber shops. Restaurants (no drive-thrus), executive office, exercise facilities (Upper floors only), Banks, places of worship. First floor business/service, upper floors may be residential.	Additionally: High-end drive-through, micro-breweries, hotels, luxury housing, medical/surgery facilities, film & TV production
Prohibited Uses	As per 290-43.1	No change.
OTHER	Not specified	LEEDS Silver.



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MX2 – Willow Tree Road

		ZONE = MX 2 Willow Tree from Fort Lee Road to Christie Heights.	
			
		CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
CURRENT ZONING:	LIGHT INDUSTRIAL, COMMERCIAL		
NEW ZONING:	Mixed Use. Includes LI & Commercial, but NOT 100% residential.		
Height	Not specified	Mixed Use: 4 stories/45 feet. 100% commercial: 6 stories/65 feet. Minimum Floor Height = 10ft. 3 stories/35ft along Christie Heights. Otherwise, 6 stories/65 ft -- ground floor Retail, setback of 30 ft from Christie Heights and another 10 ft for each floor after 3rd floor.	
Dwelling Density	Not specified	40 dwellings / acre	



BOROUGH OF
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 BERGEN COUNTY, NEW JERSEY

MX2 – Willow Tree Road

	ZONE = MX 2 Willow Tree from Fort Lee Road to Christie Heights.	
	CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
Affordable Housing set-aside	15% Rental / 20% Owned	20%
Maximum Building coverage	50%	75%
Maximum Impervious Coverage	Not specified	85% or current coverage whichever is higher.
Tree requirements	Not specified	Maintain current coverage where optimal. Shade trees along sidewalk.
Stormwater Management	As required by NJ Regulations	As required by NJ Regulations
Side Yard Set-Back	25 feet on each side. Corner lots governed by front lots of each street.	10 feet.
Rear Yard Set-Back	Not less than 50 feet.	15 - 25 feet with 5 feet landscaping.
Front Yard Set-Back	35 feet	10 - 25 feet with 5 feet landscaping.
First Floor	Not specified	Commercial / Service
Balconies	Not specified	3rd floor and above only. On Willow Tree side only.
Min Unit Sq Ftage.	0 bdrm - unspecified 1 bdrm - 825 sqft 2 bdrm - 1,050 sqft 3 bdrm - 1,275 sqft	0 bdrm - 610 sqft 1 bdrm - 750 sqft / 650 sqft (AH) 2 bdrm - 950 sqft / 875 sqft (AH) 3 bdrm - 1,250 sqft / 1,110 sqft (AH)



MX2 – Willow Tree Road

	ZONE = MX 2 Willow Tree from Fort Lee Road to Christie Heights.	
	CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
Mix of Commercial / Residential	100% Commercial	100% Commercial or mixed use. 100% residential <u>not</u> permitted in this zone. 1st floor must be retail or service. Office use permitted on 2nd floor. Microbrewery & craft distilleries min 200 ft from schools.
Minimum Lot Area	1 acre	2 acres
Parking Requirements	RSIS Standards	RSIS standards. 100% pervious coverage.
Gardens	Not specified	Roof Gardens encouraged
Floor Height	Not specified	Minimum 9 ft
HVAC	Limited for outdoor sound reduction	Rooftop for new build
Permitted Uses	Utilities, offices, laboratories, warehousing, assembly factory, parking, loading, places of worship.	Additionally: RESIDENTIAL, high-end drive-through, micro-breweries, restaurants, hotels, medical/surgery facilities, film & TV production.
Prohibited Uses	As per 290-43.1	No change.
OTHER	Not specified	LEEDS Silver.



BOROUGH OF
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TH – Grand Ave / Spring / Maple

		ZONE = TH Bordered by Spring / (almost) Fort Lee Rd / Grand / Maple	
		CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
CURRENT ZONING:	Single Family (A-3)		
NEW ZONING:	Townhouse District		
Height	2 stories + attic / 35 feet		3 stories / 35 feet on Grand Avenue. 4-stories at back with 1st floor in back as parking.
Dwelling Density	8 dwellings / acre		10 dwellings / acre



BOROUGH OF
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 BERGEN COUNTY, NEW JERSEY

TH – Grand Ave / Spring St / Maple St / Ft Lee Rd

	ZONE = TH Bordered by Spring / (almost) Fort Lee Rd / Grand / Maple	
	CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
Affordable Housing set-aside	15% Rental / 20% Owned	20%
Maximum Building coverage	25%	65%
Maximum Impervious Coverage	50%	75%
Tree requirements	Not specified	Shade Trees along Grand and Spring. Maintain or replace current tree coverage.
Stormwater Management	As required by NJ Regulations	As required by NJ Regulations
Side Yard Set-Back	8 feet	End Unit 10ft. Contiguous units: Min 3, Max 5. 20 ft between townhome structures.
Rear Yard Set-Back	25 feet	10 feet
Front Yard Set-Back	25 feet	10 feet along Grand Avenue, 30 feet along Spring Street
First Floor	n/a	n/a
Balconies	Not specified as such*	Balconies / decks -- Rear (west side) only.
Min Unit Sq Ftage.	0 bdrm - unspecified 1 bdrm - 825 sqft 2 bdrm - 1,050 sqft 3 bdrm - 1,275 sqft	Not specified



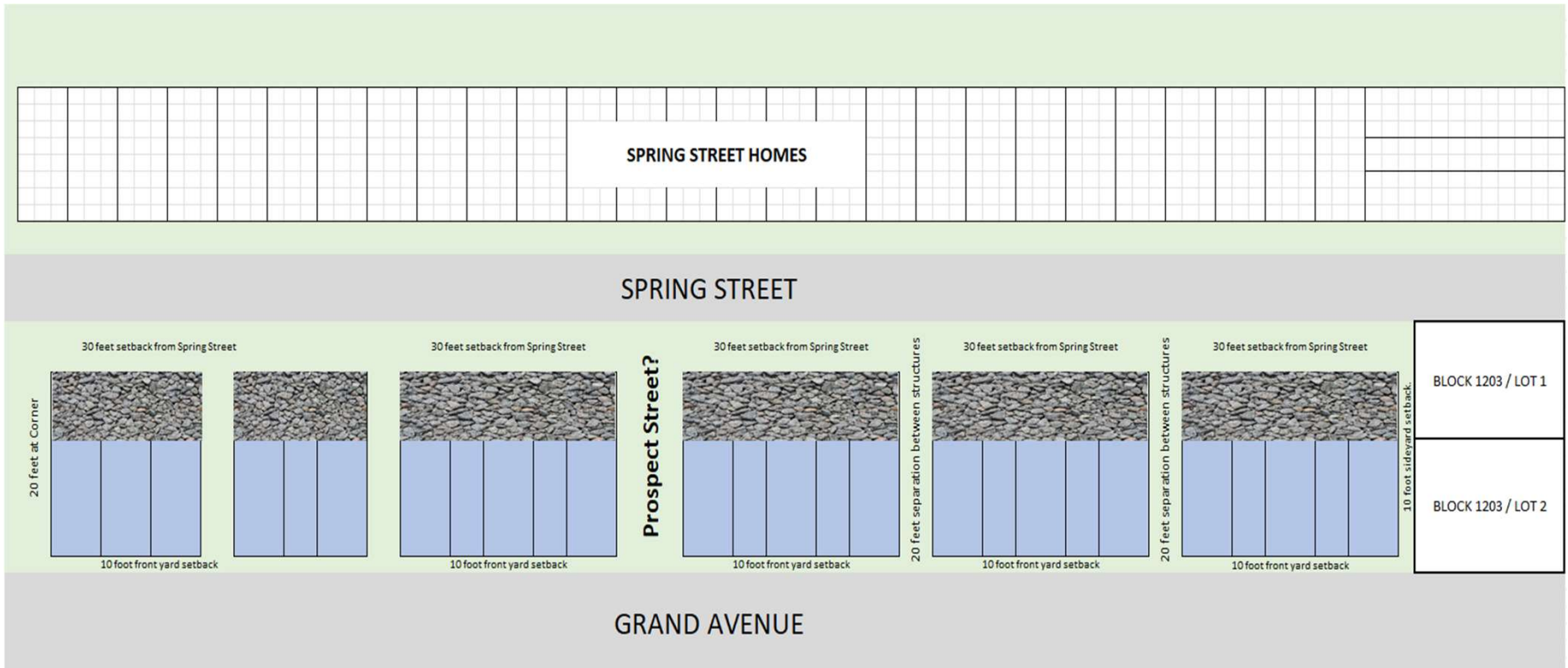
TH – Grand Ave / Spring / Maple

	ZONE = TH Bordered by Spring / (almost) Fort Lee Rd / Grand / Maple	
	CURRENT ZONING	PROPOSED ZONING - Proposed CHANGES are in red font.
Mix of Commercial / Residential		100% residential
Minimum Lot Area	5,000 sqft	21,500 sqft
Parking Requirements	RSIS Standards	RSIS standards. 100% pervious coverage.
Gardens	Not specified	Roof Gardens encouraged
Floor Height		Minimum 10 ft
HVAC	Limited for outdoor sound reduction	Rooftop for new build
Permitted Uses		Townhomes. Not stacked townhomes.
Prohibited Uses	As per 290-43.1	No change.
OTHER		Front Porches not extending beyond first floor. Steps can extend 5ft into front yard. Driveway provided from Spring Street or side streets, NOT from Grand Avenue.



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TH District - Conceptualized



Notes: Townhomes 25'x75', re-open Prospect Street?, entrance to townhomes from Spring Street.
16 existing lots currently → at most, 26 townhomes. Historical burial plot will be preserved.



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OTHER ITEMS

- **Set-Asides Ordinance 290-43.2(c)** -- Make set-asides 20% for both rental & owned. Currently Rental is 15%, Owned is 20%.
- **Set-Asides Ordinance 290-43.2(b)** – Currently requires set-asides for to require set-asides only where there is a net increase of 5 or more units over existing zoning. Recommend an absolute requirement for set-asides for ALL new dwelling builds that are 5 dwellings or more.
- **Parking & Driveways** – Require 100% permeable covering for all surfaces in the Borough. This includes new surfaces and instances where existing surfaces are taken up for replacement.



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Next Steps

- Today: provide initial input and considerations
- Share with the Planning Board in December
- We ask the Mayor & Council to provide specific feedback to MACORR prior to the next M&C meeting on December 2nd