

# **Grand Avenue, Fort Lee Road and Willow Tree Road REDEVELOPMENT PLAN**



**Adopted by the Borough Council  
September 2025**

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## INTRODUCTION

These draft ordinances have been prepared as part of the ongoing redevelopment and revitalization effort in the Borough of Leonia and are inclusive of areas in need of redevelopment and areas in need of rehabilitation consistent with the Borough of Leonia's Master Plan.

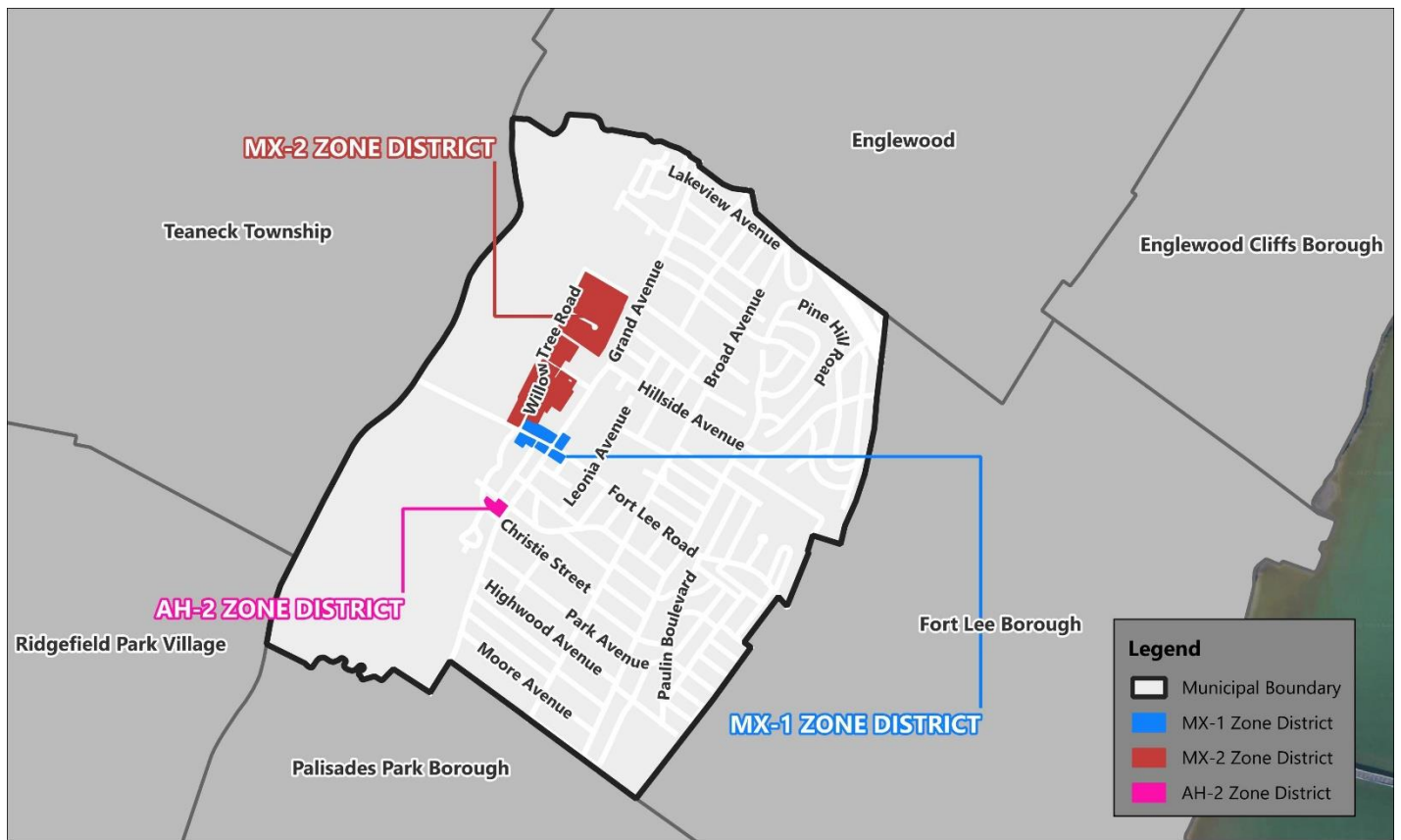
The entire Redevelopment Plan Area in the Borough of Leonia is comprised of approximately 70 non-contiguous acres located in an area that is generally bounded by the New Jersey Transit railroad right-of-way to the west, Station Parkway to the south, the Leonia High School to the north, and an irregular 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, 2, 3 and 4. 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 need of 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.

This Redevelopment Plan addresses three districts within the overall Redevelopment Plan Area which have been prioritized for redevelopment and revitalization:

- The MX1 Mixed Use district is 3.6 acres and is currently comprised of a commercial district including auto-body repair shops, dry-cleaners and offices sprinkled with residential units and parking lots.
- The MX2 Light Industrial/Mixed Use district is 25.1 acres and is currently a mix of warehouses, offices, manufacturing, utilities and parking lots.
- The AH-2 (Affordable Housing-2) district comprised of Block 1213/Lots 3&4.

FIGURE 1: REGIONAL MAP



**ZONING DISTRICTS**  
**GRAND AVENUE, FORT LEE ROAD, AND WILLOW TREE ROAD REDEVELOPMENT PLAN**  
 BOROUGH OF LEONIA | BERGEN COUNTY  
 DATA SOURCES: Parcels, NJGIN; Road Network, NJDOT; Satellite Basemap, Google Earth

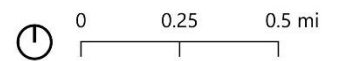
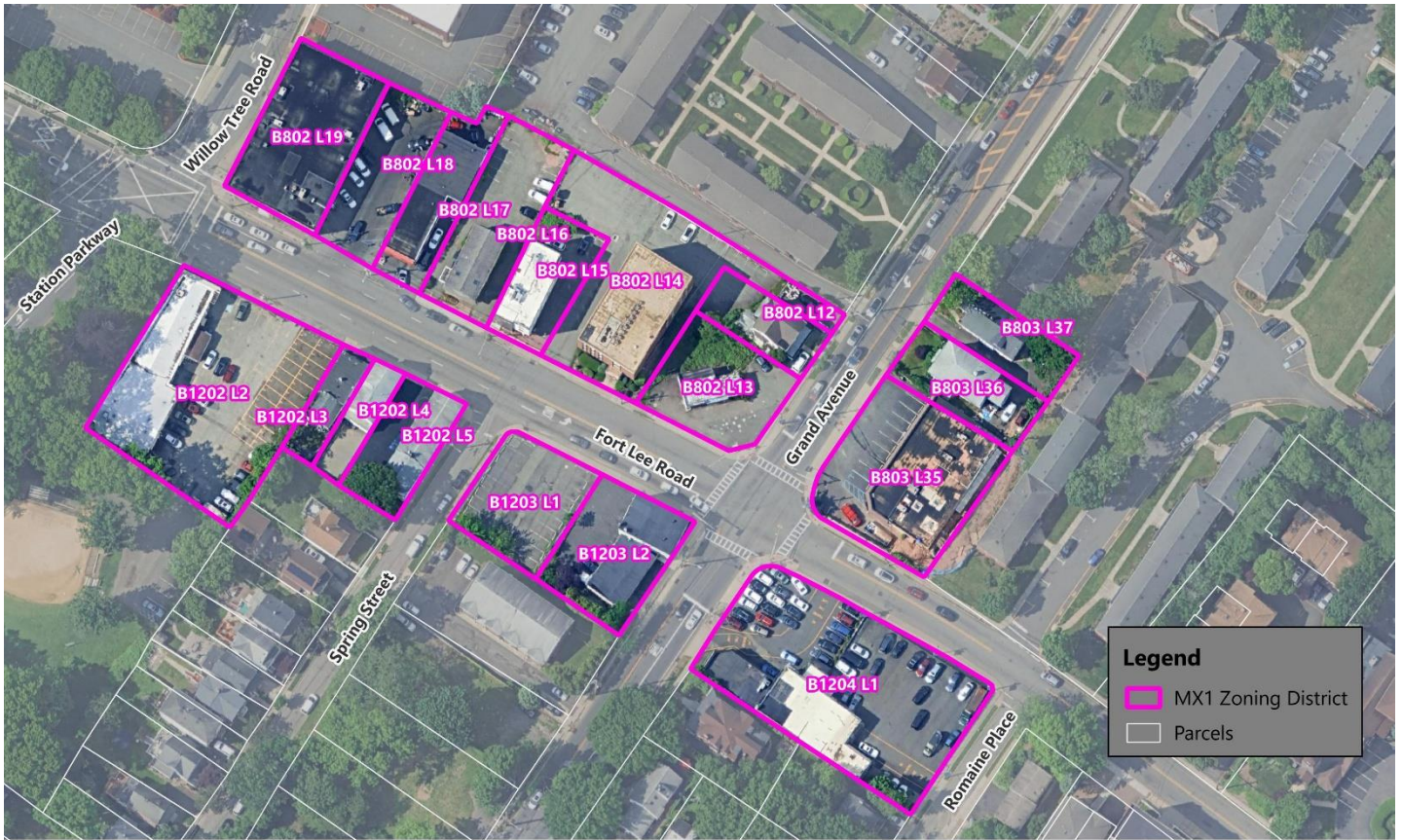


FIGURE 2: MIXED USE 1 (MX1) DISTRICT



**MX-1 ZONING DISTRICT**  
 BOROUGH OF LEONIA | BERGEN COUNTY  
 DATA SOURCES: Parcels, NJGIN; Road Network, NJDOT; Satellite Basemap, Google Earth

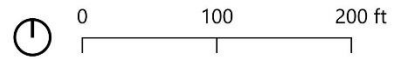


FIGURE 3: MIXED USE 2 (MX2) DISTRICT



**MX-2 ZONING DISTRICT**

BOROUGH OF LEONIA | BERGEN COUNTY

DATA SOURCES: Parcels, NJGIN; Road Network, NJDOT; Satellite Basemap, Google Earth

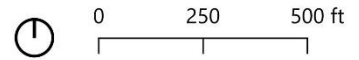


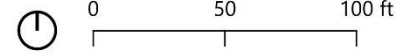
FIGURE 4: AFFORDABLE HOUSING 2 (AH2) DISTRICT



**AH-2 ZONING DISTRICT**

BOROUGH OF LEONIA | BERGEN COUNTY

DATA SOURCES: Parcels, NJGIN; Road Network, NJDOT; Satellite Basemap, Google Earth



## STATUTORY REQUIREMENTS

This Redevelopment Plan is written pursuant to Section 7 of the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7a, which provides that “no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinances of the municipal governing body.”

Pursuant to the requirements of the Local Redevelopment and Housing Law, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Plan Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, 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 Redevelopment Plan Area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Redevelopment Plan 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;
4. An identification of any property within the Redevelopment Plan Area that the municipality envisions acquiring, in accordance with the Redevelopment Plan; and,
5. 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; and (c) the State Development and Redevelopment Plan (SDRP), adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C.52:18A-196 et al.).

As evidenced by the following sections of the plan, this Redevelopment Plan meets these statutory requirements.

TABLE 1: REVELOPMENT PLAN AREA DESCRIPTION

**MX1, MX2 and AH2 DISTRICTS DEFINED BY BLOCK, LOT AND ADDRESS**

<u>District</u>	<u>Block</u>	<u>Lot</u>	<u>Property Location</u>
MX1	802	12	352 GRAND AVE
MX1	802	13	350 GRAND AVE
MX1	802	14	135 FORT LEE RD
MX1	802	15	133 FORT LEE RD
MX1	802	16	131 FORT LEE RD
MX1	802	17	125 FORT LEE RD
MX1	802	18	123 FORT LEE RD
MX1	802	19	117 FORT LEE RD
MX1	803	35	345 GRAND AVE
MX1	803	36	355 GRAND AVE
MX1	803	37	359 GRAND AVE
MX1	1202	2	118 FORT LEE ROAD
MX1	1202	3	128 FORT LEE RD
MX1	1202	4	130 FORT LEE RD
MX1	1202	5	134 FORT LEE RD
MX1	1203	1	FORT LEE RD
MX1	1203	2	340 GRAND AVE
MX1	1204	1	335 GRAND AVE
MX2	503	1	600 WILLOW TREE RD
MX2	503	2	2 CHRISTIE HTS ST
MX2	503	24	SCHOR AVE
MX2	503	25	SCHOR AVE
MX2	503	26	SCHOR AVE
MX2	503	27	498 WILLOW TREE RD
MX2	503	28	500 WILLOW TREE RD
MX2	503	29	100 LEYLAND DRIVE
MX2	801	2	1 WILLOW TREE ROAD
MX2	802	1	120 SCHOR AVE
MX2	802	2	124 SCHOR AVE
MX2	802	3	132-140 SCHOR AVE
MX2	802	4	144 SCHOR AVE
MX2	802	20	2 WILLOW TREE RD
MX2	802	21	400 WILLOW TREE RD
AH2	1213	3	266 GRAND AVE
AH2	1213	4	256 GRAND AVE

## PURPOSE/VISION

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 has created a Mayor's Advisory Committee on Redevelopment & Revitalization. The committee's mandate is to create a comprehensive plan for transit-oriented redevelopment while ensuring that the Borough can meet its affordable housing obligations.

The goals and objectives of the Redevelopment Plan area as follows:

- (i) Revitalize the Redevelopment Plan area;
- (ii) Create an economically vibrant community that capitalizes on its close proximity to the proposed New Jersey Transit Northern Branch Light Rail and Leonia station as well as to the existing bus network, which currently provides convenient access to New York City;
- (iii) Introduce new housing and businesses to the area;
- (iv) Diversify housing stock in the Borough, allowing it to implement its affordable housing obligations; and
- (v) Create a gateway district with the goal of piquing a visitor's interest and assessment of the Borough and be a source of pride to Leonia's residents.

## SURROUNDING AREA CONTEXT

The Redevelopment Plan areas are 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. The optimal walking distance between a transit station or stop and a place of employment/residential use is between  $\frac{1}{4}$  mile (1,320 feet) and  $\frac{1}{2}$  mile (2,640 feet), which places the Redevelopment Area within walking distance of good bus and future light rail service. In addition, places of work and shopping are within walking distance.

## RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND 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.

### 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 utilizing 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:

**Land Use Goal #2:** *"Promote growth in appropriate areas that meet current and future land use trends." "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."*

**Land Use Objective #2b:** *Promote transit-oriented development at potential light rail station on Fort Lee Road in the redevelopment areas."*

**Economic Development Objective #2:** *"Transform Fort Lee Road corridor to become a gateway into the Borough."*

## RELATIONSHIP TO ZONING ORDINANCE

The standards contained in this chapter of the Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area. In addition to the above, the following new districts shall be established on the Official Zoning Map of Leonia Borough, and the provisions of this Redevelopment Plan shall apply thereto: In all situations where zoning standards are not specifically addressed herein, the Leonia Zoning Ordinance and

Development Regulations shall apply.

## USE AND BULK REQUIREMENTS

The following land use and development standards provide a framework for the physical development of the 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.

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).

### 1.0 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.

**BOUTIQUE HOTEL** - small-capacity hotels that provide personalized service and have fewer than a hundred rooms displaying a strong sense of aesthetic, and have a unique, un-homogenized character.

**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.

**EXTENDED STAY HOTEL** – A hotel intended and designed for extended stays by guests and not a highway- oriented, overnight-stay facility and which includes in-room cooking facilities.

**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 comprising 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.

## **2.0 PLAN SUB-DISTRICTS**

The purpose of the larger 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 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 Redevelopment Plan Area will also improve the appearance and safety of the area and improve the Borough’s tax base.

### 3.0 MIXED USE (MX1 and MX2) DISTRICTS

1. Permitted Uses.
  - a. Mixed-Use Buildings with retail, business or service (“commercial”) on the first floor. Upper floors may be inclusionary residential or commercial. Offices are permitted on upper floors.
  - b. Retail businesses, including, but not limited to, specialty and gift shops and boutiques
  - c. Personal service establishments including spas.
  - 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 as long as food is served..
  - g. Brewpub or Microbrewery as long as food is permitted to be brought-in and eaten on premises
  - h. Delicatessens
  - i. Art galleries/art studios
  - j. Financial and banking institutions (excluding drive-throughs)
  - k. Professional offices
  - l. Specialty grocery stores
  - m. Educational Services
  - n. Film & television production studio
  - o. Boutique hotel
  - p. Extended stay hotel
  
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.
  - l. Off-street parking facilities, including parking structures subject to the provisions of Section 3.10
  - m. Trash enclosures
  - n. Mailboxes, Drop-boxes

3. Prohibited Uses. All uses not explicitly permitted in the MX1 & MX2 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-throughs
  - h. Bars for consumption only
  - i. Pawn Shops
  - j. Funeral Homes
  - k. "Big Box" stores
  
4. Bulk Standards:
  - a. Minimum Lot Area: 10,000 square feet
  - b. Maximum Building coverage = 75%
  - c. Maximum Impervious Coverage = 85%
  - d. Maximum Density:
    - MX1 district - 60 units per acre
    - MX2 district - 40 units per acre
  - e. 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.
  - f. Front Yard Setback:
    - MX1 district – 10 feet from curb
    - MX2 district – 10 feet with landscaping (mixed-use); 10 to 25 feet (commercial)
  - g. Side Yard Setback:
    - MX1 district – 3 feet
    - MX2 district – 10 feet
  - h. Rear Yard Setback:
    - MX1 district - 3 feet
    - MX2 district – 10 to 35 feet (mixed-use), 15 to 25 feet with landscaping (commercial use)
  - i. Maximum Height:
    - MX1 district - 4 stories/45 feet at lot frontage; 4<sup>th</sup> story must be stepped back 10 feet from the third-floor building line. Any building abutting a single-family residence shall maintain a ten-foot setback at the fourth floor.
    - MX2 district - 6 stories/65 feet at lot frontage for 100% commercial use. 5th story shall be stepped back 10 feet from the fourth-floor building line and the

6th story shall be stepped back five (5) feet from the fifth-floor building line. A mixed-use building may be up to 4 stories/45 feet; along Christie Heights, 3 stories/35 feet. Any building abutting a single-family residence shall maintain a ten-foot setback at the fifth floor and an additional ten feet at the sixth floor.

- j. Minimum public sidewalk width: 5 feet
- k. In the MX 2 district, a minimum six feet public easement for rain gardens, sidewalks, attractive street furniture such as street trees, green infrastructure, benches, pedestrian scale lighting, etc. shall be required.
- l. Balconies: 3<sup>rd</sup> floor and above only. Permitted on Fort Lee Road and Willow Tree Road only.

#### 5. 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.
- 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. Exterior building colors shall primarily consist of pleasing earth tones such as browns, beiges, tans, brick, and stucco hues, to ensure visual harmony with the surrounding environment and architectural character
  - i. There shall be no blank facades.
  - j. 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.
  - k. Fenestration
    - 1) 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.
    - 2) 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.
    - 3) The glazing materials shall be highly transparent, with low reflectivity.
    - 4) 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.
    - 5) Upper-floor windows shall be vertically proportioned and be vertically aligned with the location of windows and doors on the ground floor below.
    - 6) Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
    - 7) Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
    - 8) Window types shall be consistent with the building elements.
6. Multifamily Building Dwelling unit size: One- or two-bedroom units are permitted and must meet the following criteria:
- a. Studio rental units – minimum 500 square feet (with or without den)
  - b. One-bedroom rental units – minimum 650 square feet (with or without den)
  - c. Two-bedroom rental units – minimum 950 square feet (with or without den)
  - d. Three-bedroom rental units – minimum 1,250 sqft
  - e. Affordable Housing units shall comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.
  - 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 continued compliance with the foregoing, the reasonable cost of each such inspection to be borne by the owner of the improvements constructed in the 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.

#### **4.0 AFFORDABLE HOUSING 2 (AH-2) DISTRICT**

1. Purpose. The AH-2 district is intended to provide for inclusionary residential units.
2. Location. The AH-2 district is applicable to a portion of Block 1213, Lots 3 & 4.
3. Permitted Uses. The following principal uses shall be permitted:
  - a. Multi-family rental housing.
  - b. Townhouses.
  - c. Supportive and Special Needs housing.
4. Accessory Uses. The following accessory uses and structures shall be permitted provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear or side yard:
  - a. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.
  - b. Surface parking area and garages.
  - c. Active and passive recreational amenities.
5. Development Standards
  - a. Maximum Density: 20 dwelling units per acre provided 20% of the units are set aside for very-low, low and moderate income housing in accordance with the Borough's Affordable Housing Ordinance, the Borough's Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and applicable New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.
  - b. Minimum Front Yard Setback to Grand Avenue: 15 feet
  - c. Minimum Front Yard Setback to Station Parkway and Maple Street: 20 feet
  - d. Minimum Side and Rear Yard Setback: 20 feet
  - e. Minimum Side and Rear Yard Buffer: 20 feet

- f. Minimum 4th Floor Setback from Grand Avenue façade: 10 feet
- g. Minimum 3rd and 4th Floor Setback from rear and side yard facades and facades facing Station Parkway and Maple Street: 20 feet
- h. Maximum Lot Coverage: 60%
- i. Maximum Building Coverage: 35%
- j. Maximum Stories: 3 stories for residential and 1 story for parking on first floor. No more than 3 stories fronting on Grand Avenue.
- k. Maximum Height: 45 feet
- l. Minimum Indoor Residential Amenity Area: 15% of residential area
- m. Parking setback shall be 10 feet from property lines
- n. Parking shall meet Residential Site Improvement Standards pursuant to N.J.A.C. 5:21.
- o. Building Design.
  - 1) Buildings shall be required to incorporate high-quality architectural features that are characteristic of and complimentary to significant buildings reflecting the traditional architecture in the residential zoning districts. The applicant for any development shall demonstrate such design by providing examples of and comparisons with existing high-quality architecturally significant buildings.
  - 2). All HVAC and mechanical equipment shall be adequately screened from view from the public right-of-way or residential dwellings.

## **5.0 STANDARDS APPLICABLE TO THE ENTIRE REDEVELOPMENT PLAN AREA**

### **1. Driveways and Curbs**

- a. 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.
- b. 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.
- c. Curbs along public rights-of-way shall be Belgian block.

### **2. Parking**

- a. Parking may be provided as surface parking or garage spaces.
- b. All required parking must be provided on site.
- c. Parking is prohibited in any required front yard setback.

- d. 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.
- e. Tandem parking is permitted for dedicated residential 2-bedroom units of the principal building only.
- f. Adequate fire and emergency access must be provided subject to the Borough of Leonia Fire Department.
- g. 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.
- h. On-site parking shall not be used for any purpose other than parking.
- i. Pedestal-style parking is not permitted, unless provided in the rear of the building and not visible from the principal street.
- j. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
- k. Parking Ratios. Parking 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.

<b>Permitted Uses</b>	<b>Minimum Parking Requirements</b>
Multi-Family Apartments	1.25 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

- l. On-street parking shall not be counted towards the parking requirements.
- m. In the MX1 and MX2 districts, parking permitted on the first floor in which case the 2<sup>nd</sup> floor must be commercial and above the 2<sup>nd</sup> floor may be residential.

- n. 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.
- o. Shared Parking. Shared parking is encouraged within the MX1 and MX2 Plan Area. The Planning Board is hereby given the authority to waive any or all of a use's parking requirements 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:
  - 1) 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.
  - 2) That access and parking easements are prepared and recorded for each property affected by the shared parking.
  - 3) The Developer 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).
- p. 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.
- q. 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 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.
  - 1) 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 Redevelopment Area, and then shall establish the number of parking spaces for which the applicant seeks a variance.
- 2) 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.
  - 3) 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.
  - 4) 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.
  - 5) Fees for off-tract parking requirements.
    - i. 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.
    - ii. 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.
    - iii. 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.
    - iv. 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.
    - v. 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.

- vi. 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. Pedestrian Circulation Requirements**

- a. 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.
- b. 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.
- c. 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.
- d. 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).

### **4. Bicycle Requirements.**

- a. A designated 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.
- b. A minimum of one internal (1) bike parking space per 5 units shall be required, with additional outdoor bike racks located for public and private use.

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

### **6. Building and Site Design**

- a. **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.

- b. **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:
- 1) Varying dwelling unit widths, staggering dwelling unit setbacks and altering building heights and rooflines;
  - 2) 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;
  - 3) 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.
- c. **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.
- d. **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.
- e. **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.
- f. **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.

g. **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. If wall pack ventilation units are being used, they are required to match the adjacent building material color.

h. **Roofs.**

- 1) The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
- 2) Roof gardens are strongly encouraged and weigh heavily towards obtaining LEED certification.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) Screening of rooftop mechanical equipment is required.
- 7) 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.
- 8) Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted.
- 9) 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 MX1 and MX2 area.
- 10) The parapet wall to screen mechanicals shall not be counted towards the building height calculation.

i. **Refuse Disposal and 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.

- 2) No such areas shall be visible from any neighboring property or adjacent street and must be setback 10' feet or more from adjacent streets.
- 3) Provision must be made for handling all freight in rear yards or on those sides of the buildings which do not face a street.
- 4) Screening shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip. The screening 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
- 10) 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.
- 11) Collection containers may be provided inside the building, thus eliminating the need to screen outside containers.
- 12) Delivery, loading, trash removal or compaction, or other such operations may be limited by the Planning Board 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.
- 13) The applicant shall provide an effective litter management plan, subject to Planning Board approval. Such management plan shall be submitted with an application for final site plan approval.

- j. **Utilities.** All new utility distribution lines and utility service connections from such lines to buildings in the 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.

**k. 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.
2. Lighting for a building must be contained on the property on which the building is located.
3. LED lighting shall be permitted in addition to all of the conditions of the Borough ordinance standards for lighting.
4. Pedestrian light fixtures along sidewalks and walkways shall have a maximum mounting height of 15 feet.
5. 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.
6. 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.
7. Blocks shall have uniform street lighting themes.
8. All lighting shall be serviced by underground wiring.
9. Spotlight-type fixtures attached to buildings are prohibited.
10. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, material, and colors of the building.
11. Exterior light fixtures attached to the building shall not project more than 24 inches from the building line.
12. 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.
13. All lighting designs and installations are subject to Planning Board review and approval.
14. 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.

**l. Sustainability.** All buildings and sites shall be LEED silver certified.

1) Mitigating Heat Island Effect

- i. Use native tree species that will provide shade within 10 years.
- ii. Use a light-colored roofing material for any roofs to reduce heat island effect. Green roofs are strongly encouraged.
- iii. Position surface parking areas under cover.
- iv. 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:

- i. Use native species that do not need excessive watering for all landscaping trees and plantings.
- ii. Retain existing native trees and shrubs and replant more trees than removed.
- iii. Use drip irrigation for the first 2 years of plantings and then remove irrigation system only when using 100% native drought resistant species.
- iv. Use of alternate water sources for irrigation purposes.

3) Materials

- i. 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.
- ii. Use materials and building products that are regionally sourced and have recycled content.
- iii. Prioritize using products of manufacturers that disclose an evaluation of their product life cycle

4) Waste Management and Recycling

- i. Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.
- ii. Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.
- iii. Ensure that each trash room includes recycling containers or a mechanism to separate trash from recyclable materials.
- iv. 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.

5) Renewable Energy. Provide photovoltaic solar panels.

6) Energy Efficiency

- i. Ensure refrigerators, washers, dryers, and dishwashers are ENERGY STAR rated.
- ii. Specify windows with a low-E coating and follow ENERGY STAR guidelines.
- iii. Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
- iv. Include digital, programmable and user-friendly thermostats in

the dwelling units.

7) Indoor Air Quality.

- i. Incorporate ENERGY STAR rated fans that automatically vent in bathrooms in dwelling units.
- ii. Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.
- iii. Ensure all kitchen exhausts in dwelling units are directly vented to the outside.

8) Water Efficiency.

- i. Use WaterSense rated fixtures in dwelling unit bathrooms.
- ii. Use low-flow shower heads in dwelling unit bathrooms, preferably with a flow not higher than 1.75 gallons per minute.
- iii. Use low-flow faucets in dwelling unit bathrooms, preferably with a flow not higher than 0.35 gallons per minute.
- iv. Use low-flow toilets, preferably with a flow not higher than 0.9 gallons per minute.

**m. Street Trees and the Public Realm Design**

1) Street Trees

- i. Street Trees shall be planted along the streets within or adjacent to the Redevelopment Area.
- ii. Where street trees are not currently provided, they shall be placed at regular intervals on all streets within the 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.
- iii. The genus-species of trees shall be consistent with the existing foliage to harmonize the natural setting in the surrounding area.
- iv. Tree types and location shall be subject to approval by the Shade Tree Commission.
- v. Trees shall not be planted in a way that would negatively impact pedestrian circulation and visibility.
- vi. 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.
- vii. Root barriers shall be placed along the tree side of a sidewalk for a distance of 12 feet, centered on the trunk.
- viii. Street tree requirements may be waived by the Planning Board where existing preserved vegetation is considered sufficient to meet these requirements and is reasonably assured of continued

survival.

- ix. Street trees shall be planted so as not to interfere with the installation, safe use, and maintenance of sidewalks, roadways, and utilities.
- x. 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.

## 2) Public Realm Sidewalks

- i. 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.
- ii. 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.
- iii. Sidewalks shall be a minimum of 5- feet wide,
- iv. Existing curb cuts that will not be used by any proposed development shall be replaced with new curbing.
- v. Sidewalks shall match the surrounding sidewalk materials and design.
- vi. 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.
- vii. Temporary uses such as signage (sandwich boards), goods for purchase, seasonal outdoor seating and dining are only permitted within the setback area of the building. 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 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.
- viii. Curb bump-outs utilizing green stormwater infrastructure at street corners along Fort Lee Road are required. Bump-outs should also include seating and public art to reinforce the "gateway" effect along Fort Lee Road.

## 3) Streetscape Lighting

- i. 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.

- ii. 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 Redevelopment Plan Area.
- iii. 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 Redevelopment Plan Area. Where possible, lighting should be located at pedestrian crossing locations to increase their visibility.
- iv. Decorative lighting may contain features such as hanging plant baskets and/or banners, where such features meet the approval of the Planning Board

#### 4) Streetscape Furnishings

- i. 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
- ii. 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.
  - iii. 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.

#### n. **Affordable Housing**

- 1) A minimum of twenty percent (20%) of all units constructed shall be restricted to occupancy by very low-, low- or moderate-income households.
- 2) All affordable units shall be developed in accordance with applicable requirements of the Borough's Affordable Housing regulations, the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.)(“UHAC”), applicable Council on Affordable Housing (“COAH”)

regulations, the Borough's Housing Element and Fair Share Plan ("HEFSP"), all applicable orders of the Court, including any Judgement of Compliance and Repose Order ("JOR Order") and any amendments to same, and all other applicable law, which includes but is not limited to, the following:

- a. At least half of all units shall be affordable for low-income households.
- b. At least thirteen percent (13%) of all units shall be affordable to very low-income households (n.b., very low-income households shall be considered to apply toward the general low-income requirement expressed above).

## 6.0 PLAN RELATIONSHIPS

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

### 6.1 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 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."

### 6.2 Relationship to other plans

**Teaneck Master Plan.** The 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 Redevelopment Area can be accessed from Teaneck via Degraw Avenue over the Overpeck Creek. In Teaneck, the land immediately adjacent to the 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 propose 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 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 Redevelopment Area’s proximity to existing bus routes and the location of proposed Northern Branch Hudson-Bergen Light Rail line and station.

## 7.0 ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

### 7.1 Designation

1. The Leonia Planning Board 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 Redevelopment Plan Area), sell or transfer any interest acquired, or any part thereof, without prior written approval of the LRA.

## **7.2 Criteria and Procedures for Redeveloper Selection**

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 in compliance with the Redevelopment Plan.
  - 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 Redevelopment Plan and the redevelopment agreement.
3. The redeveloper shall devote land within the Redevelopment Plan Area for the uses specified in the Redevelopment Plan.

4. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time the 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 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 the Redevelopment Plan Area.

### **7.3 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 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 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.

## **7.4 Site Plan and Subdivision Review**

1. Any subdivision of lots and parcels of land within the 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 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.

## **7.5 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.

## **7.6 Acquisition and Relocation**

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

## **7.7 Affordable Housing Requirements**

During the preparation of the AINR Study for 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 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.

### **7.8 Requests for Variances and Design Exceptions**

The Leonia Planning Board may grant variances 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 variance 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 variance 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 variances 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 variance from the requirements herein shall be cognizable by the Leonia Zoning Board of Adjustment.

### **7.9 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.

### **7.10 Procedures for Amending the Redevelopment 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.

### **7.11 Duration of the Plan**

The selected redeveloper(s) within the 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 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.

### **7.12 Completion of Redevelopment**

Upon the inspection and verification by the Borough of Leonia that the redevelopment within the 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.

### **7.13 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.