

120 WEST PASSAIC STREET REDEVELOPMENT PLAN

Township of Rochelle Park

Bergen County, New Jersey

Prepared by

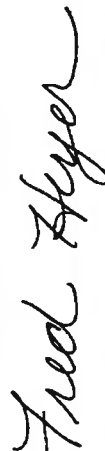
H|G|A

Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street
Red Bank, NJ 07701
732-741-2900

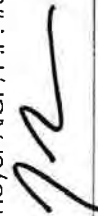
The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.



Susan S. Gruel P.P. #1955



Fred Heyer AICP, P.P. #3581



John A. Barree AICP, P.P. #6270

A-12

Contents

Introduction	4	Administrative and Procedural Requirements	25
Statutory Requirements	5	Duration of Redevelopment Plan	25
Area and Site Description	6	Amending the Redevelopment Plan	25
Plan Purpose	11	Property Acquisition	25
Plan Principles	11	Relocation	25
Residential Development	11	Affordable Housing Units	25
Site Design	11	Provision of New Affordable Housing Units	26
Green Infrastructure	11		
Green Space	11		
Commercial Development	11		
Goals and Objectives	11		
Relationship of Plan to Township Land Development Regulations	12		
Land Use Plan	13		
Affordable Housing	13		
Overall Redevelopment Area Standards	13		
Residential District Standards	15		
Commercial District Standards	16		
Self-Storage District Standards	17		
Open Space District Standards	17		
Design Standards	18		
Proposed Concept Plan	22		
Relationship to Other Plans	24		
Master Plan/Reexamination	24		
Bergen County Master Plan- Vision Plan	24		
New Jersey State Development and Redevelopment Plan	25		
State Strategic Plan	25		

INTRODUCTION

The Township of Rochelle Park's 120 West Passaic Street Redevelopment Area ("the Area") is an approximately 7.5-acre area that consists of Block 92 Lots 1 and 2 and Block 93 Lot 1.

The Area is located along the Township's north-eastern boundary with Paramus Borough. It is bound by Passaic Street to the south, Pleasant Avenue to the north, and abuts residential properties fronting on Fairfield Avenue and Lakeview Avenue to the east and west. The Area is located across Passaic Street from the Municipal Complex.

The redevelopment of this Area is an essential part of the revitalization efforts along West Passaic Street. The site was deemed as "An Area in Need of Redevelopment" with a condemnation option as defined in the Local Redevelopment and Housing Law by the Township Committee in July 2016.

The Redevelopment Area is also a component of the Court-approved settlement agreement between the Township and Fair Share Housing Center ("FSHC"). The original settlement agreement was approved by the Court at a September 5, 2017 Fairness Hearing. The settlement agreement determined the Redevelopment Area is appropriate and suitable for an inclusionary development of 150 units with a 15% affordable, family rental set-aside. This mandatory 15% set-aside would result in 23 affordable, family rental units.

Subsequent to the September 2017 Fairness Hearing, Tulfra Realty II, LLC ("Tulfra"), contract purchaser of the property that comprises the Area, filed a Complaint in Lieu of Prerogative Writ challenging the Redevelopment Plan and its adoption on multiple grounds. The Township and Tulfra reached a Settlement Agreement, dated July 30, 2018 to resolve the litigation and modify the terms of the Redevelopment Plan, which was the subject of the litigation.

This Plan implements the provisions of the Settlement Agreement and modifies the inclusionary project proposed in the 2017 settlement with FSHC in a manner consistent with that agreement.

In summary, this Plan proposes an inclusionary development of 160 units, of which 24 will be affordable family rental units. In addition to the

inclusionary development, the Amended Plan permits a 4-story self-storage facility and 8,000 square feet of retail and restaurant uses.



Existing entrance and building with mature trees



Retention pond

STATUTORY REQUIREMENTS

The Redevelopment Plan is a formal planning document for the Redevelopment Area. According to the Local Redevelopment and Housing Law (NJSA 40A:12A-7), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project 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 project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
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 adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).

As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate- income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of the implementation of the redevelopment plan, whether as

a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.

A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the Redevelopment Plan.



Internal driveway

AREA AND SITE DESCRIPTION

The Township of Rochelle Park is a community of roughly 5,624 residents,¹ representing an area of 1.1 square miles in the western section of Bergen County. The Township is bordered by the Borough of Fair Lawn to the north, the Borough of Paramus to the northeast, the Borough of Maywood to the southeast, the Borough of Lodi to the south, and the Township of Saddle Brook to the west. The majority of the land use in Rochelle Park is residential, with clusters of commercial uses located around the edges of the Township. Route 17 runs through the Township along its eastern border, connecting the Township to Maywood and Paramus. The Garden State Parkway also traverses the Township along its northwestern corner. The Lower Rochelle Park Redevelopment Area is located in the southern section of the Township, south of Central Avenue.

The Redevelopment Area is located on the northeastern edge of the Township, and is composed of Lots 1 and 2 in Block 92 and Lot 1 in Block 93. The three parcels are owned by the same entity and have consistently been under common use. The site is approximately 7.5 acres and is located on West Passaic Street, across the street from the Township's municipal complex. Pleasant Avenue creates the Area's northeastern boundary, with the Township of Paramus situated opposite the Area. Residences bound the site to the southeast and West Passaic Street comprises the southwestern boundary. The properties surrounding the Area are composed of commercial properties along West Passaic Street as well as an established residential neighborhood.

The Area is developed with a roughly 52,000 square-foot, vacant two-story concrete structure, which was formerly home to data center operations, but has been vacant since March 2016.

A large retention pond is located along the front of the property at West Passaic Street, and a substantial surface parking lot comprises the remainder of the property.

Sprout Brook creates the northwestern edge of the Area, and the regulatory floodway from the brook extends into the Redevelopment

Area. Because of this condition, the Area is susceptible to flooding. The entire Area is located within the 100-year floodplain with a significant portion of the site located within the floodway.

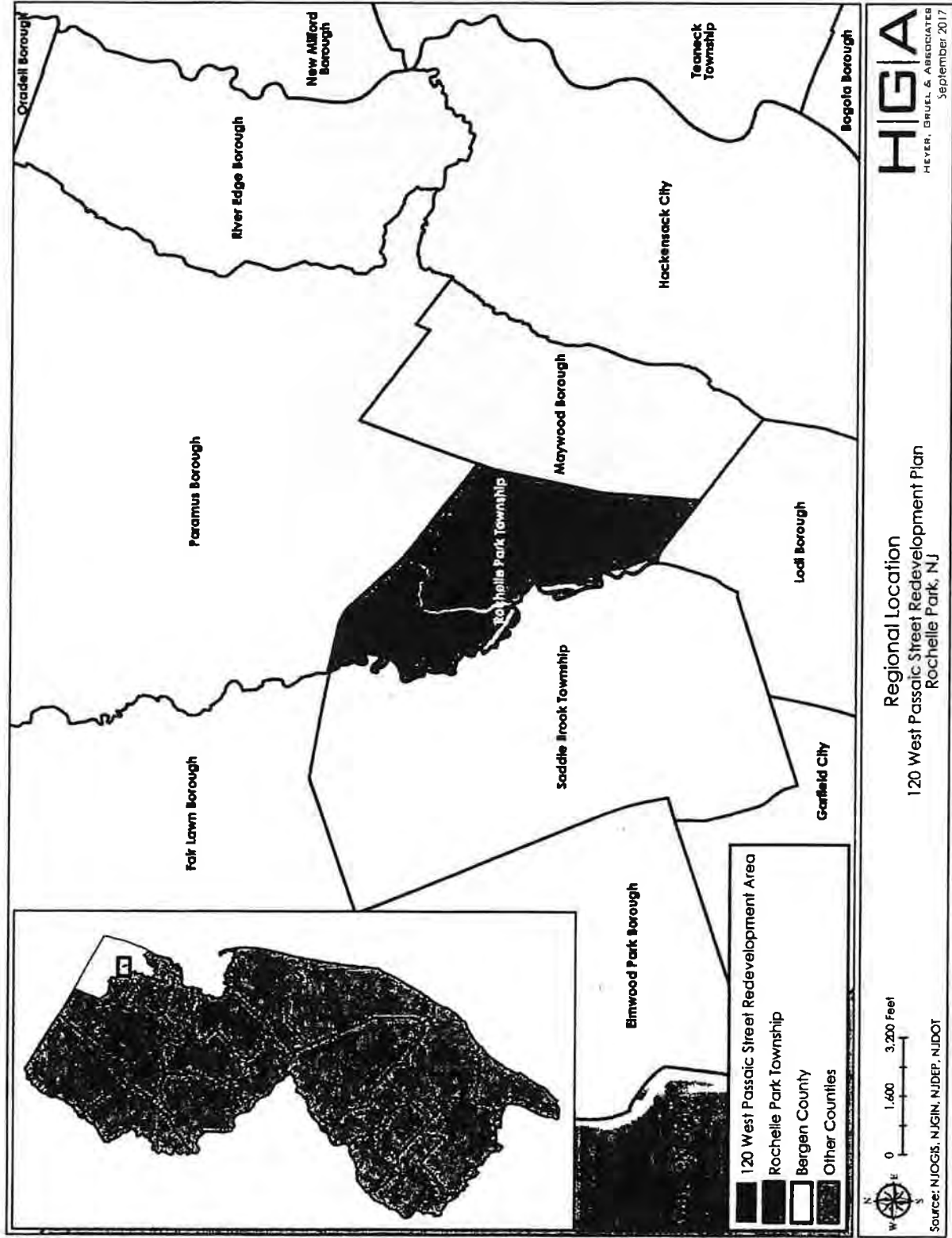
It should be noted that the property is subject to a parking easement.



Existing Building

¹ 2011-2015 American Community Survey 5-year Estimates

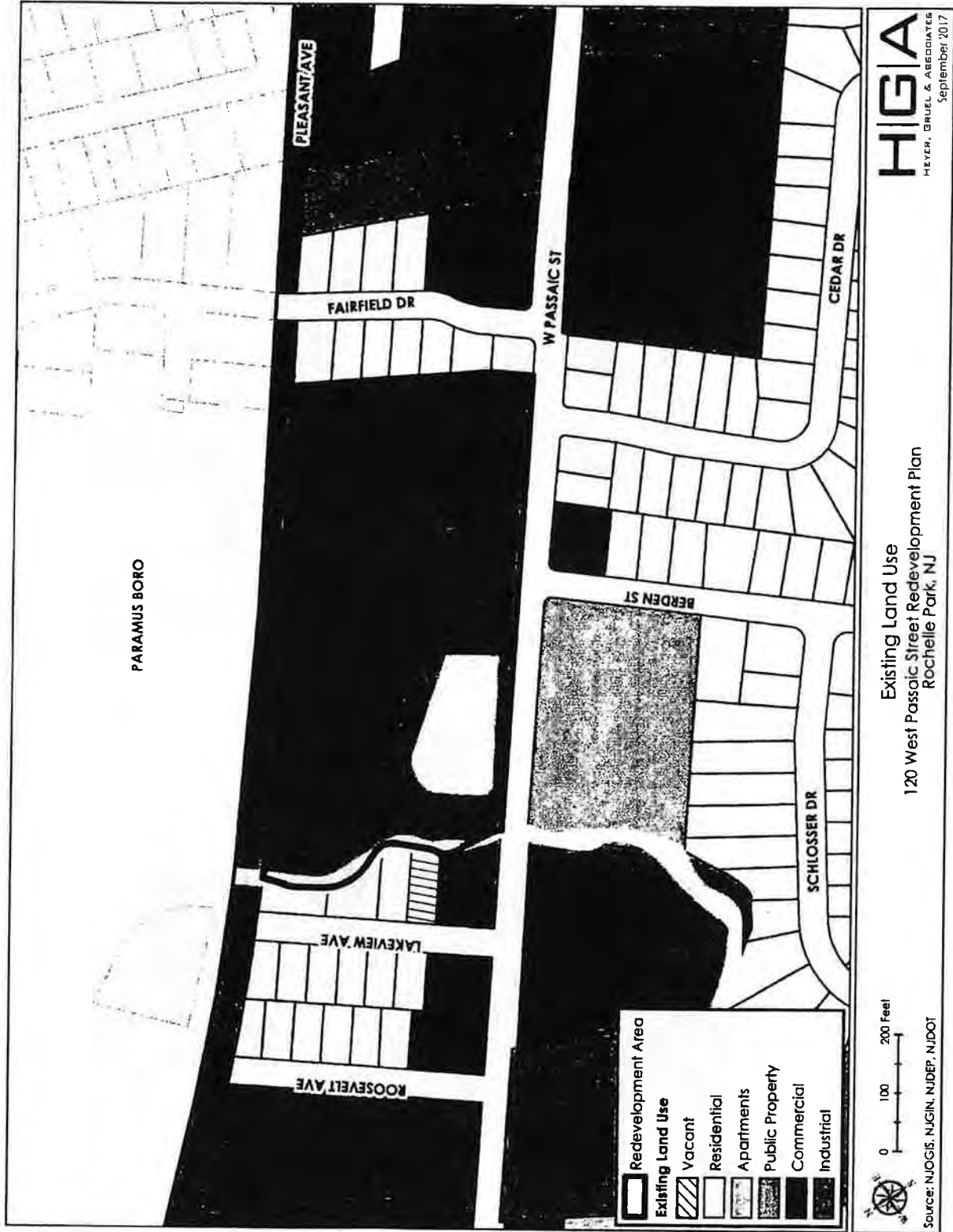
120 WEST PASSAIC STREET REDEVELOPMENT PLAN | Township of Rochelle Park, Bergen County, New Jersey



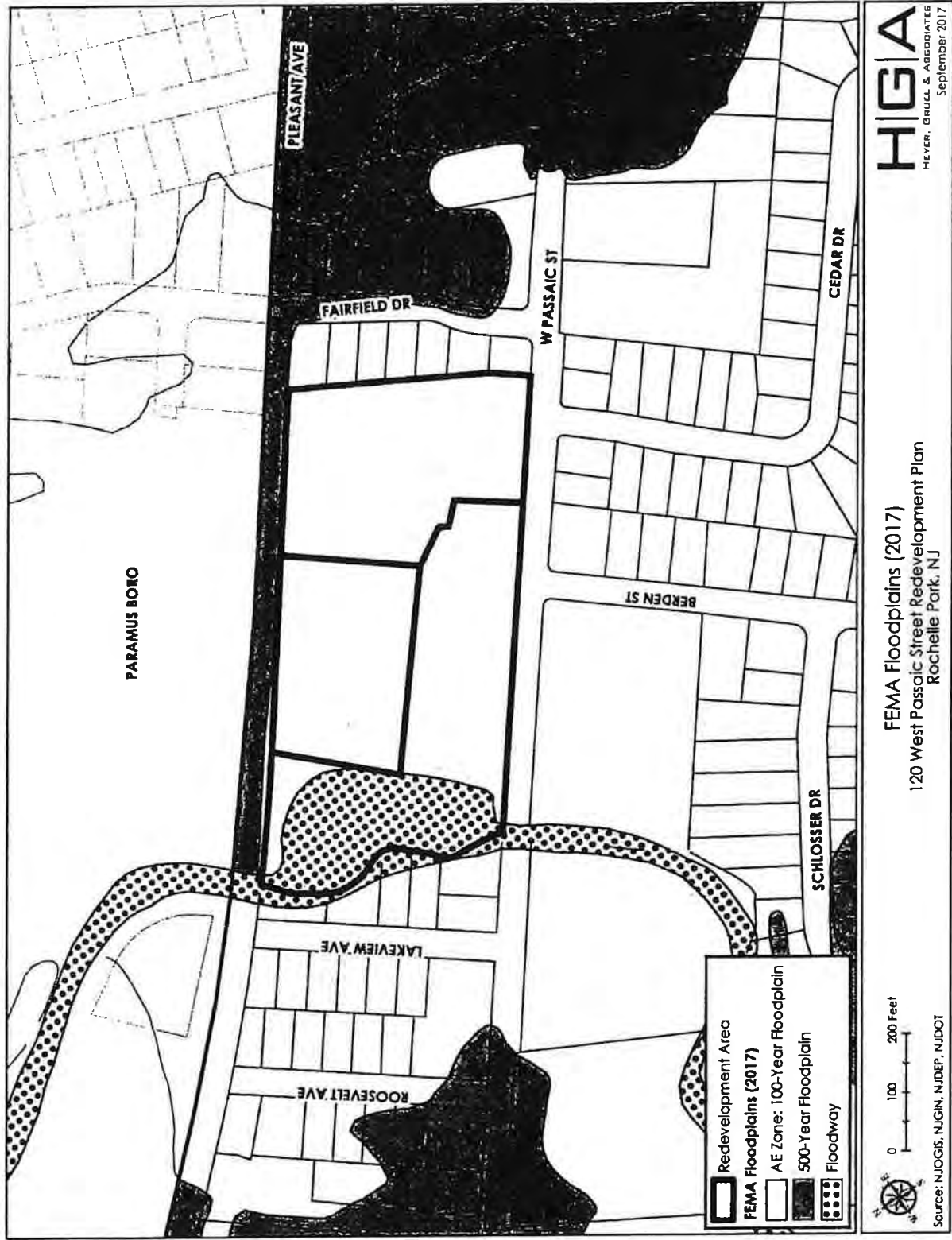
120 WEST PASSAIC STREET REDEVELOPMENT PLAN | Township of Rochelle Park, Bergen County, New Jersey



120 WEST PASSAIC STREET REDEVELOPMENT PLAN | Township of Rochelle Park, Bergen County, New Jersey



120 WEST PASSAIC STREET REDEVELOPMENT PLAN | Township of Rochelle Park, Bergen County, New Jersey



PLAN PURPOSE

The purpose of the Plan is to redevelop the approximately 7.5 acre Area into a mixed use development consisting of multi-family residential with affordable housing, commercial/eating establishments, and a self-storage facility. In addition, a significant component of the Plan is to provide open space that can be utilized by the public, to provide flood protection from Sprout Brook, and to improve the existing pond as an open space amenity.

PLAN PRINCIPLES

Residential Development

- Redevelop the site for a residential development in addition to retail, eating establishments, and a self-storage facility to meet the growing needs of the Township.
- Provide a portion of the Township's affordable housing obligation in accordance with the settlement agreement between the Township and Tulfra.
- Provide living spaces for a variety of income levels, including very low-, low- and moderate- income housing.
- Encourage appropriate residential construction that is in conformance with FEMA standards with a finished first floor above the base flood elevation

Site Design

- Create an aesthetically pleasing multi-use development which will continue the economic vitality of Rochelle Park.
- Incorporate flood control management strategies with site development.

Green Infrastructure

- Incorporate green stormwater infrastructure best management principles into the design and layout of the site
- Reduce the amount of impervious surface on the site which could have negative impacts on the existing stormwater infrastructure and surface water bodies.

Green Space

- Provide public spaces and walking trails for the community.

- Provide flood protection from Sprout Brook in the form of a park open to the public.
- Use native vegetation to absorb run-off, reduce water pollution, and prevent sedimentation.

Commercial Development

- Provide retail and eating establishments that can meet the needs of the Area's residents and surrounding neighborhoods.

GOALS AND OBJECTIVES

- To improve the West Passaic Street corridor with a residential development with an affordable housing set-aside, retail, eating establishments, and a self-storage facility that is considerate of the Area's context and surroundings.
- To improve the utilization of land, which can be redeveloped for the community's benefit while also taking into account environmental constraints imposed upon the land.
- To redevelop underutilized parcels to meet the changing needs of the Township.
- To encourage developers to meet sustainable/green standards.
- To protect life and property from the periodic flooding of Sprout Brook by elevating residential construction above the base flood elevation as determined by FEMA.
- To protect the environmentally sensitive areas of the Redevelopment Area through appropriate landscaping and stormwater management controls.
- To reduce impervious coverage to allow for the reduction of runoff and an increase in the absorption of rainwater into the ground.
- To provide for the provision open space to be utilized by the community.
- To provide housing opportunities for households of all income levels.
- To enhance and maintain the existing pond as a site and community amenity.

RELATIONSHIP OF PLAN TO TOWNSHIP LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Plan. The Plan supersedes the use and bulk provisions of the Township Land Use and Development Regulations (Chapter 185) for the Redevelopment Area unless specifically referenced. Other Township regulations affecting development that are in conflict are superseded by this Plan. However, existing engineering standards, performance standards and definitions shall apply.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Township's Zoning Board of Adjustment. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a.&b. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Any deviations from bulk standards shall require "c" variance relief. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70.c.

The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if it is determined that the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan and Master Plan.

Final adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Township of Rochelle Park Land Use and Development Regulations Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Township's Land Use and Development Regulations Ordinance.

LAND USE PLAN

The Plan proposes the following four Land Use districts:

- Residential
- Commercial
- Self-Storage
- Open Space

The approximately 7.5 acre Area may be subdivided into four separate parcels, the boundaries of which are consistent with the Land Use District boundaries (see Land Use Plan map). It is anticipated that cross access and parking easements will be required.

The evaluation of any proposal submitted under this Plan shall be based upon the sections of this Plan entitled "Relationship of Plan to the Township Land Development Regulations", "District Standards", and "Design Standards."

Any site plan submitted under this plan shall be substantially consistent with the District Standards in the Plan and with the Concept Plan, which is a part of this Plan.

Affordable Housing

Residential development within the Redevelopment Area is required to provide a 15% affordable, family-rental set-aside. See the Administrative and Procedural Requirements section of this Plan for more information regarding affordable housing within the Area.

Overall Redevelopment Area Standards

Redevelopment of the entire Area shall adhere to the following standards:

Bulk Standards

- Maximum Building Coverage: 27%
- Maximum Impervious Coverage: 45%

Each district shall be governed by its own use and bulk standards, in addition to the building coverage and impervious coverage requirements for the entire Area.

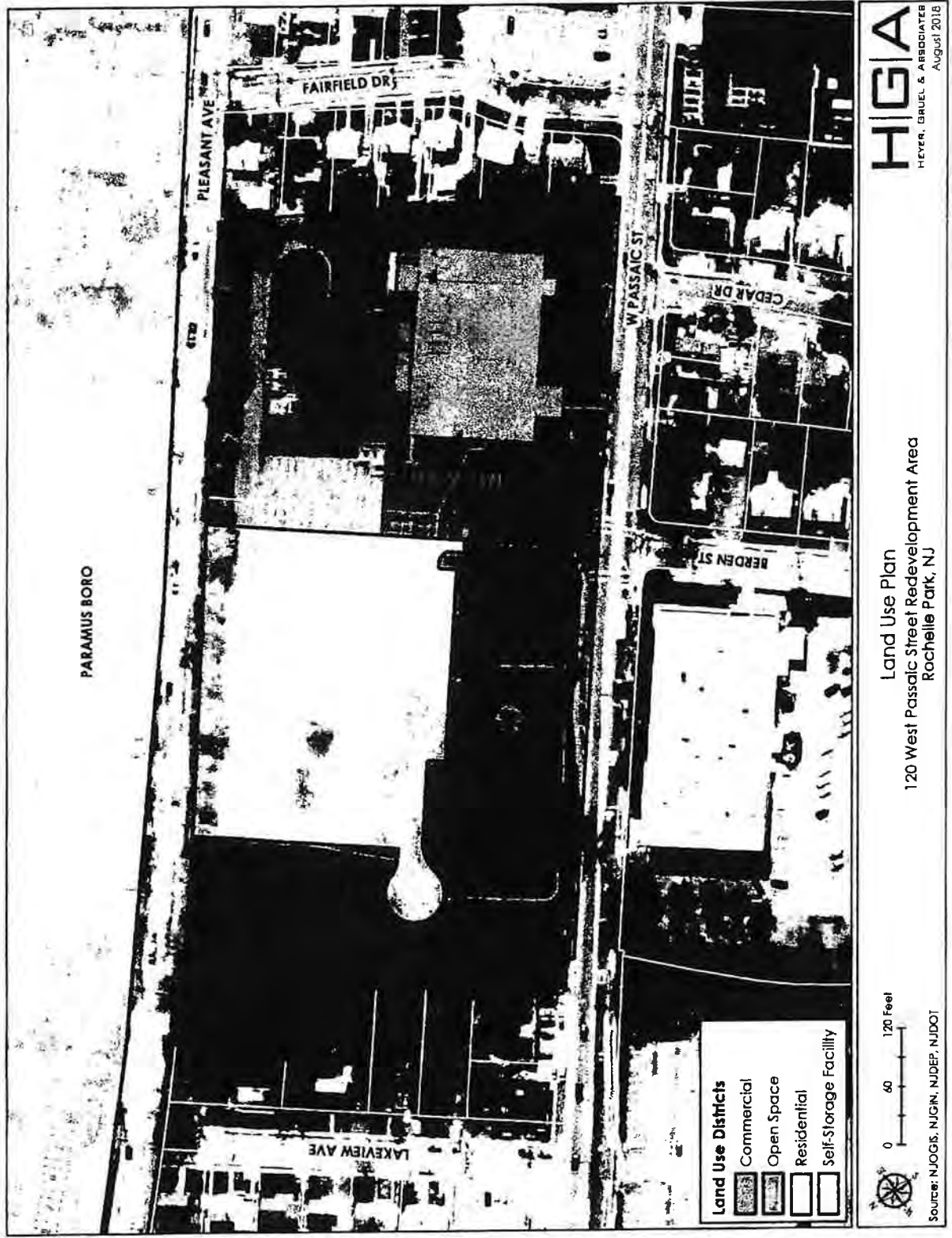
Additional Standards

- A development application shall provide evidence at the site plan hearing that any proposed development complies with all applicable standards as required by all relevant regional, state, and federal entities, including but not limited to the New Jersey Department of Environmental Protection.
- All new habitable buildings shall be prohibited in the floodway.
- Parking spaces required to meet minimum parking standards may be located on separate lots within the Area provided cross-access easements are in place, and spaces are reserved as appropriate.



Retention pond with mature trees

120 WEST PASSAIC STREET REDEVELOPMENT PLAN | Township of Rochelle Park, Bergen County, New Jersey



Residential District Standards

Principal Permitted Uses

- Multi-family residential with an affordable family rental housing component.

Permitted Accessory Uses

- Parking
- Signage
- Roof-mounted solar panels
- Uses which are customarily incidental to the principal use

Additional Standards

- Affordable units shall be family rental units that comply with UHAC and COAH regulations. A minimum of 13% of the units shall be affordable to "Very Low-Income" households earning at or below 30% of the regional median income, in conformance with the Fair Housing Act. The affordable units shall be deed restricted for at least 30 years.
- Parking shall be required on the ground floor of multi-family residential structures.
- The finished floor of all habitable space shall be at least one (1) foot above the base flood elevation.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum Lot Size	1.9 Acres
Minimum Setback to Rear Property Line	20 feet
Maximum Residential Building Height	5 stories / 65 feet (Maximum 4 habitable stories over parking)
Minimum Parking Requirement	1.5 spaces per unit
Maximum residential density	160 Units
Required Affordable Housing Set-Aside	15% (24 Units)

Commercial District Standards

Principal Permitted Uses

Multiple principal uses and multiple principal structures shall be permitted within the Commercial District.

- Retail sales and services
- Restaurants not holding liquor licenses, including a maximum of one (1) drive-through restaurant with a single-drive through lane

Permitted Accessory Uses

- Parking
- Signage
- Outdoor dining
- Uses which are customarily incidental to the principal use

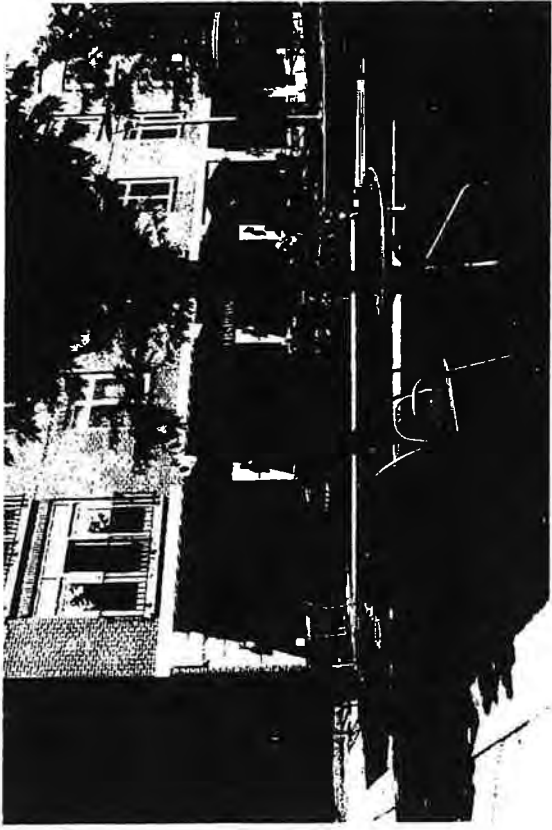
Additional Standards

- **Outdoor Seating / Dining Area:** An outdoor seating area of approximately 4,500 square feet in area, which is associated with the restaurant / commercial uses shall be provided between the commercial building and West Passaic Street.
- **Buffer:** A minimum landscaped buffer of 20 feet in width shall be required along the eastern property line adjacent to residential uses.
- **Reserved Parking:** The Planning Board may consider and approve the provision of reserved parking if the Board deems it appropriate.
- No parking shall be permitted between the commercial building and West Passaic Street.
- To the extent feasible, mature trees shall be preserved.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum Lot Size	1.7 Acres
Minimum Setbacks: West Passaic Street Eastern Property Line	53 feet 100 feet
Maximum Building Area	8,000 SF (Excluding Outdoor Seating Areas)
Maximum Building Height	30 feet
Minimum Parking Requirement	4.5 Spaces / 1,000 SF (Excluding Outdoor Seating)



Outdoor Seating / Dining Area

Self-Storage District Standards

Principal Permitted Uses

- Self-storage facility with no outdoor storage of any kind

Permitted Accessory Uses

- Office, as an accessory use to a self-storage facility
- Parking
- Signage
- Roof-mounted solar panels
- Uses which are customarily incidental to the principal use

Additional Standards

- Buffer: A landscaped buffer a minimum of 25 feet in width shall be required along the eastern property line.
- Access Driveway: A one-way access driveway shall be permitted around the building.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum Lot Size	1.3 Acres
Minimum Setbacks: Eastern Property Line Rear Property Line	67 feet 35 feet
Maximum Building Footprint	29,000 SF
Maximum Building Height	4 stories / 50 feet
Minimum Parking	7 Spaces
Maximum Parking	9 Spaces

Open Space District Standards

Principal Permitted Uses

- Open Space
- Recreational Facilities

Permitted Accessory Uses

- Uses which are customarily incidental to the principal use

Additional Standards

- The open space area shall be available for use by the general public.
- The existing pond shall be part of the open space area and shall be improved and maintained by the redeveloper.
- The existing driveway located on the north end of the property within the floodway shall be eliminated.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum Lot Size	2.5 Acres
------------------	-----------



Existing northern driveway to be eliminated

Design Standards

The following design standards shall be considered site plan standards. Any deviation from the following standards shall be considered design standard waivers. The design standards are intended to reinforce the physical, visual, and spatial characteristics of the Redevelopment Area. Any elements not covered by these standards shall be subject to the appropriate provisions of the Township of Rochelle Park Land Development Ordinance. The following standards shall apply:

- Parking structures shall be constructed of compatible and/or complementary materials as the surrounding buildings so as to blend architecturally with the remainder of the development.
- The provision of electric vehicle charging spaces shall be encouraged in any structured parking facility.
- Interior lighting shall maintain an illuminance level of at least 0.5 foot-candles throughout.
- The use of energy efficient lighting types, such as LEDs, shall be encouraged.

General

- The appearance of all sides of buildings is important. It may be desirable to develop alternative entries. Therefore, guidelines for the fronts of buildings shall also apply to other sides.
- All pedestrian entryways and/or lobbies shall be prominent, well-lit and separate from service entrances.
- All storage of refuse and recyclable materials shall be maintained within the confines of an enclosed building or solid enclosure, and shall be reasonably accessible for vehicular collection on the site.
- Every effort shall be made to make utilities as visually unobtrusive as possible.
- Meters and access panels shall be integrated with street and building design.
- To the extent permitted by public utilities, transformers and generators shall be located interior to the building, on the roof or vaulted underground within the pavement area of an adjacent street or sidewalk.

Parking Standards

- Two-way drive aisles shall be a minimum of 24 feet in width.
- All 90 degree parking spaces shall be a minimum of 9 feet in width by 18 feet in depth.
- Bicycle parking/storage is encouraged at 1 space per unit.

Parking In / Below Building Design Standards

- Enclosed façades shall provide pedestrian interest at the ground level through architectural details, artistic screening, and landscaping.

Signage

Signage shall be in accordance with the Township's Code (Article XX of Chapter 185) except for the following standards. Where there is a conflict between the Ordinance and this Plan, this Plan takes precedence.

- One (1) freestanding, monument sign (a sign in which the entire bottom of the sign or supporting structure is in contact or close contact with the ground) not to exceed 50 square feet per face shall be permitted at the primary entrance driveway. An additional freestanding, monument sign, not to exceed 25 square feet shall be permitted at the eastern ingress driveway. Each sign may identify one or more uses present on the property and/or provide the building address.
- For multi-family buildings, there shall be permitted:
 - One (1) wall sign that identifies the name of the structure or facility at a maximum of 20 square feet in total sign area.
 - One (1) building sign (i.e. wall or awning sign) shall be permitted that identifies the address of the building that shall not exceed 10 square feet in area.
- For commercial buildings, there shall be permitted:
 - One (1) wall sign per tenant not to exceed 60 square feet in total. A corner tenant with a secondary east facing façade may have a second wall sign not to exceed 20 square feet in area.
 - Directional signage associated with the drive-through lane and/or drive-through bypass lane, with each sign not to exceed 5 square feet in area.

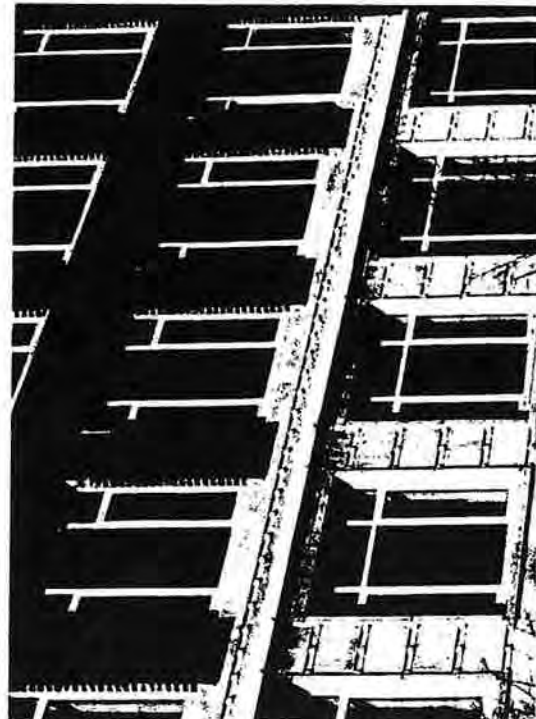
- o One (1) menu board associated with a drive-through lane shall be permitted. This Board shall not be visible from West Passaic Street, and shall not exceed 20 square feet in area.
- For a self-storage building, there shall be permitted:
 - o One (1) wall sign not to exceed 50 square feet in area.
- Circulation directional signs shall be limited to those that provide information pertaining to direction, identification of parking areas, identification of pedestrian and motorist exits, warnings about clearance and oncoming traffic
- Signage shall not project over the roofline.

Architectural Standards

- The exterior walls of buildings shall not have large blank or featureless expanses. No blank walls may be constructed that are greater than 30 feet in length facing a right of way.
- The use of real materials, rather than imitations such as brick veneer, is encouraged. Vinyl siding, plastic roof tiles, thin brick veneer or EIFS (Exterior Insulation Finish Systems) are prohibited at ground level and discouraged on upper floors.
- Materials used near sidewalks and adjacent to the entrance shall be durable and compatible with other building materials.
- Loading and service areas where required shall be integral to building design and screened from public view. These areas, especially areas used to store garbage, shall be fully screened on all sides by fencing and/ or landscaping.
- Chain link fences are not permitted as fencing materials.
- Openings for windows and windowpanes shall have a vertical dimension greater than or equal to the horizontal dimension.



Example of residential entrance with appropriate signage and canopy



Appropriate combination of materials

- Rooftop appurtenances, including architectural features such as spires, cupolas, domes, and belfries, are permitted, as long as their highest points are no more than 15 feet above the maximum overall height of the building, and as long as the total areas enclosed by the outer edges of the appurtenances, measured at the maximum overall height of the building, does not exceed 10% of the total horizontally projected roof area of the building.
- Stairs and elevator penthouses which project above the maximum height of the building shall count toward the 10% allowance. Parapet walls and equipment screens which project above the maximum overall height of the building shall also count toward that 10% allowance.
- Enclosure of rooftop areas, terraces, or balconies is not permitted. However, rooftop planters, fences below the height of the parapets or railings, canvas terrace awnings, and outdoor furniture are allowed.
- Balconies are permitted to wrap around corners.

Circulation

- A two-way entrance driveway shall provide the primary vehicular access to the site at the existing signalized intersection at West Passaic Street and Berdan Street.
- A secondary right-turn ingress only driveway from West Passaic Street may be provided east of the main driveway.
- Turning templates showing emergency vehicles, delivery vehicles, and garbage collection vehicles shall be overlaid on the site plan and provide for review at the time of application.

Restaurant Drive-Through Lane

- One (1) drive-through lane, a minimum of ten (10') feet in width shall be permitted.
- A bypass lane, a minimum of ten (10') feet in width shall be provided adjacent to a drive-through lane.
- A drive-through lane shall be of sufficient length to allow for the queuing of a minimum of eight (8) vehicles without interfering with on-site circulation.

Outdoor Seating / Dining

- Outdoor seating and dining areas shall have ADA compliant hardscape surfaces finished with decorative stones, pavers, or other similar finish subject to review and approval by the Board.
- Where feasible, permeable hardscape materials shall be utilized in outdoor seating areas.
- The perimeter of outdoor seating areas shall be landscaped with a mixture of ornamental / shade trees, shrubs, and ground cover in a manner that is aesthetically pleasing and provides seasonal shading.
- Decorative walls up to three (3') feet in height shall be permitted around the perimeter of outdoor seating areas.
- Outdoor seating areas may contain permanent or temporary benches, tables, chairs, and other installations. A mixture of permanent all-season options and flexible, programmable three-season seating is encouraged.

Lighting

- Pedestrian-level, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on buildings shall be used to light pedestrian walkways.



Landscaped median

- Accent lighting on the residential building is encouraged.
- Lighting shall be shielded to prevent glare on adjacent properties.
- Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on the site. Lighting intensity at ground level shall be a minimum of three-tenths (0.3) foot-candle, and shall accommodate safe pedestrian and vehicular movements, without causing any off-site glare.
- Parking lot light fixtures shall not exceed 20 feet in height and shall contain decorative fixtures.

Open Space and Landscaping/Buffering

- To the extent feasible, all existing mature trees and vegetation within the Redevelopment Area shall be preserved and incorporated into the landscape plan.
- Landscape buffers shall include appropriate plantings of evergreen and deciduous trees and shrubs, and shall be comprised of a variety of species.
- All open space areas shall be landscaped and maintained in an attractive condition with appropriate plant materials.
- No more than 10% of the trees throughout the Area may be the same species of tree.
- As a large portion of the western section of the Area is within the floodway, the landscape plan shall include appropriate vegetation that can tolerate wind and inundation by water.
- Landscape plans shall utilize indigenous plant species over exotic or foreign species.
- Plantings that require routine or intensive chemical applications, i.e. turf, shall be avoided.
- Best management practices shall be utilized to reduce excessive fertilizer and pesticide applications, which may result in runoff.
- The use of artificial plant material is prohibited.
- Permeable paving material is encouraged for parking lots and driveways.
- Any landscaping that is not well acclimated to the environment or dies within 2 years of planting shall be replaced by the developer.



Example of green roof

Stormwater Management

- All development shall be in accordance with the stormwater controls standards found in Article XXII of Chapter 185 of the Township's Land Use and Development Ordinance.
- Site design within the Area should be undertaken in adherence with the NJDEP Stormwater Best Management Practices.
- To the extent feasible, Development within the Area should employ Green Infrastructure techniques including, but not limited to, the following:
 - Rain Gardens / Bioretention Basins - Landscaped, shallow areas that capture rainwater and allow it to percolate into the ground rather than run off site or into Township Storm Sewers.
 - Green Roofs - Roofing that is either partially or totally covered with vegetation. The benefits include absorbing and retaining rainfall, thereby limiting runoff, and reducing the urban heat island effect. Green roofs can be low-maintenance and focused strictly on storm water management benefits, or can be more intensive to support a variety of vegetation.
 - Pervious Pavement Systems - Pavement systems that allow water to infiltrate into the soil rather than run off and enter the storm sewer system. Pervious paving may be used for sidewalks and other pedestrian oriented hardscaped surfaces, as well as parking stalls and drive aisles.

Proposed Concept Plan

The concept plan has been developed in accordance with the district and design standards of this Redevelopment Plan and in conjunction with the settlement agreement between the Township and Tullfra. Any site plan application submitted under this Redevelopment Plan shall be substantially consistent with the proposed concept plan.

The concept plan proposes three structures, one in each of the land use districts:

- Residential District: A multi-family residential building with 160 units in four floors on piers over 172 parking spaces. Of the 160 units, 24 units are to be for affordable family rentals in accordance with the "Provision of New Affordable Housing Units" section of this Plan (see Page 26). Additional surface parking is proposed to the south of the building and on the adjacent lots to provide the required minimum parking.
- Self-Storage District: A four-story self-storage facility with a gross floor area of approximately 113,000 square feet, including an accessory office. A one-way controlled access driveway is proposed around the north and east side of the building, along with the required amount of parking.
- Commercial District: An approximately 6,800 square foot single-story building is proposed with three commercial tenant spaces. Two spaces are intended for quick-serve restaurants, one of which is proposed to have a single lane drive-through. The third space is identified as general retail. An approximately 4,500 square foot outdoor seating area is proposed between the front of the building and West Passaic Street.

The western portion of the site is proposed to remain as approximately 2.5 acres of publicly accessible open space, which includes the existing pond on the property. This area is within the floodway and water tolerant plantings would contribute to flood mitigation and help reduce runoff.

The primary access to the site is proposed at the existing signalized intersection driveway of West Passaic Street and Berdan Street. The concept plan proposes a second driveway to the east that would permit right-turn ingress to the Area from West Passaic Street. The

concept proposes closing and eliminating the driveway entrance that is located to the west of the primary entrance. This existing driveway is within the floodway and replacing the majority of the impervious surface with permeable ground cover would help mitigate flooding in the area.

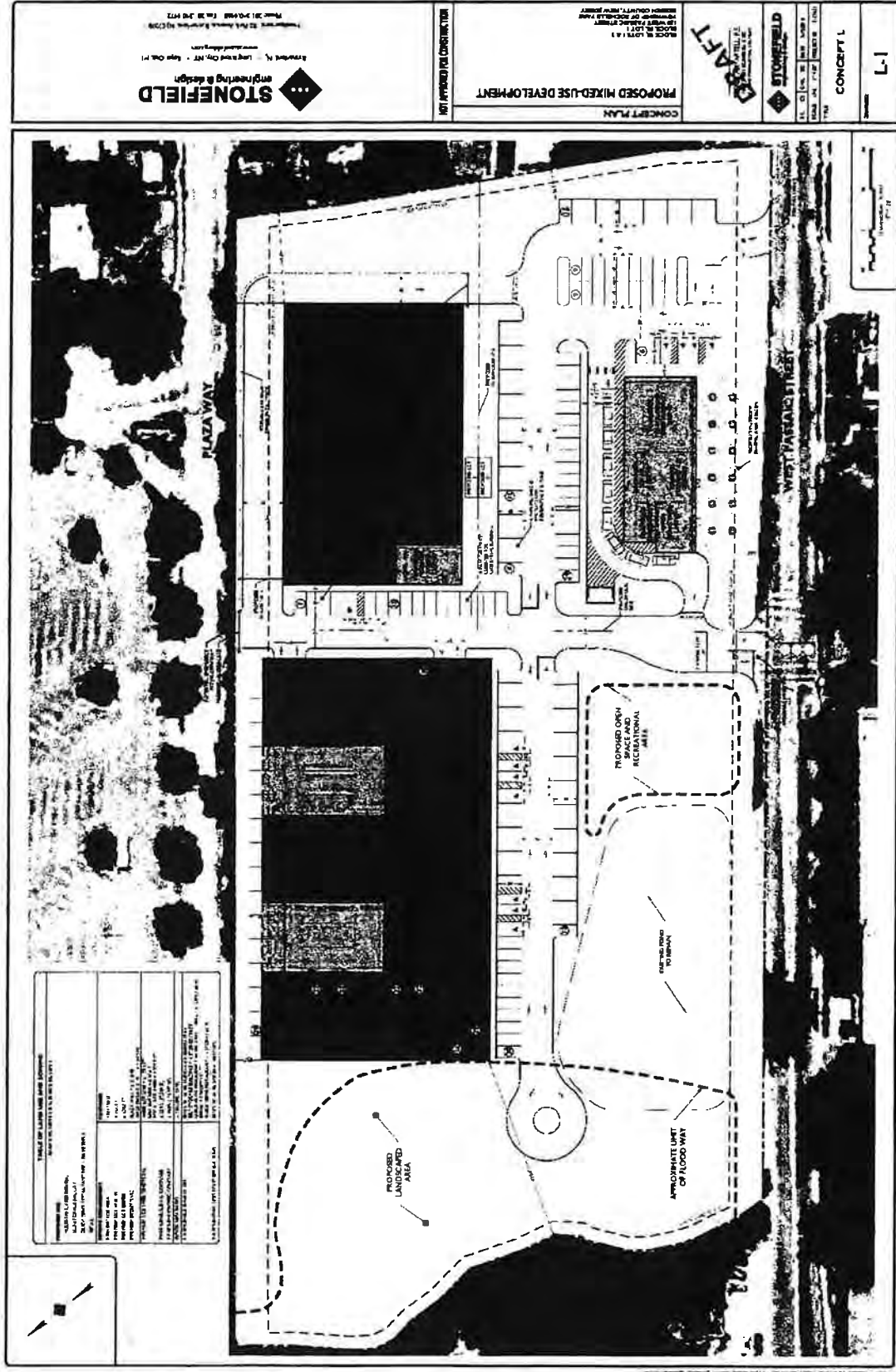
A major goal of this plan is to encourage the redevelopment of the site while also promoting open space and flood mitigation strategies within the floodway and the 100 year floodplain.

The existing data center building on the site is to be demolished.



Retention pond to be improved and enhanced as a public amenity

120 WEST PASSAIC STREET REDEVELOPMENT PLAN | Township of Rochelle Park, Bergen County, New Jersey



RELATIONSHIP TO OTHER PLANS

Master Plan/Reexamination

The Township's most recent Master Plan Reexamination Report was adopted February 25, 2016. The Reexamination Report builds on the goals and objectives identified in the 1991 Master Plan and its subsequent Reexamination Reports in 1997 and 2006.

This Redevelopment Plan supports the following Master Plan Goals:

- To recognize and protect environmentally sensitive lands.
- To encourage a desirable visual environment including natural vistas and areas.
- To encourage the best possible design for new developments and to protect the character of established neighborhoods
- To promote and provide a variety of housing opportunities and housing for various income levels including low- and moderate-income housing
- To provide for a variety of commercial uses to serve the shopping, professional and personal service needs.
- To promote the improvement of existing transportation routes in a safe and efficient manner.
- To ensure that any prospective development is responsive to the Township's environmental features, and can be accommodated while preserving these physical characteristics

The following represents additional recommendations from the 2016 Master Plan Reexamination Report pertaining to Stormwater Management:

- Implement green stormwater management best practices to extent feasible to capture stormwater before it reaches the sewers and gets piped into the river
- Consider allowing permeable paving materials for pervious surface areas such as parking lots or driveways, and consider providing incentives for the use of permeable materials as ground cover in lieu of impervious materials such as traditional concrete or asphalt under appropriate conditions
- The Township should consider requiring a reduction in stormwater for all major development applications. There are

many existing commercial and industrial properties in Rochelle Park which are covered almost entirely with asphalt or concrete. The Town is within its right to require that enhanced stormwater management on new applications for major development.

- Additional design standards within the land development ordinance may help to coordinate the Flood Hazard ordinance with development reviews by the Planning Board and the Board of Adjustment. Design standards should focus on maintaining the character of a neighborhood, while allowing for a resilient construction.

The 2016 Reexamination Report also recommends the incorporation of Redevelopment Plans, specifically:

- The Township should consider portions of Passaic Street as a potential redevelopment area. Like Rochelle Avenue, Passaic Street is a major commercial thoroughfare in the Township, and could benefit greatly from a redevelopment designation which would help to transform it into more of a town center.

Bergen County Master Plan- Vision Plan

Bergen County is currently in the process of developing a new County Master Plan. The County has developed "Vision Bergen" as a result of its public visioning process. Vision Bergen will serve as the basis of the County's Comprehensive Plan. Concerns noted in the Plan include the loss of industry and lack of available land for parks and open space. Moving forward, residents suggested seeing a "greener" economy and attracting forms of green industry to replace old industrial parks, and investing in transportation accessibility.

According to the Land Use portion of the report, Rochelle Park falls within the Central part of the County. This section is characterized by older suburban land use patterns consisting of garden apartments and single-family homes. The report also notes that Paramus, which shares a border with the Township, is the regional shopping hub of Bergen County.

New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted on March 1, 2001. This plan compared the planning policies among various government levels with the purpose of attaining compatibility among local, county and State plans. The SDRP allocates land into five (5) different categories called Planning Areas. Rochelle Park is located within Planning Area 1 (PA1), the Metropolitan Planning Area. The Metropolitan Planning Area includes a variety of older, developed cities and towns that have a compact, close-knit development pattern. The SDRP is a unique document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. The Plan includes eight statewide goals and dozens of policies which are intended to implement the goals. The goals are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

State Strategic Plan

The Final Draft of the New Jersey State Strategic Plan for Development and Redevelopment, which has yet to be adopted by the State Planning Commission, was intended to be an update to the State Development and Redevelopment Plan. This document takes a strategic approach to setting goals and a vision for the State of New Jersey. The purpose of the State Strategic Plan is to help the state capitalize on assets while managing and preserving natural resources. The Plan specifically identifies urban centers, as underperforming assets which could potentially be generators of economic activity. The Plan

calls for the state to support the development in priority growth areas which are defined as:

- Transit hubs
- Major urban centers
- Priority industry clusters
- Designated Redevelopment Areas

The Township of Rochelle Park could potentially be considered a priority growth area according to the State Development and Redevelopment Plan. Although not itself a major urban center, or a transit hub, Rochelle Park is situated in central Bergen County, within a short commute of several major urban centers in northern New Jersey. This Plan is consistent with the stated goals and priorities of the State Strategic Plan.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Duration of Redevelopment Plan

The Redevelopment Plan shall remain in effect for 30 years from the date of adoption of this Plan by the Township Committee. After that period, the Zoning Ordinance will regulate the development of the site.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township of Rochelle Park may amend, revise or modify this Redevelopment Plan, as changing circumstances may make such changes appropriate.

Property Acquisition

Condemnation is authorized.

Relocation

Condemnation is authorized; no relocation is proposed.

Affordable Housing Units

No affordable housing units are identified to be removed as part of the implementation of this Redevelopment Plan.

Provision of New Affordable Housing Units

Redevelopment Plans are permitted to require the provision of affordable housing units per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.b).

In conformance with the Township's settlement agreement with FSHC and 120 Passaic Street, residential development within the Redevelopment Area is required to provide a 15% affordable, family-rental set-aside. If 160 units are achieved this would mean at least 24 of those units would be made available to low- and moderate-income households.

The affordable units shall be family rental. Residential units shall be developed in conformance with the approved settlement agreement, and all affordable housing units shall comply with the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation, with the exception that in lieu of 10% of affordable units in rental projects being required to be affordable households earning at or below 35% of the regional median household income, 13% of affordable units in such projects is required to be affordable to households earning at or below 30% of the regional median household income, consistent with and as required by the Fair Housing Act.

If 24 affordable units are constructed, this would mean at least 4 units would be required to be very low income as defined by the Fair Housing Act and that no more than 12 units would be permitted to be moderate-income units. Affordable units shall be affirmatively marketed in a manner consistent with UHAC and shall comply with UHAC bedroom distributions.

Deed restrictions shall be filed ensuring that the affordability controls remain in place for at least 30 years pursuant to UHAC.