First Reading

INTRODUCED BY: Councilman Del Russo				
SECONDED BY: Councilwoman Sheedy				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
CAVADAS	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

Second & Final Reading

INTRODUCED BY: Councilman Karcic				
SECONDED BY: Councilman Del Russo				
COUNCIL	AYE	NAY	ABSTAIN	ABSENT
FITZHENRY	X			
CAVADAS	X			
KARCIC	X			
SHEEDY	X			
DEL RUSSO	X			
BOCCHINO	X			
PRONTI				
TOTAL				

ORDINANCE NO. 2397
BOROUGH OF NORTH ARLINGTON
BERGEN COUNTY, NEW JERSEY

AN ORDINANCE TO AMEND THE RIDGE ROAD REDEVELOPMENT ORDINANCE

WHEREAS, the Local Redevelopment and Housing Law at N.J.S.A 40A:12A-1 *et. seq*, provides that a municipality may declare an area within the municipality as an area-in-need-of redevelopment and approve a redevelopment plan for the development thereof; and

WHEREAS, the Redevelopment Agency of the Borough of North Arlington was established by Ordinance 1464 on June 13, 1989 and was subsequently dissolved pursuant to N.J.S.A. 40A:12A-24 and all duties and obligations of the Redevelopment Agency were transferred to the Mayor and Council of the Borough of North Arlington by Ordinance 1909 dated March 11, 2004; and

WHEREAS, circa 2001, the Borough of North Arlington declared the Ridge Road corridor as an area-in-need-of-redevelopment; and

WHEREAS, a Ridge Road Redevelopment Plan was prepared by Heyer, Gruel & Associates, PA., Community Planning Consultants; and

WHEREAS, on or about November 27, 2001, the Ridge Road Redevelopment Plan was adopted by the Governing Body by Ordinance No. 1823, entitled: "An Ordinance Amending the Code of the Borough of North Arlington and more Specifically Chapter 50A thereof Entitled Redevelopment Agency and Creating Article III thereto Entitled "Ridge Road Redevelopment Plan"; and

WHEREAS, the Governing Body is permitted to amend, from time to time, the Redevelopment Plan pursuant to the Local Redevelopment and Housing Law at N.J.S.A 40A:12A-7(e); and

WHEREAS, the Governing Body has determined that there is a need to amend the Ridge Road Redevelopment Plan to unify all subsections of the Ridge Road Redevelopment Plan into one comprehensive document; and

WHEREAS, a proposed amendment to the Ridge Road Redevelopment Plan entitled "Complete Ridge Road Redevelopment Plan Amendment", unifying all subsections of the plan, and dated November 6, 2023 was prepared by the Borough Planner, DMR Architects; and

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of North Arlington that the Ridge Road Redevelopment Plan is hereby replaced and amended as follows:

SECTION 1. Pursuant to the authority granted to the Governing Body by N.J.S.A. 40A:12A-7, the amendment to the Ridge Road Redevelopment Plan entitled "Complete Ridge Road Redevelopment Plan Amendment" and dated November 6, 2023, prepared by DMR Architects attached hereto is hereby adopted.

SECTION 2. Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Ridge Road Redevelopment Plan and all amendments thereto hereby supersede all applicable provisions of the Borough of North Arlington Land Use Ordinance. In so doing, the Ridge Road Redevelopment Plan shall constitute an explicit amendment to the Borough Zoning Map to identify the Redevelopment Area as the boundaries of the area regulated by the Ridge Road Redevelopment Plan. The official Borough Zoning map shall be amended to henceforth coincide with the Ridge Road Redevelopment Plan and all amendments thereto.

SECTION 3. All other sections of the Ridge Road Redevelopment Plan shall remain unchanged and in full force and effect. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

Complete Ridge Road Redevelopment Plan Amendment

Adopted _____, 2023

North Arlington, NJ
Where Bergen County Begins

Prepared For:
Borough of North Arlington, NJ
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ACKNOWLEDGEMENTS:

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Council President Mario Karcic
Council Vice President Brian Fitzhenry
Councilwoman Allison Sheedy
Councilwoman Lynette Cavadas
Councilwoman Donna Bocchino
Councilman Kirk Del Russo

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Tom Maleski - Chairman
John Cristiano- Member
John Graci, Jr. - Mayor's Designee
Daniel Pronti - Mayor
Gabe Fiore - Secretary
Donna Bocchino- Member
Donald O'Neill - Member
George Rosko- Vice Chairman
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I. BACKGROUND INFORMATION:

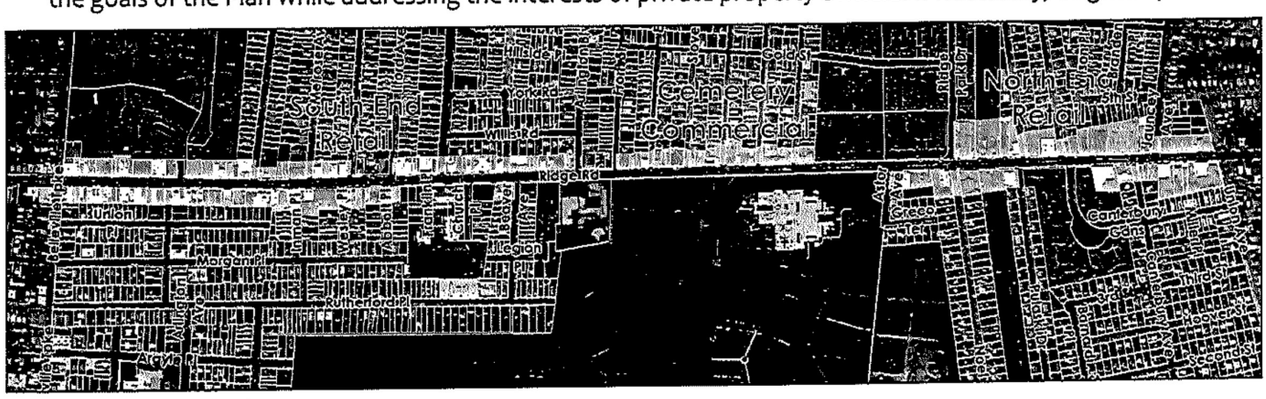
The Mayor and Council of the Borough of North Arlington adopted Ordinance Number 1823 in 2001 (the "Ridge Road Redevelopment Plan", or "Redevelopment Plan"), which created the Ridge Road Redevelopment Area ("RRRA"). The RRRA includes the majority of the parcels fronting on Ridge Road between Belleville Turnpike and Union Avenue, and is divided into three (3) sections, with each having its own set of standards and functions. Those sections include the South End Retail Commercial Zone ("South End Zone"), which extends from Belleville Turnpike to Arlington Boulevard; the Cemetery Commercial Zone ("Cemetery Zone"), which extends from Front Street to around Albert Street; and the North End Retail Commercial Zone ("North End"), which extends from Astor Avenue to Union Avenue.

Ordinance No. 1823 describes the character and the vision for the three zones.

1. **South End Retail Commercial:** According to the 2001 Redevelopment Plan, this zone is the "densest commercial area within the Borough," and is envisioned to function as a core pedestrian oriented commercial area including retail sales and services, office space and residential uses, which includes uses open after business hours, but which will still cater to the car. Parking in this area is envisioned to be limited to side and rear yards and to be screened and landscaped from Ridge Road.
2. **Cemetery Commercial:** This zone is intended to permit uses that cater to or bear a relation to the Holy Cross Cemetery, such as gravestone sales and florists, and to help prevent those uses from spreading out to other parts of Ridge Road. Other residential and non-residential uses are also permitted.
3. **North End Retail Commercial:** This zone permits a similar range of uses to those permitted in the South End Retail Commercial Zone, but is envisioned as having a lower density and being more car oriented.

The 2001 Redevelopment Plan anticipated three phases of improvements in the Ridge Road corridor:

- Phase I: Public Streetscape Improvements - Phase I of the Plan authorizes streetscape improvements at Borough Hall and subsequently the north and the south end in accordance with the design standards of this Plan. The intent is to create the initial "spark"' necessary to encourage private investment and to increase the attractiveness of vacant available sites to prospective tenants.
- Phase II: Public Improvements (NJ Transit Lands) - Phase II shall be implemented simultaneously with Phase I to coordinate the relocation of the New Jersey Transit bus turnaround.
- Phase III: Private Improvements - Phase III consists of negotiations with private property owners to achieve the goals of the Plan while addressing the interests of private property owners. If necessary, targeted parcels



Map 1. Ridge Road Redevelopment Area.

will be acquired and marketed to prospective developers through the RFP process. It is anticipated that the Borough will work with potential redevelopers to implement elements of the Plan.

The Redevelopment Plan had also called for the creation of a Facade Improvement Program to subsidize aesthetic improvements and repairs to private building facades in the corridor.

Over the subsequent 22 years following the creation of the Redevelopment Area, the Borough adopted several amendments to the original Redevelopment Plan, seven (7) of which were site-specific amendments to permit deviations from the standards for the RRRA, and four (4) of which changed general standards applying to the South End Zone and North End Zone.

The Borough's 2016 Master Plan Reexamination Report acknowledged that few developers took advantage of the zoning and recommended that the Borough explore strategies to make the RRRA more attractive to developers.

In 2019, DMR Architects reviewed the redevelopment plan and studied land use patterns in the Borough and neighboring municipalities. Based on that analysis, DMR concluded that the Borough's amendments to the 2001 Redevelopment Plan to permit single-use multi-family and office development deviated from and weakened the original intent and vision of the Redevelopment Plan to accelerate redevelopment without advancing the growth of Ridge Road as a walkable, 24/7 live-work-play district. A better approach, DMR suggested, is to update the section of the Redevelopment Plan pertaining to the South End, which has the strongest redevelopment potential, by taking creative approaches that borrow from successful practices in other communities and promote smart growth.

The Borough adopted an amended Ridge Road Redevelopment Plan for the South End in 2020. In light of the interest the Borough has seen in Ridge Road since the adoption, and to consolidate all past and future Ridge Road standards into one document, the Borough in 2023 requested that DMR prepare a unified amended Redevelopment Plan for Ridge Road.

II. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, 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 provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of 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 which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:

- The master plans of contiguous municipalities;
- The master plan of the county in which the municipality is located; and
- The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985,c.398 (C.52:18A-196 et al.).

6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. 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.
8. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L. 1975, c. 291 (C.40:55D-1 et seq.).
10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

III. RELATIONSHIP TO THE NORTH ARLINGTON MASTER PLAN:

In reviewing the Borough's 2003 Master Plan and 2016 Master Plan Reexamination Report, the Borough laid out goals and objectives that are relevant to this Redevelopment Plan and provided descriptions of Ridge Road and the role it plays in the Borough.

1. **Master Plan 2003 Goals and Objectives:**
   a. To preserve the present character of the Borough of North Arlington as an established mature community.
   b. To protect North Arlington's residential neighborhoods and maintain them as desirable living environments by:
      i. Providing for additional neighborhood amenities as needed, including street maintenance, lighting, preserving trees and landscaping;
      ii. Providing additional community facilities as needed;

iii. Discouraging through traffic in residential neighborhoods; and

iv. Providing for rehabilitation of older housing structures where improved maintenance is needed.

c. To preserve the balance of housing types which now exists in the Borough.

d. To preserve the present business areas of the Borough, maintaining sufficient retail, service, and office facilities to meet the needs of North Arlington's residents.

e. To provide for the orderly transition of land uses where change is indicated.

f. To provide opportunities for revitalization in areas determined to be "in need of redevelopment".

g. To encourage the expansion of parks and recreation, both Borough-owned and County-owned.

h. To provide for additional community facilities as the need arises so that all age and economic groups in the community are provided with adequate public buildings, schools, libraries, firehouses, and recreational facilities.

i. To maintain a high level of municipal services to North Arlington residents and non-residential taxpayers.

j. To preserve and enhance community appearance by encouraging property maintenance on the part of private owners and by the municipality in the case of Borough-owned property.

k. To maintain and enhance community appearance through proper attention to design standards.

l. To provide for the proper circulation of traffic on the streets within the Borough and to provide the necessary traffic regulation for safety.

m. To provide an ongoing street maintenance program to prevent disrepair.

n. To provide for adequate storm drainage in all parts of the Borough.

o. To cooperate with adjacent municipalities, the New Jersey Meadowlands Commission [now the New Jersey Sports and Exposition Authority], the County and the State in reviewing planning proposals along North Arlington's boundaries.

2. **Land Use Element 2003**

a. The land use pattern in North Arlington has not changed significantly since 1988, as the Borough is a developed community.

b. Although the Borough is developed, changing development pressures and revisions to current land uses require the Borough to analyze the existing zones and propose various changes to boundaries and permitted uses within each zone.

c. The Borough adopted the Ridge Road Redevelopment Plan in August 2001 that replaced the C-1 Zone along Ridge Road. This Plan provides specific design guidelines for the retail and commercial uses that are located on Ridge Road.

3. **Circulation Element 2003**

a. The Ridge Road Redevelopment Area provides a focus on enhanced pedestrian activity and related economic development.

b. Public transit in North Arlington is currently bus service based.

4. **Economic Plan Element 2003**
   a. Ridge Road is a prime location for commercial and retail activity.
   b. North Arlington should continue to support commercial and retail activity along Ridge Road ... The businesses should provide services to residents of North Arlington and attract customers from the surrounding region.
5. **2016 Master Plan Reexamination Report**
   a. The Ridge Road Redevelopment Plan is intended to help facilitate the revitalization of the Borough's primary commercial corridor.
   b. The Borough should consider the use of statutory redevelopment as a tool for revitalizing under-utilized properties. In particular, the areas along Ridge Road and Schuyler Avenue may be strong candidates for redevelopment. Where redevelopment is utilized, the potential to incorporate open space and recreation opportunities into the redevelopment plans, where feasible, should be considered.
   c. The Ridge Road Redevelopment Plan ... should [be] reviewed and updated. Ridge Road has the potential to serve as a Main Street for the Borough, and has not seen the level of redevelopment anticipated by the original plan.
   d. Three apartment complexes are all located along Ridge Road.
   e. The primary retail and office corridor, and the largest commercial corridor is Ridge Road (State Route 17). Ridge Road runs north/south throughout the Borough and is lined with small retail shops and restaurants, as well as other small commercial services.

IV. GOALS AND OBJECTIVES OF THE AMENDED REDEVELOPMENT PLAN:

The intent of this Amended Redevelopment Plan is to amend the 2001 Ridge Road Redevelopment Plan, including compiling standards for the Cemetery and North End Zones with the current, amended standards for the South End Retail Commercial Zone.

The 2001 Redevelopment Plan sought to establish the Ridge Road corridor as a destination for shopping, eating, and services as well as a location for multi-family residential development, with the South End being the most pedestrian oriented stretch of the corridor. The amended 2020 South End Redevelopment Plan sought to refine the standards for the South End to make the South End Zone more attractive for development while also enhancing quality of life protections. Since 2020, additional amendments have been made to provide for adequate parking and protect against undesirable uses in the Ridge Road corridor.

Several redevelopment projects have occurred in the South End since the 2020 Redevelopment Plan Amendment, as well as the reuse and re-tenanting of existing buildings.

North Arlington's efforts to revitalize Ridge Road are subject to the same challenges and obstacles faced by other communities in New Jersey who are looking for ways to revitalize their downtown districts and promote an active pedestrian friendly environment. These include:

- Traditional "brick and mortar" retail establishments are struggling to survive as shoppers turn to online sales.
- Where brick and mortar stores are surviving, they prefer to locate in shopping centers or established urban shopping districts.
- Younger consumers prefer to spend their money on experiences over material purchases or alcohol.
- Demand for physical office space has decreased as more company employees work from home or in shared work spaces.
- The northeastern U.S., including New Jersey, has experienced slower growth or population loss in recent years.

To further complicate things, Ridge Road is a state-owned road, which limits the Borough's ability to make some significant transportation and streetscape improvements. Additionally, North Arlington shares borders with similar urban communities – including Kearny and Lyndhurst to the south and north along NJ-17 and Belleville Township across the Passaic River – who are effectively in competition with the Borough to establish their downtown as a dominant living, working, and shopping destination.

The strategy of this amendment to the Ridge Road Redevelopment Plan is to look beyond the traditional mixed-use downtown vision that guided the 2001 Redevelopment Plan and to differentiate the South End of Ridge Road from other mixed-use districts by employing form-based zoning, and performance zoning techniques.

The principals guiding this strategy include:

- Providing more flexibility for developers to create spaces that meet a variety of market needs typically absent in a mixed use environment without having a detrimental affect on the character of Ridge Road or the neighboring residential zones;
- Creating a self-sustaining cycle of development interest by bringing new workers and residents to Ridge Road, which create opportunities for new businesses, which make Ridge Road an increasingly desirable place for residents and employers, which stimulates additional development;

- Making efficient use of each story within a building by prioritizing the occupancy of street level spaces by businesses that have the most frequent turnover and require the most visibility;
- Promoting a streetscape and circulation pattern that is visually appealing and safe for pedestrians.

Additionally, although the redevelopment plan is non-condemnation, the Borough has identified the following properties for potential acquisition.

- 2 Ridge Road (Block 101, Lot 1)
- 6 Ridge Road (Block 101, Lot 3)
- 10 Ridge Road (Block 101, Lot 5)
- 75 Ridge Road (Block 10, Lot 50)
- 85 Ridge Road (Block 10, Lot 49)
- 601-623 Ridge Road (Block 100, Lot 6.01) (North End)
- 260 Belleville Turnpike (Block 101, Lot 35)
- 4 Ridge Road (Block 101, Lot 2)
- 8 Ridge Road (Block 101, Lot 4)
- 73 Ridge Road (Block 10, Lot 50)
- 77 Ridge Road (Block 10, Lot 50)
- 89 Ridge Road (Block 10, Lot 48)
- 264 Belleville Turnpike (Block 101, Lot 34)

V. EXISTING REDEVELOPMENT PLAN STANDARDS:

The following are the land use standards adopted for the Ridge Road Redevelopment Area at §50A-23.c.i in the 2001 Ridge Road Redevelopment Plan, excluding the applicable design, streetscape, and landscape standards at §50A-29 et seq. of the 2001 Ridge Road Redevelopment Plan:

SOUTH END RETAIL COMMERCIAL

1. The Retail Commercial Zoning District is intended to provide a core pedestrian oriented commercial area including retail sales and services, office space and residential uses, which includes uses open after normal business hours.
2. The district is located at the south end of Ridge Road, which is categorized as the densest commercial area within the Borough. As such, the Retail Commercial District is envisioned to provide for a dense pedestrian environment, while still catering to the car.

   The sidewalks will be upgraded with paving, lighting, street trees, parking meters, and seating The creation of "bump outs" with expansion of sidewalks at key locations will provide sufficient space for temporary outdoor dining and entertainment. The Plan envisions a thriving night time pedestrian environment.

   The layout of the Retail Commercial Zone should have a strong emphasis on design, landscaping integration with existing facilities. Buildings shall be a minimum of two stories in height to encourage a consistent streetscape. Gaps in the streetscape and buildings setback off of Ridge Road is strongly discouraged. Parking should be located to the rear or side of buildings. Parking along Ridge Road should be screened and appropriately landscaped. Development should encourage pedestrian traffic.
3. **Principal Permitted Uses:** Restaurants (non drive-through), retail sales and service, financial institutions (non drive-through), residential (upper floor only), office (upper floors only), health clubs, public uses, child care centers, theaters and parking facilities, bars and taverns.
4. **Uses Specifically Prohibited:** Massage parlors, tatoo parlors, adult entertainment establishments, gravestone sales and engraving, cemetery related uses, video arcades and auto related uses, which include gasoline stations and auto repair.
5. **Accessory Uses:** Uses accessory and incidental to the principal uses such as: office, gym, facilities associated with residential or office space, off-street parking, signage.
6. **Standards:**
   a. Maximum Height: 4 st. / 48 ft.
   b. Minimum Height: 24 ft
   c. Maximum Setbacks: 5 ft from Ridge Road right-of-way
7. **Signage:** Signage shall not exceed ten (10) percent of the first story portion of the facade to which it is fixed. Only one (1) sign is permitted per use and shall not exceed sixty (60) square feet in area. Additional lettering is permitted on ground story awnings, but at no time shall the total sign square footage exceed 10% of the first story portion of the facade or sixty (60) square feet in area. Buildings with more than one use are allowed one (1) sign for each use. Top lit signs are the preferred type of signage. Signs shall be wall mounted or

perpendicular hanging. Freestanding signs are prohibited. Illuminated board signs are prohibited. Additional criteria on signs are located within the design guidelines sections of this document.

8. **Streetscapes:** See design guidelines
9. **Outdoor Dining:** Temporary outdoor dining shall be permitted subject to the following conditions:
   a. The outdoor dining must not inhibit pedestrian traffic on public sidewalks.
   b. The sidewalk shall be a minimum of ten (10) feet wide where outdoor dining is proposed, which maintains a pedestrian pathway of five (5) feet in width.
   c. The placement of outdoor tables shall be limited to the area directly adjacent to the building approved for outdoor dining.
   d. Sidewalk dining is permitted from April 1 to October 31.

CEMETERY COMMERCIAL

1. The cemetery commercial zoning district is intended to provide sufficient space for cemetery related commercial uses in a concentrated manner adjacent to the Holy Cross Cemetery.
2. The intent of the Cemetery Commercial district is to prevent the sprawling of such uses throughout the Borough that would reduce the core density and consequently their attractiveness to consumers. By maintaining dense cemetery uses adjacent to each other, a niche market is created/maintained that capitalizes on cemetery related business to the greatest extent possible.
3. **Principal Permitted Uses:** Florists, gravestone sales, gift shops, art stores and galleries and other commercial retail uses associated with cemeteries, retail sales and service, professional offices, residential.
4. **Uses Specifically Prohibited:** Massage parlors. tattoo parlors and adult entertainment establishments.
5. **Accessory Uses:** Uses accessory and incidental to the principal use such as street furniture.
6. **Standards:**
   a. Maximum Stories / Height: 3 st / 40 ft
   b. Minimum Height: 24 ft
   c. Signage: Signage shall not exceed ten (10) percent of the first story portion of the facade to which it is fixed. Only one (1) sign Is permitted per use and shall not exceed sixty (60) square feet in area. Additional lettering is permitted on ground story awnings but at no time shall the total sign square footage exceed 10% of the first story portion of the facade or sixty (60) square feet in area. Buildings with more than one use are allowed one (1) sign for each use. Top lit signs are the preferred type of signage. Signs shall be wall mounted or perpendicular hanging. Freestanding signs are prohibited. Illuminated box signs are prohibited. Additional criteria on signs are located within the design guidelines section of this document.
   d. Lighting: Shall be adequate to provide for safety and proper vision.

Map 2. Cemetery Commercial Zone

North End Retail Commercial

1. The North End retail commercial zoning district is intended to provide for a variety of opportunities for retail sales, services and office space at a lower density than the South End Retail Commercial zoning district.
2. b) This district is centered on the area north of the cemetery to the Lyndhurst boundary on Ridge Road. The parcels on the "north" side of town are larger and accordingly are more appropriate for larger buildings. The maximum setback from Ridge Road should be five (5) feet. The intention is to continue the streetscape from the northern to the southern end of the Borough without breaks or gaps.
3. Accessory parking should be located at the rear or side of buildings. Any parking approved at the side of buildings should be properly screened in accordance with parking guidelines found in the design guidelines section of this Plan.
4. **Principal Permitted Uses:** Banks (non-drive through). restaurants. retail sales, professional offices, bars/ taverns, public uses, health clubs and residential.
5. **Uses Specifically Prohibited:** Massage parlors, tattoo parlors and adult entertainment establishments.
6. **Conditional Uses:** None
7. **Standards:**
   a. Maximum Stories / Height: 3 st / 40 ft
   b. Minimum Height: 24 ft
   c. Maximum Setbacks: 5 ft from Ridge Road
   d. Signage: Signage shall not exceed ten (10) percent of the first story portion of the facade to which it is

fixed. Only one (1) sign is permitted per use and shall not exceed sixty (60) square feet in area. Additional lettering is permitted on ground story awnings but at no time shall the total sign square footage exceed 10% of the first story portion of the facade or sixty (60) square feet in area. Buildings with more than one use are allowed one (1) sign for each use. Illuminated box signs are not permitted. Top lit signs are the preferred type of signage. Signs shall be wall mounted or perpendicular hanging.

i. Additional criteria on signs are located within the design guidelines section of this Plan.

e. Lighting: Shall be adequate to provide for safety and proper vision.

f. Outdoor Dining: Temporary outdoor dining shall be permitted subject to the following conditions:

i. The outdoor dining must not inhibit pedestrian traffic on public sidewalks.

ii. The sidewalk shall be a minimum of ten (10) feet wide where outdoor dining is proposed, which maintains a pedestrian pathway of five (5) feet in width.

iii. The placement of outdoor tables shall be limited to the area directly adjacent to the building approved for outdoor dining.

iv. Outdoor dining areas shall be delineated with a temporary fence.

v. Sidewalk dining is permitted from April 1 - October 31.

Map 3. North End Retail Commercial Zone

VI. ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

A. AMENDING THE REDEVELOPMENT PLAN

Upon compliance with the requirements of applicable law, the Mayor and Council of the Borough of North Arlington may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

If a redeveloper requests a site specific amendment to the Redevelopment Plan, said redeveloper shall pay an application fee of $5,000 and shall further reimburse the Borough for reasonable consulting costs, fees, and expenses to undertake such amendment.

B. DURATION OF REDEVELOPMENT PLAN

The Redevelopment Plan shall be in full force and effect for a period of thirty (30) years from the initial date of approval of this Plan by Mayor and Council.

C. CONVEYANCE OF LAND

In the case of municipal property, the Mayor and Council may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area or any portion of the land within the Redevelopment Area which becomes available to disposal by the Borough as a result of public action under this Plan. The Borough reserves the right to formulate an agreement under any of the above referenced arrangements and to enforce resale covenants.

D. DEVELOPMENT REVIEW AND PROCEDURES

Any proposal for development must be consistent with the requirements and objectives of this Redevelopment Plan.

1. **Development of Lots or Tracts larger than 0.75 acres:**
   a. Concept plan for the overall development of all contiguous lots shall be prepared by the developer or owner and submitted to the Borough. The concept plan shall provide a basis for negotiation of a Redevelopment Agreement. The Concept plan shall indicate the following-
      i. A general land use plan indicating the tract area and general locations of the land uses to be included. The amount and location of the proposed types of nonresidential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be estimated.
      ii. A circulation plan showing the general location and types of transportation facilities, including any facilities for pedestrian access and any proposed improvements to the existing transportation system outside the planned development.
      iii. A utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities.
      iv. A storm management plan setting forth the proposed method of controlling and managing storm water on the site.
2. **General Site Plan & Subdivision Review:**
   Prior to commencement of any construction within the Redevelopment Area, a site plan prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Land

Development Ordinance of the Borough of North Arlington shall be submitted by the applicant for review by a Design Review Committee specific to this Redevelopment Plan for completeness and compliance, prior to any submission to the Planning Board of the Borough of North Arlington, so that compliance with the Redevelopment Plan can be determined. This shall also pertain to revisions or additions prior to, during and after completion of the improvements.

For subdivision and site plans for which a Redevelopment Agreement has been negotiated, the subdivision and site plans shall be in general conformance with the Redevelopment Agreement as approved and/or amended by the Borough Council.

E. GENERAL REQUIREMENTS:

1. **Adverse Influences:**
No use or reuse 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.

2. **Non-Discrimination Provisions:**
No covenant, lease, conveyance or other instrument shall be affected or executed by the Borough Council or by the developer or any of his/her successors or assignees, whereby land within the Redevelopment Area is restricted upon the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. Any contractor or subcontractor engaged to perform work within the Redevelopment Area shall, where applicable, state in all solicitations or advertisements for employees placed by or on behalf of the contractor, or subcontractor, that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability or sex.

   There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, or sex in the sale, lease, use or occupancy thereof.

3. **Deviation Requests:**
In accordance with N.J.S.A. 40:55D-70 c(1), the Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

   In accordance with N.J.S.A. 40:55c(2), the Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without 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, any changes to the uses permitted in the Redevelopment Area, any deviation from any of the Conditional Uses or any change requiring a "d" variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Council and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

Variance relief consistent with the preceding paragraphs shall be required for any deviations from Sections A through G and of Chapter "VIII. NEW REDEVELOPMENT PLAN STANDARDS:"" of this Redevelopment Plan. Deviations from Section H shall require design waivers.

4. **Temporary and permanent relocation:**
   The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As there are residential buildings in the rehabilitation area, the provision for temporary or permanent relocation of any resident would be required. It shall be the responsibility of the designated redeveloper of any property in the Redevelopment Area to provide for relocation of any displaced residents into decent, safe, and sanitary housing of a quality not less than the housing units to be removed.
5. **Identification of property to be acquired:**
   The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The area has been designated as a non-condemnation Redevelopment Area; as such, the Borough will not use eminent domain to acquire any properties within the Redevelopment Area.
6. **No Demolition Clause:**
   Designated redevelopers shall not demolish a building or structure prior to site plan approval and shall initiate construction within 12 months of approval with the exception of the Building Department deeming the structure(s) to be unsafe.
7. **Affordable housing:**
   In the event existing Affordable Housing is displaced due to a proposed redevelopment project, the redeveloper shall provide alternative housing options for any displaced tenants.
8. **Long term financing considerations:**
   Based on the nature and size of the potential project(s) contemplated under this plan and given the designation as an area in need of rehabilitation, the property owner can request consideration for a 5 year tax abatement as part of any future development project. The actual entry of any financial agreements for a tax exemption are subject to governing body approval under the processes required by law.

F. REDEVELOPERS AGREEMENT

A Redevelopers Agreement is not required for development or redevelopment of privately owned lands in the Redevelopment Area. However, where an agreement is entered into between the Borough and a developer or developers for any reason, the agreement shall contain the following provisions:

1. The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
2. The redeveloper(s), its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.

3. The redeveloper(s) shall begin and complete the development of said land for the use(s) required in this Redevelopment Plan within a period of time which the Mayor and Council fixes as reasonable.
4. The redeveloper(s) will not be permitted to sell, lease or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of the Mayor and Council.
5. Upon completion of the required improvements, the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereof shall no longer be subject to eminent domain as a result of those determinations.
6. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s), the Mayor and Council, or the successors, lessees or assigns of either of them, by which land in the Redevelopment Area is restricted as to sale, lease or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.
7. Neither the redeveloper(s) nor the Mayor and Council, nor the successors, lessees or assigns or either of them, shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Redevelopment Area.
8. Any other provision as may be deemed necessary to effectuate the purposes of the local Redevelopment and Housing Law.
9. In addition, the following information shall be submitted by the owner or developer at the Borough's request to assist in preparation of the Redevelopment Agreement.
   a. An environmental inventory including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site existing man-made structures or features and the probable impact of the development on the environmental attributes of the site.
   b. A fiscal impact report describing the anticipated demand on municipal services to be generated by the development and any other financial impacts to be faced by the municipality or school district as a result of the completion of the planned development. The fiscal impact report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the timing schedule provided under the following subsection and following the completion of the planned development in its entirety.
   c. A proposed construction phasing plan and timing schedule, including an estimated timetable for start and completion and any terms or conditions which are intended to protect the interest of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety.
   d. A proposed financial plan detailing the financial costs and benefits to be realized by the Borough of North Arlington. The Plan shall include the method and estimated amount of payment to the Borough for land purchase, estimated annual tax revenues and costs, including all supporting documentation and any other benefits either through cash payments or contribution.
10. The Mayor and Council / Redevelopment Agency shall negotiate a formal Redevelopment Agreement with (each) developer or owner.
11. The final form of a Redevelopment Agreement with each developer or owner will be subject to approval by formal action of the Borough Council.

VII. DEFINITIONS:

The words and terms used in this Redevelopment Plan shall have the same meanings as contained in §205-5 and 6 of the Borough Code except as superseded or supplemented here.

Amenity: A facility or service provided by a developer or property owner to office or residential tenants to make the property more attractive, enjoyable, or useful to the tenants and their visitors. May include private fitness space, swimming pools, party rooms, laundry facilities, and the like.

Animal Boarding: Any establishment, building, structure or premises in which pet animals are temporarily boarded for pay, barter, commission, or other remuneration. Other services may be provided for animals boarded at these facilities, including training, grooming, feeding, and the like but excluding veterinary services.

Artisanal Manufacturing: The making or fabrication of products either by hand or with minimal automation, which may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other uses and processes typically not permitted in residential or mixed-use zoning districts.

Awning: A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

Bar / Tavern: A business establishment, section of a restaurant establishment, or a temporary or permanent facility within an assembly or hotel establishment, at which alcoholic beverages are served for on-site consumption.

Barber Shop: Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more licensed barbers.

Beauty Shop: Commercial services primarily concerned with the temporarily improving the physical appearance of persons or pets through non-surgical or medical means. Such businesses include, but are not limited to, nail salons, hair salons, barber shops, spas, pet grooming, piercing shops, wig shops, manicurists and pedicurists, and the like. They do not include massage establishments, health clubs, gyms, tattoo parlors, cosmetology schools or establishments where the principal mission is to educate hair stylists, beauticians, or the like. These uses may also include accessory retail sales of products related to the services provided, such as specialty hair care products, treatments or ointments for piercing or tattoo areas, and the like.

Cannabis: All parts of the plant Cannabis sativa L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L. 2016, c. 16, for use in cannabis products as set forth in this act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. "Cannabis" does not include: medical cannabis dispensed to registered qualifying patients pursuant to the Jake Honig Compassionate Use Medical Cannabis Act, P.L.2009, c.307 (N.J.S.A. 24:6I-1 et seq.) and P.L. 2015, c. 158 (N.J.S.A. 18A:40-12.22 et seq.); marijuana as defined in N.J.S.A. 2C:35-2 and applied to any offense set forth in Chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L. 2001, c. 114 (N.J.S.A. 2C:35B-1 et seq.), or marijuana as defined in Section 2 of P.L. 1970, c. 226 (N.J.S.A. 24:21-2) and applied to any offense set forth in the New Jersey Controlled Dangerous Substances Act, P.L. 1970, c. 226 (N.J.S.A. 24:21-1 et seq.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the New Jersey Hemp Farming Act, P.L. 2019, c. 238 (N.J.S.A. 4:28-6 et seq.).

Cannabis Cultivator: Any licensed person or entity that grows, cultivates, or produces cannabis in this state, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

Cannabis Delivery Service: Any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer.

Cannabis Distributor: Any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.

Cannabis Establishment: A cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

Cannabis Grower: Any licensed person or entity that grows, cultivates, or produces cannabis in this state, and sells, and may transport, this cannabis to other cannabis growers, cannabis processors, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity shall hold a Class 1 Cannabis Grower license. A cannabis grower may also be referred to as a "cannabis cultivation facility."

Cannabis Item: Any usable cannabis, cannabis product, cannabis extract, and any other cannabis resin. "Cannabis item" does not include: any form of medical cannabis dispensed to registered qualifying patients pursuant to the Jake Honig Compassionate Use Medical Cannabis Act, P.L. 2009, c. 307 (N.J.S.A. 24:6I-1 et seq.) and P.L. 2015, c. 158 (N.J.S.A. 18A:40-12.22 et seq.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the New Jersey Hemp Farming Act, P.L. 2019, c. 238 (N.J.S.A. 4:28-6 et seq.).

Cannabis Leaf: The leaf of the plant Cannabis sativa L. within the plant family Cannabaceae.

Cannabis Manufacturer: Any licensed person or entity that processes cannabis items in this state by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

Cannabis Manufacturing: The drying, processing, compounding, or conversion of usable cannabis into cannabis products or cannabis resins. "Manufacture" with respect to cannabis does not include packaging or labeling.

Cannabis Paraphernalia: Any equipment, products, or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, composting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, vaporizing, or containing cannabis, or for ingesting, inhaling, or otherwise introducing a cannabis item into the human body. "Cannabis paraphernalia" does not include drug paraphernalia as defined in N.J.S.A. 2C:36-1 and which is used or intended for use to commit a violation of Chapter 35 or 36 of Title 2C of the New Jersey Statutes.

Cannabis Product: A product containing usable cannabis, cannabis extract, or any other cannabis resin and other ingredients intended for human consumption or use, including a product intended to be applied to the skin or hair, edible cannabis products, ointments, and tinctures. "Cannabis product" does not include: (1) usable cannabis by itself; or (2) cannabis extract by itself; or (3) any other cannabis resin by itself.

Cannabis Retailer: Any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the

off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer.

Cannabis Wholesaler: Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

Cannabis, Usable: The dried leaves and flowers of the female plant Cannabis sativa L., and does not include the seedlings, seeds, stems, stalks, or roots of the plant.

Cemetery Commercial: Sales and services related to cemetery and funeral services including florists, gravestone sales, gift shops, and funeral services.

Cigar Bar: Any bar, or area within a bar, designated specifically for the smoking of tobacco products,purchased on the premises or elsewhere.

Cigar Lounge: Any establishment, or area within an establishment, designated specifically for the smoking of tobacco products, purchased on the premises or elsewhere.

Commercial Manufacturing: Research and development facilities, testing laboratories, programming, computer and information technology, software engineering, and manufacturing, production, and fabrication of products, excluding hazardous materials and substances, where the impacts such as noise, odors, light, vibration, etc. are contained to the unit (space) where the use is located within a building. Uses shall occur indoors, except for storage meeting accessory use standards.

Fence - Solid, Semi-Open, Open: See §205-89.A.

GFA: Gross floor area

Ground Story: See "Story, First" at §205-6

Gym and Fitness Center: A facility where passive or active exercises and related activities are performed for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. The activities shall be conducted entirely within an enclosed building. Access may be limited to paying members or to the public. May include auxiliary facilities and services such as locker rooms, showers, massage services, saunas, and related accessory uses.

Indoor Amusement & Recreation: Establishments providing and maintaining indoor facilities where the public may engage in or enjoy amusement or recreational activities, such as dance halls; studios; billiards hall; bowling alleys; commercial facilities such as arenas, rings, and rinks; go-carting; indoor driving ranges or miniature golf; archery; hatchet throwing; sports and health clubs; video arcades; expositions; swimming pools; tennis courts; and other athletic, performance, and recreational activities that may be safely enjoyed within a building.

Nightclub: An establishment that is open only at night, in which music is provided, along with space in which dancing may be conducted.

Nuisance: Any environmental pollutant, such as smoke, odors, liquid wastes, solid wastes, radiation, noise, vibration, glare, or heat, or other conditions or situations that interfere with the use and enjoyment of property or with the public wellbeing.

Secondary Street: Any street within the Redevelopment Area other than Ridge Road.

Specialized Instruction: Part time educational or instructive activity not associated with a K-12 school or post-

secondary institution. Includes test preparation classes, tutoring, dance and martial arts practice, art instruction, and the like.

Tattoo Parlor: An establishment operating in compliance with N.J.A.C. 8:27-1 et seq., also known as the Body Art Procedures section of the New Jersey State Sanitary Code, in which body art services are provided.

VIII. NEW REDEVELOPMENT PLAN STANDARDS:

RELATION TO CHAPTER 205, "LAND DEVELOPMENT", AND 2001 RIDGE ROAD REDEVELOPMENT PLAN

The intent of this amendment to the Ridge Road Redevelopment Plan is to supersede and replace the 2001 Redevelopment Plan.

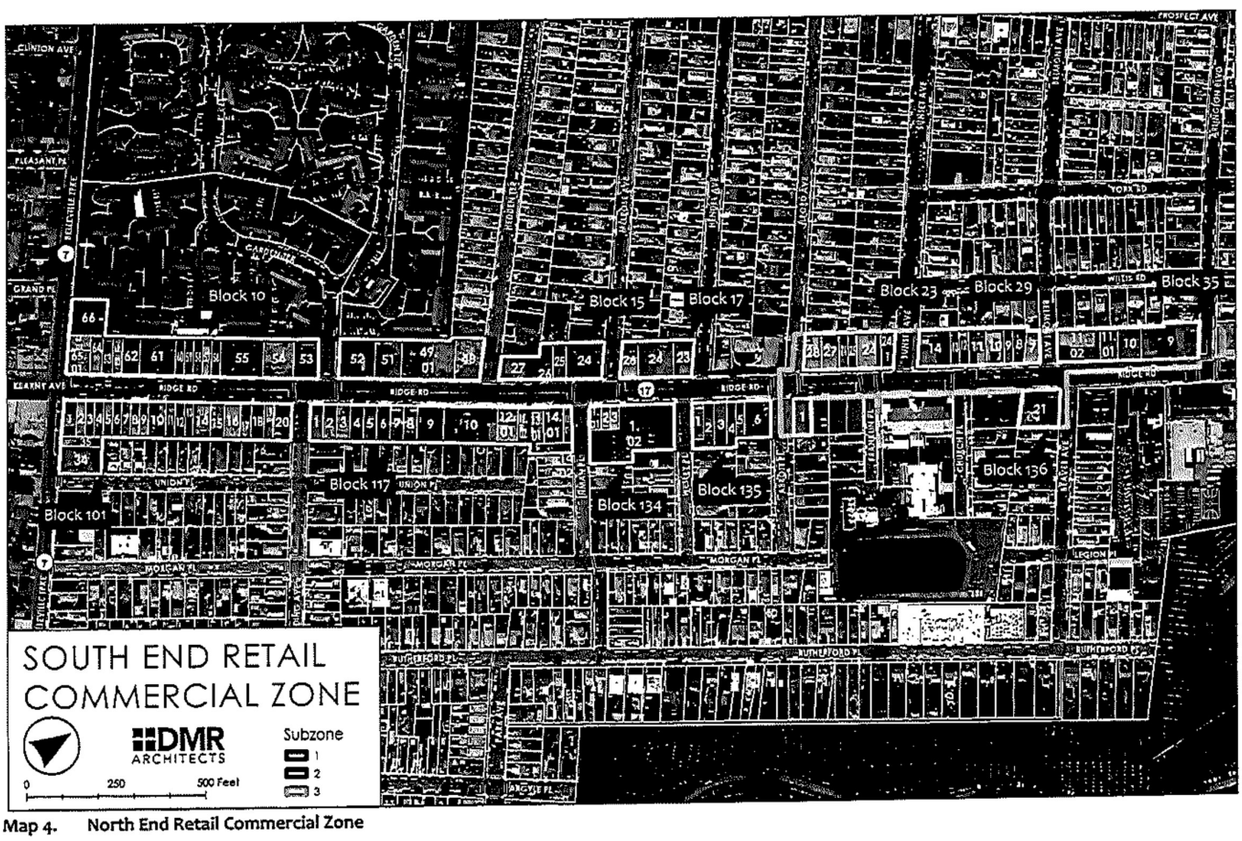
The Borough's Land Development regulations at Borough Code Chapter 205 shall remain in effect except where superseded and supplemented by this Redevelopment Plan.

SOUTH END SUB-ZONES

The South End Zone shall be subdivided into 3 sub-zones, as follows:

1. **Sub-Zone 1:**
   a. Extends from Belleville Turnpike to mid-block between Hedden Terrace and Inman Place. This is the most densely developed stretch of Ridge Road and is the most accessible to residents of North Arlington, Kearny, and Belleville. It is also the entry point to the Ridge Road corridor from Kearny.
   b. The Sub-Zone is home to a wide range of businesses and organizations including restaurants, retail stores, barbershops, professional offices including medical offices, service providers, banks,and more.
   c. The intent of the standards for this Sub-Zone shall be to create a high-density, active pedestrian oriented mixed-use district by minimizing setbacks so that buildings create a continuous street wall consistent with best practices in pedestrian oriented districts and emphasizing efficient vertical distribution of uses within buildings (by limiting the street-level presence of uses that do not generate street traffic or depend upon high visibility to attract customers).
   d. Ground-floor uses in this Sub-Zone are preferably experiential uses such as eating, drinking, and entertainment as well as retail and services that have relatively frequent customer turnover so that there is a constant flow of potential shoppers on Ridge Road.
2. **Sub-Zone 2:**
   a. Extends from Inman Place to Abbot Place / Ilford Avenue.
   b. The Sub-Zone is smaller and less densely developed than Sub-Zone 1. Unlike Sub-Zone 1, it includes single-use multi-family apartment buildings among commercial uses that include gas and automobile service stations and retail stores and services. Just outside of the Sub-Zone, on the west side of Ridge Road is a Church.
   c. Whereas the character of Sub-Zone 1 is consistent with a downtown with bars, restaurants, and various stores and services packed tightly together, Sub-Zone 2 is more spread out and characterized by uses that are more consistent with "neighborhood retail" zones that cater to daily residential needs.
   d. Because the neighborhood has historically been and will likely continue to be less geared toward 24/7 shopping, dining, and drinking activity than Sub-Zone 1, Land uses standards in this Sub-Zone will be more relaxed with respect to the location of land uses on or above street level and the distance between land uses of the same category.
   e. Side yard setback and coverage standards will be geared toward less dense development than Sub-Zone 1, and parking standards in this Sub-Zone will be greater than Sub-Zone 1 in anticipation that more people will drive to businesses in this section of Ridge Road.

3. **Sub-Zone 3:**
   a. Extends from Abbot Place / Ilford Avenue to the end of the South End at Arlington Boulevard.
   b. As with Sub-Zone 2, this district is less densely developed than Sub-Zone 1, and businesses are more automobile and neighborhood service oriented. The Sub-Zone is also adjacent to multiple religious, educational, and governmental buildings and complexes as well as the Cemetery Zone of the RRRA.
   c. The purpose of Sub-Zone 3 is to generally provide the same flexibility provided in Sub-Zones 1 and 2 while having more strict parking, bulk, and use standards that are intended to be sensitive to the context of the existing uses on Ridge Road, the proximity to the Cemetery Zone, and the residential character of the adjacent neighborhoods.



Map 4. North End Retail Commercial Zone

A. PERMITTED USES:

1. **Purpose:**
   a. As the goal of this Amended Redevelopment Plan for the Ridge Road Redevelopment Area is to advance the Borough's goal of creating a vibrant mixed-use, live/work/play district, the purpose of this section of the Amended Redevelopment Plan is to permit appropriate uses in a manner that activates the street in the South End by placing destinations with high turnover on the ground level and by reducing the frequency of or locating on upper stories any commercial uses that do not depend on visibility for business or which are considered "eye sores".
   b. Uses such as restaurants, bars, and retail sales are most desirable on the ground story as much of their business depends on being visible to passersby.
   c. Uses such as services like grooming, veterinary offices, banks, child care, and most retail services (insurance sales, financial advisory) are premeditated destinations that are likely to be as successful above ground level as on ground level, and should be limited on ground level to maximize street level space available to uses that produce and capitalize on high pedestrian activity.
   d. The Amended Redevelopment Plan also permits commercial and artisan manufacturing uses (as defined herein)on upper stories to help establish and distinguish the South End as an employment destination for a variety of industries.

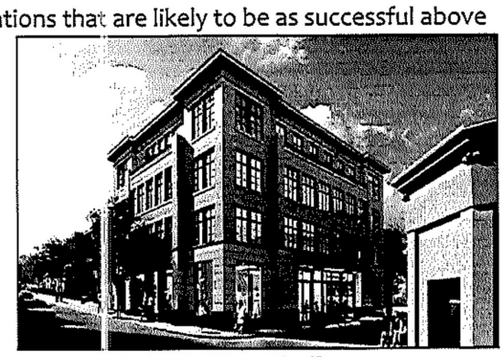


Image 1. Mixed use building with office space

2. **Permitted Uses**
   a. Principal land uses shall be permitted or conditional uses in each of the sub-zones according to **Table 1**.

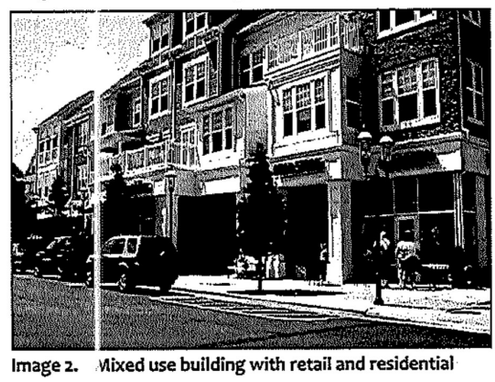


Image 2. Mixed use building with retail and residential

B. CONDITIONAL USES:

1. **Purpose:**
   a. Permitting uses on a conditional basis creates opportunities for uses that, if not for the conditions imposed, might not be entirely compatible with a particular district;
   b. The practice can also enable a municipality to abate the undesirable effects of uses that are otherwise appropriate for a particular district.
   c. In the case of this Redevelopment Plan, conditions are placed upon artisanal manufacturing and commercial manufacturing uses so they may be permitted in the South End as long as their existence does not compromise the public welfare or impair the attractiveness of Ridge Road as a 24/7 work, live, and shop district.
   d. Conditions are also imposed to create minimum distances between uses that could impede the desired improvement of the corridor if clustered too close together or which may occupy space better suited for uses that activate the street.

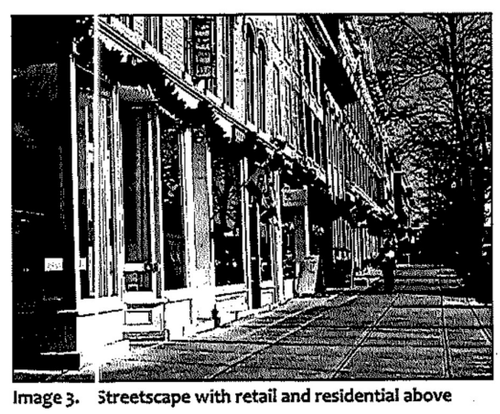


Image 3. Streetscape with retail and residential above

Table 1. Permitted Principal and Conditional Uses by Zone and Subzone.

Permitted Principal Use	South End SZ 1	South End SZ 2	South End SZ 3	Cemetery Zone	North End
Animal Boarding	C(U)	C	C		P
Animal Hospital, Veterinary Office	C(U)	C	C		P
Art Studio	C	P	P	P	P
Artisanal Manufacturing	C	C	C		
Bank	C	P	P		P
Bars / Taverns	P	P	P		P
Beauty Shops and Barber Shops	C	P	P		P
Indoor recreation	P	P			P
Child Day Care	C(U)	C(U)	C		P
Cemetery Commercial				P	
Commercial Manufacturing	C	C	C		
Convenience Retail	C	C	C		P
Gym and Fitness Center	U	U	P		P
Multi-family Residential*	U	U	U	P	P
Nightclub	P	P			
Office (Business, Medical, or Professional)	U	U	P	P	P
Commercial Parking Lots or Structures	C	C	C		C
Personal Services	P**	P**	P**	P	P
Restaurants	P	P	P		P
Retail Trade	P	P	P	P	P
Retail Services	U	P	P	P	P
Spa and Massage	C	C	P		P
Specialized Instruction	U	P	P		P
Shared Work Space	P	P	P		P
Tailoring and Related Services	U	P	P		P
Theaters & Entertainment	P	P			P

*Single-family attached or detached dwellings are prohibited along Ridge Road

**Other than funeral services, and specific sub-uses listed in the table

Legend

P = Principal permitted on any story, but (if non-residential) shall be below any dwellings in the same building.

U = Permitted only above the ground floor in mixed-use building, but (if non-residential) below any dwellings in the same building.

C = Conditionally permitted.

C(U) = Conditionally permitted only above the ground story.

2. **Convenience Retail:**
   a. Convenience retail uses are permitted in any section of the South End except that dollar stores, pawn shops, cash for gold stores, and the like may not be located within one-half mile (2,640 feet) from another such business.
3. **Other Spacing Conditions:**
   a. Where indicated in **Table 2** as conditional uses, the following uses are permitted on upper stories but are prohibited on street level if they are closer than the distances stated below to another use of the same type:

i.	Dry cleaning:	800 ft
ii.	Laundromat:	600 ft
iii.	Beauty services:	600 ft
iv.	Bank:	400 ft
v.	Art Studio:	Not more than three (3) permitted within a distance of 800 ft
vi.	Spa and Massage:	600 ft
vii.	Showroom:	1,000 ft

4. **Animal Boarding or Hospital, Veterinary Offices, and Child Care**
   a. These uses are permitted above existing commercial and artisan manufacturing uses conditioned upon evidence and testimony that the space proposed for occupation by the animal or child care uses is insulated from noise, vibration, or airborne emissions from the manufacturing use.
5. **Parking Lots and Structures:**
   a. Surface parking shall only be permitted as a principal use on existing surface parking areas provided that they meet the standards set forth for parking areas in this Amended Redevelopment Plan.
      i. No new surface parking areas may be created for operation as a principal use/business.
   b. Parking structures are permitted as a principal use provided that the Ridge Road facing facade is designed to resemble a commercial or residential building.
6. **Commercial and Artisan Manufacturing, and Research Uses:** These uses are conditionally permitted above the ground story provided they fit the definitions in this Redevelopment Plan and satisfy the following conditions:
   a. Compatibility: The uses must be able to exist inconspicuously among residences, offices, retail, and food and drink establishments without compromising the health, safety, and quality of life or working conditions on surrounding properties, or detracting from the walkable, mixed-use character of the South End. Examples of compatible uses include:

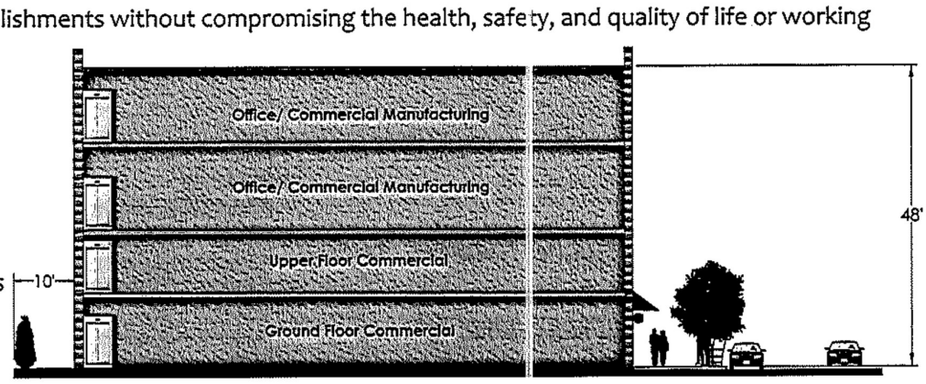


Image 4. Illustrative section view of a 4-story building with multiple non-residential uses.

i. Confectioneries;
ii. Chocolatiers;
iii. Bakeries;
iv. Craft food and drink manufacturing, including brewing and distilling of alcohol products;
v. Research and Development;
vi. Programming, computer and information technology, software engineering, and the like;
vii. Arts and crafts, textile and apparel;
viii. Perfume and candle manufacturing;
ix. Hobby suppliers;
x. Filming and film production;
xi. Carpentry and furniture assembly;
xii. Other uses involved in the production or assembly of materials for distribution or consumption, which can meet the performance and design standards of this section.

b. Nuisances: Any noise, vibrations, emissions, or other noxious outputs from the use shall not affect or disturb persons or properties beyond the property limits. Projects shall comply with Section 205-84 and the following:

i. Noise: Noises emitted by such uses not exceed the daytime or night time noise levels permitted at section 243-7 of the Borough Code to be emitted by commercial uses and received by residential uses. At the time of this adoption, the maximum daytime noise emission permitted is 65 decibels and the maximum night time noise emission permitted is 50 decibels. Noise is measured at the setback line.

ii. Glare: No uses shall be permitted that emit glare from inside the building that can be detected from outside the lot line.

iii. Electrical and Signal Interference: No uses shall be permitted involving activities that may disrupt electrical services or signals beyond the lot line.

iv. Vibration: Shall not be felt beyond the interior walls of a building occupied by such use.

(1) If the building has a 0-foot side yard setback or is attached to an adjacent building, vibrations shall not be felt in the adjacent building.

c. The slaughtering of live animals or processing of raw animal parts or by-products with the exception of dairy and egg products shall be prohibited.

d. Loading:

i. Deliveries and shipments shall not occur during peak traffic hours or during the hours of 8:00 pm to 6:00 am.

ii. Loading areas shall be limited to either rear yards or curb area reserved for loading during specific hours.

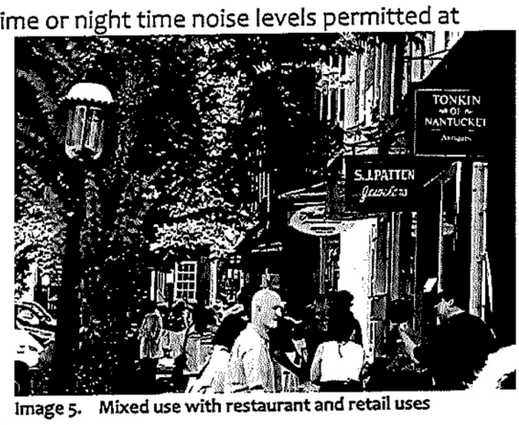


Image 5. Mixed use with restaurant and retail uses

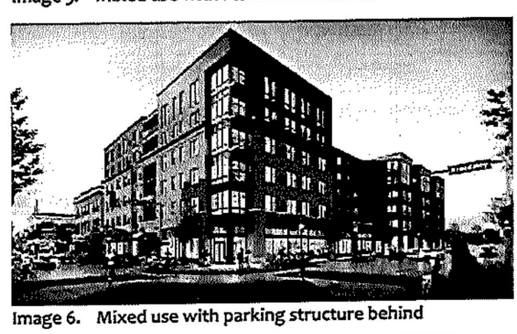


Image 6. Mixed use with parking structure behind

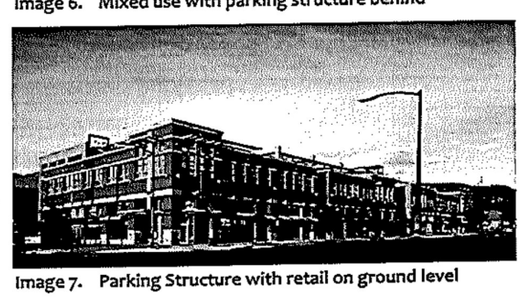


Image 7. Parking Structure with retail on ground level

iii. Loading areas abutting a residential zone or residential property shall be buffered and screened from such zone/property by a planting strip at least 5 feet wide along the length of the abutting property line which shall consist of one (1) tree and five (5) shrubs or ornamental grasses for every 30 feet of contiguous lot line length and a fully opaque (closed) six foot tall fence.

e. Location:

i. The uses permitted in this section are prohibited on any ground story within the South End District except that Artisanal Manufacturing uses on upper stories may sell their products directly to consumers as an accessory retail sales on the ground or upper story.

ii. These uses shall not be permitted above any stories containing residential dwellings, animal boarding, animal hospitals / veterinary offices, or child care facilities within the same building.

(1) No use that emits noise, vibrations, or odors that are benign to humans but disturbing to animals may be located in the same building as any residential dwelling, animal boarding facility, or animal hospital / veterinary office.

f. Appearance:

i. Except as may be necessary for such uses to operate safely and efficiently, the street-facing architectural character of a building containing the uses addressed in this section should be largely indistinguishable from a building housing any other permitted use.

C. ACCESSORY USES:

1. **General:**

a. Accessory uses shall be permitted which are clearly and customarily incidental and subordinate to a principal use located on the same property provided that the use complies with the standards of this Amended Redevelopment Plan and/or §205-38.b(4) and (7).

2. **Amenity Spaces:**

a. Amenity spaces (i.e. laundry rooms, meeting rooms, fitness rooms) that are subordinate to a residential or non-residential use are permitted provided that they are designed and operated for exclusive use and occupancy by residents and tenants on the property and their guests, and that they are not otherwise accessible to the general public.

3. **Accessory Parking Areas or Structures:**

a. Shall not be operated as paid short term parking;

b. Accessory parking areas for uses in South End Subzone 1, not including access driveways, shall be limited to rear yards.

c. Accessory parking areas for uses in South End Subzones 2 and 3, the Cemetery Commercial Zone, and the North End Zone shall be permitted in the rear yard and the side yard, provided that any parking area in the side yard shall be no wider than 42 feet and the parking shall be screened from the public right of way in accordance with the standards in this Redevelopment Plan.

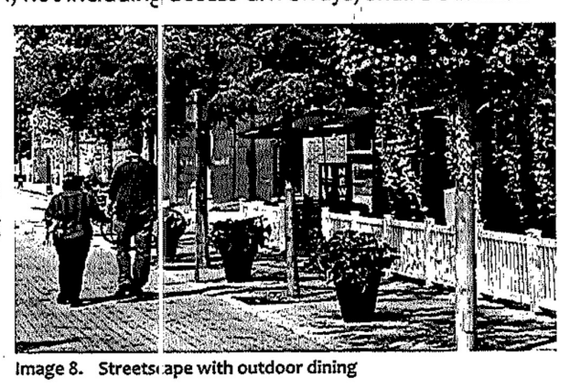


Image 8. Streetscape with outdoor dining

4. **Detached Accessory Buildings:**

a. Are prohibited on lots with a depth less than 100 feet or a lot area less than 20,000 square feet. Accessory uses on these lots shall be located within the principal building.

5. **Solid Waste Storage:**
   a. Solid waste shall be stored indoors or outdoors within the side or rear yards, and shall be screened in accordance with this Redevelopment Plan.
   b. Solid waste storage structures and enclosures shall not be located in required parking spaces.
6. **Freestanding HVAC Units:**
   a. Subject to the bulk standards for an accessory structure.
7. **Solar-energy / Photovoltaic Installations:**
   a. Permitted and encouraged subject to the standards in this Redevelopment Plan and the Code of the Borough of North Arlington.
   b. Rooftop mounted solar panels shall not project beyond the edges of the roof;
   c. Ground mounted solar arrays including solar canopies are subject to the setbacks for other accessory structures.

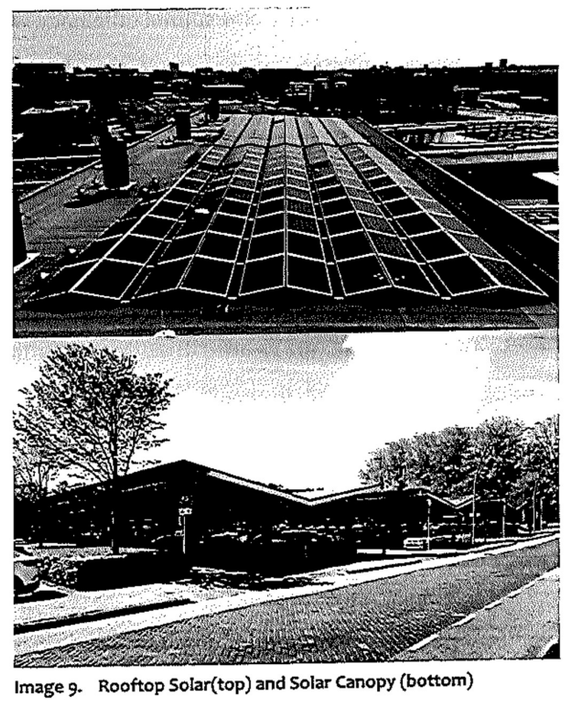


Image 9. Rooftop Solar(top) and Solar Canopy (bottom)

D. PROHIBITED USES:

1. Any use not specifically stated as permitted is not permitted in the Redevelopment Area. Additionally, the uses listed below are explicitly prohibited:
   a. Retail sales of marijuana are expressly prohibited in the redevelopment area with the exception of medical prescriptions / use.
   b. Adult use recreational cannabis cultivators, manufacturers, wholesalers, distributors, retailers, or delivery services.
   c. Vapor, THC, Cannabis and Tobacco: Paraphernalia including sales, manufacturing and refining.
   d. Cigar Bar: Any bar or area within a bar, designated specifically for the smoking of tobacco / vapor products purchased on the premises or elsewhere.
   e. Cigar Lounge / Smoke Shop: Any establishment, or area within an establishment, designated specifically for the smoking of tobacco / vapor products, purchased on the premises.
2. Any interpretation of a permitted use shall be determined by the Zoning Officer and/or the Zoning Board of Adjustment.

E. BULK, SETBACK, AND DESIGN STANDARDS:

1. **Purpose:**
   a. The bulk, setback, and design standards provided in this Amended Ridge Road Redevelopment Plan are intended to create a pedestrian oriented downtown core in the South End with compact development and an attractive streetscape that is also conducive to efficient traffic flow, **and to provide for the appropriate**

mixture of uses and densities in the Cemetery and North End Zones. In order to make Ridge Road more pedestrian friendly, the intent of the standards herein is to:

i. Minimize the number of curb-cuts;
ii. Bring buildings close to the sidewalk and close to each other;
iii. Minimize sidewalk obstructions;
iv. Maximize visibility between the street and ground floor uses; and
v. Balance density and spatial efficiency with creative and attractive architecture and design.

2. **General Standards:**
   a. All development shall be subject to the bulk and setback standards at **Table 3.**
3. **Building Heights:**
   a. Parapets and other architectural features are permitted to extend above the permitted height by a maximum of 8 feet.
   b. Rooftop elevator and stair structures may project above a flat roof not more than 12 feet provided that they occupy not more than 20% of the roof area.
   c. Rooftop solar arrays and other equipment may shall project no more than five feet above a flat roof.
      i. Solar panels on sloped roofs shall not project above the roof peak.
      ii. Solar canopies installed as personal shading structures in rooftop amenity spaces shall not exceed the permitted building height by more than eight (8) feet.
4. **Facade Breaks and Articulation:**
   a. Horizontal Articulation:
      i. Building facades in excess of 80 feet in length shall be designed with varying facade materials and treatments, wall plane projections or recesses, as well as at least one (1) visual break at 40 feet, to

Table 2. General Bulk Standards by Subzone.

Bulk Standards	South End SZ 1	South End SZ 2	South End SZ 3	Cemetery	North End
Min. Lot Size	5,000 s.f.	5,000 s.f.	10,000 s.f.		
Setbacks to Building					
Min. Front Yard	0 ft.	0 ft.	5 ft.	5 ft.	0 ft.
Max. Front Yard	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.*
Min. Side Yard	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Max. Side Yard (each)	5 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Where Driveway on Ridge Road is Required & Lot Width ≤50 ft.	10 ft.	10 ft.	20 ft.	20 ft.	10 ft.
Where Driveway on Ridge Road is Required & Lot Width >50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.
Min. Rear Yard	10 ft.	10 ft.	10 ft.	15 ft.	10 ft**
Min. Building Height	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.
Max. Building Stories / Height	4 st / 48 ft.			3 st / 40 ft.	3 st / 40 ft.
Max. Impervious Coverage	90%	85%	85%	80%	85%
Accessory Structure	See §205-38.b(4) and (7)				

* Per Ordinance 1967, 60 feet permitted from Ridge Road for a permitted drive-through use

** 15 feet where rear lot line of the property fronting on Ridge Road is the side lot line of a residential lot.

avoid a monolithic appearance;

ii. Where expanses of solid wall are necessary, on street facing facades they may not exceed the lesser of 20 feet in length or half of the total facade width;

iii. Each building façade greater than 40 feet in length but less than 80 feet shall incorporate wall plane projections or recesses that are compatible with the proposed building architecture. Breaks should occur every 20 to 30 feet.

iv. Each building façade shall incorporate a change of materials and at least two of the following elements:

(1) Change in building materials - at least 3 materials for a façade facing a street or other public area and at least 2 materials for another facade;

(2) Change in building colors;

(3) Change in textures;

(4) Variation in window design.

b. Vertical Articulation:

i. Each principal mixed-use and non-residential building taller than 20 feet shall be designed so that the massing or facade articulation of the building presents a clear base, middle, and top. First floors in the South End shall be designed with adequate floor to ceiling height to accommodate storefronts to the maximum extent practicable. Lower levels can be differentiated from upper stories by incorporation of elements including, but not limited to, the following:

(1) Low planters and walls;

(2) Use of veneer banding or wainscot, change in materials, and change in textures;

(3) Heavier materials and darker colors on lower levels;

(4) Integrated covered walkways, trellises, or architectural awnings; or

(5) Other design elements that distinguish lower levels as determined by the Board.

5. **Window Coverage and Transparency:**

a. A minimum of 60% of the facade between 3 and 8 feet above the sidewalk on Ridge Road, and 30% of the facade between 3 and 8 feet above the sidewalk on any secondary street should consist of transparent windows and doors. All stories above ground level, shall be occupied by windows or transparent doors;

b. Ground floor windows for retail and food and drink related uses should provide a view at least 12 feet into the interior of the building;

c. Privacy and light screening devices such as curtains and shades that fully obscure views into a storefront shall be avoided by any ground floor uses except where the nature of the use necessitates protection of client identity or involves the care or education of minors. Shading and light screening projections and design features are encouraged which permit clear visibility into and out of commercial spaces;

d. No development may have exterior walls with a reflectivity value in excess of 35 percent;

e. Windows shall be accented and defined with detail elements, such as frames, sills, and lintels, and shall be located to visually establish and define the street or pedestrian ways facing portions of a building and to establish human scale and proportion;

f. The front facades on a principal building on any corner lot shall include a window that wraps the street-

facing corner of the building such that it extends a minimum length of 20 feet in each direction;

6. **Doors and Entrances:**
   a. Entrances for buildings on a corner should be chamfered at a 45 degree angle at least 10 feet from the building corner to face the intersection of such corner to the maximum extent practicable.
   b. Buildings that front on parks, plazas, common areas and public open space should have a primary building facade with a customer entrance that faces the common or public area in addition to a street facing facade.
   c. All customer or resident/visitor entrances shall create architectural interest and variation from other portions of the building by incorporating at least three (3) of the following:
      (1) Changes in building plane through recesses and/or projections;
      (2) Canopies, awnings, arcades, galleries, or other overhangs;
      (3) Tower elements;
      (4) Architectural embellishments;
      (5) Changes in building material, color, and/or texture; or
      (6) Other design elements that add visual interest as determined by the director.

Image 11. Restaurant with roll up doors

Image 12. Outdoor dining with roll up windows

7. **Ground Level Dwellings:**
   a. Ground level apartments in a multi-family building should have a finished floor that is at least 24 inches above sidewalk grade and be separated from the sidewalk with a landscaped strip at least four feet wide to provide for privacy;
   b. Security bars on ground level apartment windows are permissible provided that they complement the architectural character of the building and do not include barbed wire or any like feature intended to cause physical harm to potential intruders.

8. **Awnings:**
   a. Awnings, canopies, and similar projections shall have an overhead clearance of at least 10 feet above the sidewalk, and may not encroach into the public right-of-way without permission from the Governing Body;
   b. Ground supports for projecting features must be located within the lot or within 18 inches of the curb face where the projection legally encroaches into the public right-of-way;
      i. In no event shall ground supports obstruct or interfere with pedestrian or vehicular movement.

Image 10. Canopies over the sidewalk.

9. **Balconies:**
   a. Balconies are permitted above the second story provided they do not project more than 4 feet into the public right-of-way.
10. **Mechanical Equipment Screening:**
   a. The screening of rooftop mechanical equipment is required.
   b. 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 from any public street, neighborhood or adjacent building;
   c. Screening materials shall be consistent with the architectural detail, color and materials of the building;
      i. Wire mesh screening is not permitted;
   d. All roof HVAC systems must be set back a minimum of 15 feet from Ridge Road or Belleville Turnpike and 10 feet from any other public street or public open space from the building edge and screened as to not be visible from any adjacent public street or public property;
   e. Any wall pack ventilation unit facing a public street must match the adjacent material color.

F. SIGNAGE:

1. All signage shall comply with Article XI, "Signs" of Chapter 205 except as superseded or supplemented in this section.
2. **Freestanding signs:**
   a. Prohibited, except that sandwich signs with each face not exceeding 12 square feet shall be permitted within 18 inches of the entrance to a restaurant or a food retail store.
3. **Wall Sign**
   a. One (1) wall sign is permitted per business on the Ridge Road-facing facade and the facade facing the parking area for that business.
   b. On a corner lot, one (1) wall sign is permitted on the facade facing the secondary street for all building tenants.
   c. Cumulatively, wall signs may not exceed the lesser of ten percent (10%) of

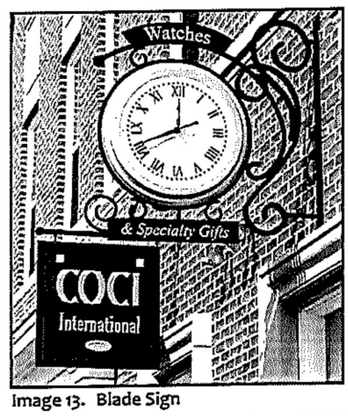


Image 13. Blade Sign

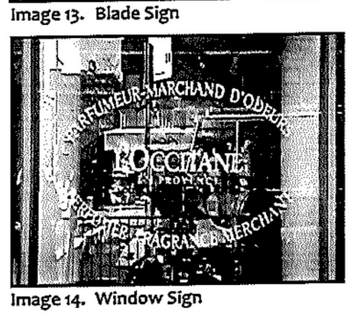


Image 14. Window Sign

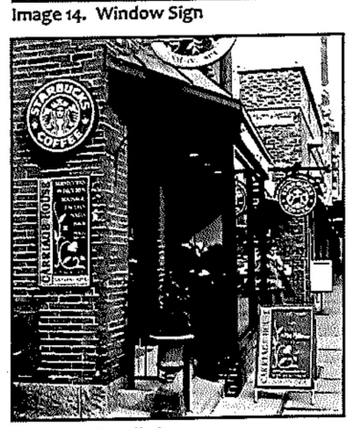


Image 15. Retail Signage

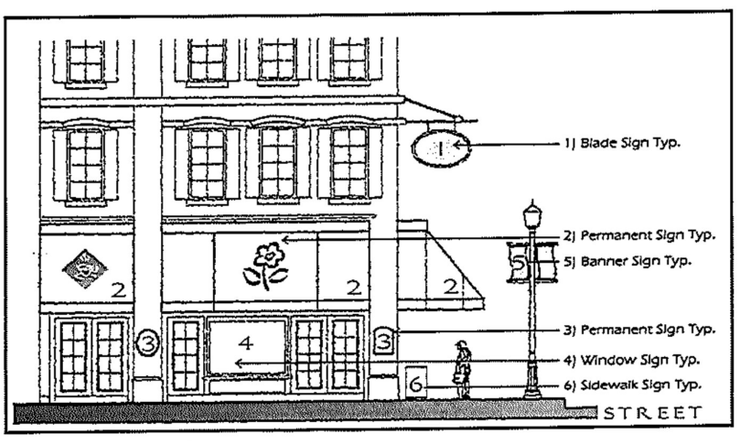


Image 16. Typical sign locations

the building facade or 60 sq ft.

i. Where a sign consists of individual letters or symbols attached, painted, or applied directly to a building, wall, or window, the area shall be considered to be the smallest rectangle encompassing all the letters and symbols.

d. Wall signs are subject to the following standards:

i. Maximum letter height: 18 inches;

ii. Maximum sign projection: 6 inches

iii. Minimum height of bottom of sign: 8 feet;

iv. Maximum height of top of sign: 14 feet.

4. **Projecting Sign**

a. Shall not project more than 4 feet from the wall face.

i. Additionally, no blade sign may project beyond the edge of an awning, canopy or the like projecting from the same building.

b. Shall not be taller than 4 feet.

c. Bottom of sign shall not be less than 8 feet above the sidewalk grade.

5. **Window Sign**

a. Logos, letters, and other opaque components of a window sign shall not cover more than 20% of the window area.

b. Temporary advertising signs shall not exceed more than 25% of the window area, not including the area covered by permanent signage.

c. No window signage may obscure or limit visibility into a storefront more than four (4) feet above the sidewalk.

6. **Awning Sign**

a. Shall be subject to the same standards as wall signs and count toward the maximum wall signage area.

7. **Temporary Signage**

a. Grand Opening signs are permitted to be displayed for a maximum of 30 days from the grand opening date.

b. Flag / Banner / Freestanding / other Temporary signs shall:

i. Be maintained in good condition subject to the Building Inspectors review.

ii. Cannot be located within the public right of way.

iii. Are permitted during hours of operation only and shall be stored internally during closed hours.

G. PARKING AND CIRCULATION STANDARDS:

1. **Parking Dimensions:**

a. Parking spaces and aisles shall be designed in accordance with Section 205-71.A of the Code of the Borough of North Arlington.

2. **Left Turns:**

a. In order to reduce traffic disruptions and dangers to pedestrians posed by left turning vehicles, the Borough should prohibit left turns between Ridge Road and any driveway or parking area during the hours of 6 am through 9 am in the mornings of Monday through Friday, and evening hours of 4 pm through 7

pm Monday through Thursday, 4 pm through midnight Friday and 6 pm to midnight on Saturdays (the purpose of the extended Friday and Saturday evening hours would be to protect patrons of local bars and nightlife).

3. **Minimum Parking Requirement:**
   a. Residential:
      i. South End
         (1) **One-bedroom & Studio/Efficiency:** 1.5 spaces/unit
         (2) **Two-bedroom:** 1.8 spaces/unit
         (3) **Three or more bedrooms:** 2.1 spaces/unit
   b. Cemetery Commercial and North End
         (1) **One-bedroom & Studio/Efficiency:** 1.8 spaces/unit
         (2) **Two-bedroom:** 2.0 spaces/unit
         (3) **Three or more bedrooms:** 2.1 spaces/unit
   c. Non-residential:
      i. Any non-residential building or non-residential portion of a mixed-use building which either has not been designed or fitted out for a specific use or which is designed for a specific use not listed in "**Table 3.** Required Number of Parking Spaces, By Use" on page 33 or §205-70.A shall provide three (3) parking spaces per 1,000 square feet of gross floor area.

4. **New Curb Openings:**
   a. In order to reduce the number of curb openings and driveways on Ridge Road and make the South End safer and more enjoyable for pedestrians, there shall be prohibited within the South End any new curb openings on Ridge Road in the South End zone within 100 feet of any existing curb openings on Ridge Road on the same side of the street or 50 feet to any street intersection between Ridge Road and another

Table 3. Required Number of Parking Spaces, By Use

Land Use	Unit	Number of Spaces				
		South End SZ 1	South End SZ 2	South End SZ 3	Cemetery	North End
Commercial and Artisanal Manufacturing	Per 1,000 square feet GFA	2	2	2	2	2
Convenience Retail	Per 1,000 square feet GFA	2.5	2.5	3	3	3
Retail Services	Per 1,000 square feet GFA	3	3	3	3	3
Supermarket	Per 1,000 square feet GFA	3.5	3.5	4	4	4
General office, banks, research and development	Per 1,000 square feet GFA	2.5	3	3	3	3
Medical Office	Per 1,000 square feet GFA	3	3	3	3	3
Theater	Per Seat	0.2	0.333	0.5	0.5	0.5
Restaurant, club, bar The greater of	Per 1,000 square feet GFA Per Seat	15 0.25	15 0.25	15 0.25	15 0.25	15 0.25
Child Day Care	Per Employee	2	2	2 +1 for pickup	2 +1 for pickup	2 +1 for pickup
Bowling	Per Aisle	4	4	4	4	4

public street, except that a new curb opening to a rear yard parking area may be permitted within 100 feet of a street intersection or existing curb opening provided it connects to a shared rear-yard parking area or a parking area that is approved on the condition that it will be shared with adjacent lots and results in the elimination of existing driveways on properties subject to a shared parking agreement.

b. There may not be more than one (1) two-way driveway curb opening on Ridge Road on any lot or tract with a frontage of less than 125 feet.

5. **Surface and Open Air Parking Lots:**

a. Surface parking lots shall be subject to the following standards:

i. If on a corner lot in the South End Commercial Zone, vehicular ingress and egress shall only occur from a secondary street;

ii. Access to parking areas on an interior lot fronting on Ridge Road shall only take place from a two-way driveway access on Ridge Road not exceeding 24 feet wide, except that two driveways at least 100 feet apart may be permitted on a lot having a width greater than 200 feet.

iii. Screening:

(1) Any surface or open air parking lot shall be screened in accordance with the standards in the On-Site Landscaping and Screening section of this Redevelopment Plan.

iv. At least one point of pedestrian access between any public sidewalk and a parking lot or structure shall be provided separately from any vehicular driveways. Any access walkways provided adjacent to driveway access shall be separated from the driveway by lighted bollards and/or (in the case of structured parking) a dedicated pedestrian door and raised walkway.

6. **Shared Parking:**

a. A determination of the actual parking requirement for a mixed-use project shall be based upon the shared parking opportunities provided by the mixed-use nature of the projects. The Applicant shall be required to submit a shared parking analysis as part of the site plan application before either the Planning Board. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development. The shared parking study should include the following steps;

i. Determine the minimum parking requirement for the individual uses in the development project- The minimum number of parking spaces that are to be provided of each use shall be based on the parking ratios established in "**Table 3.** Required Number of Parking Spaces, By Use" or VII.G.3 "Minimum Parking Requirement:" on page 33 of the Redevelopment Plan or §205-70.A;

(1) The parking ratio for non-residential uses may be the generic three (3) spaces per 1,000 s.f. GFA if applicable.

ii. Adjust for shared parking- The minimum parking requirement for each use shall be multiplied by the "occupancy rate" as indicated in the table below. The applicant and its professionals shall provide documentation to the Board for any land uses not included in **Table 4** that are proposed for inclusion in the project. Absent documentation, which is subjective to review and approval by the Board, 100% of the required parking shall be included in the Shared Parking Study;

iii. Tabulate the minimum parking requirement for each time period- Sum of the adjusted minimum parking requirements for each land use for each of the six time periods shall be calculated to determine an overall project minimum parking requirement for each time slot;

iv. Total minimum parking requirement- The highest of the six time periods total shall be the minimum parking requirement for the mixed use development project.

b. In the event there is a change in the size, distribution or use of any of the project components than the property shall be required to appear before the approving Board to demonstrate the modifications do not negatively affect the results of the approved Shared Parking Study and analysis;

c. The Shared Parking Study is subjective to review and approval by the Board and its professionals. If the shared parking analysis is deemed acceptable, the Board may relax the aggregate total of required parking spaces to account for the shared use of the provided spaces. The application and acceptance of this policy is at the sole discretion of the approving Board;

7. **Structured/Underground Parking Decks:**

a. Residential developments, including mixed-use with a residential component can provide security for residents by controlling vehicular and pedestrian access to structured or underground parking in areas designated for the residential parking.

8. **Bicycle Parking:**

a. Bicycle parking is required for new developments at one bicycle parking space for every 50 vehicle parking spaces, up to 200 vehicle parking spaces;

i. Thereafter, one (1) bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one (1) bicycle space.

9. **Tandem and Stacked Parking**

a. No parking facility may have tandem or vertically stacked parking spaces without a parking attendant present during all operating hours.

10. **Electric Vehicle Charging**

a. All parking areas for redevelopment or substantial rehabilitation shall comply as applicable with the statutory requirements for the provision of Electric Vehicle Servicing Equipment (EVSE) on site.

b. To the extent feasible, EV charging spaces should be located exterior to any buildings and at the most accessible point to emergency vehicles, or demonstrate that the building is equipped with advanced fire

Table 4. Parking Occupancy Rates

	Time Period					
	Weekdays			Saturday & Sunday		
Land Use	8am-6pm	6pm-Midnight	Midnight-8am	8am-6pm	6pm-Midnight	Midnight-8am
Education	100%	20%	5%	10%	10%	5%
Entertainment	40%	100%	10%	80%	100%	50%
Hotel	80%	100%	100%	80%	100%	100%
Institutional	100%	20%	5%	10%	10%	5%
Office	100%	20%	5%	10%	10%	5%
Theater	40%	80%	10%	80%	100%	10%
Religious	20%	40%	5%	100%	50%	5%
Residential	60%	100%	100%	80%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Retail/Commercial	90%	80%	5%	100%	70%	5%

suppression technology that reduces the time and resources required to suppress fires related to electric vehicles.

11. **Shading Structures:**
    a. Shading structures and solar canopies shall not be taller than 15 feet from the parking surface to its highest point.

H. STREETSCAPE STANDARDS:

1. **Street Furniture:**
    a. The Borough shall develop and maintain a list or catalogue of street furniture, equipment, and structures (including the make, model, identification codes and other information that may be appropriate) that satisfy the requirements of this section and contribute to a consistent and attractive streetscape.
    b. Seating
        i. Seating options should include benches, planter walls, stoops, steps, ledges, fixed bench and table sets, and movable chairs and tables in enclosed spaces or anchored by chains.
        ii. Seating with canopy shelter shall be provided to accommodate at least four (4) persons at any bus stop.
        iii. Walls, ledges or steps designed as seating should be between 12 and 30 inches high and 16 inches deep.
        iv. All seating except for seating at bus stops shall either face the pedestrian right-of-way (sidewalks or plazas) or face the center of a set of two (2) or more seating fixtures facing each other, tables or other furniture that is provided in conjunction with the seats.
        v. Seating shall not project into the sidewalk unless a pedestrian walkway of at least 5 feet is preserved between the edge of the seat and the nearest building wall or building projection lower than eight (8) feet above the sidewalk.
        vi. All parts of street seating should be at least 10 inches from the front of curb.
    c. Newspaper Racks
        i. Racks shall be located in not more than one section of each block.
        ii. Racks shall be set back at least 2.5 feet from the curb or against a building wall, but at no point may encroach into a pedestrian walkway.
            (1) Racks located near the curb shall be located at least 15 feet from any street corner.
            (2) Decorative plantings or artistic elements may be placed on a newspaper rack conditioned upon approval by the Borough Council (if in the public right-of-way) or the Planning Board (if within lot

Image 18. Planter with seating.

Image 19. Streetscape with outdoor dining

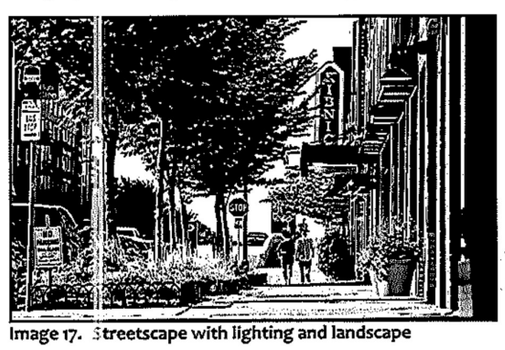


Image 17. Streetscape with lighting and landscape

boundaries).

iii. Newspaper racks shall be composed of metal or treated, industrial grade wood.

Image 21. Streetscape landscape pit

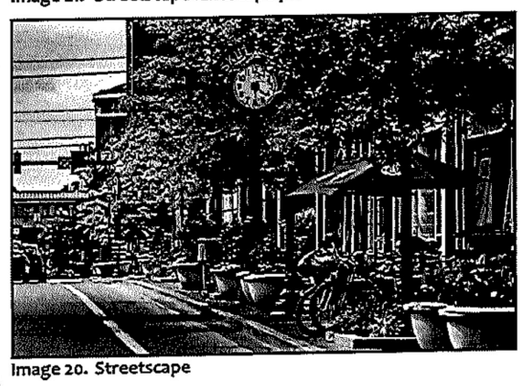


Image 20. Streetscape

2. **Street Trees:**

a. Grates:

i. Open tree grates should be at least 4 ft. x 4 ft.;

ii. The grates should be designed to accommodate root and trunk growth;

iii. Grates shall have a dark, durable finish and be of a design/style appropriate for the character of the street;

iv. Electrical outlets should be provided in the tree grate area where trees are expected to have up lighting or string lights.

b. Tree Location:

i. Trees should be placed so that they will not interfere with wiring, street lighting, utilities, and similar street features at maturity;

ii. Trees should be the same or have similar characteristics on both sides of the street;

iii. Trees should be spaced 30 feet on-center with moderate deviations where needed to account for species-specific characteristics, other street furniture and utilities, or curb openings;

iv. Trees should not be planted within 30 feet of the curb face at intersections and street corners within the sight triangle;

v. Trees should be planted a minimum of 10 feet from any building face to allow trees to grow without excessive pruning;

vi. Plants within sight triangles except for deciduous trees shall be no taller than 30 inches;

vii. NJ DOT should be consulted to determine sight triangle requirements;

viii. Trees should be located a minimum of 24 inches from the curb face;

ix. Streetlights shall be centered between street trees at distances determined based on photometrics;

x. A minimum distance of 10 feet should be provided between trees and buildings;

xi. Use columnar shaped trees where sidewalks are narrower or building projections such as awnings limit canopy size.

c. Tree Types, Care, and Maintenance:

i. Street tree species shall be selected according to the list at "**Table 5.** Tree Species and Types" on page 40.

(1) When replacing trees, the new tree should be similar to the one being replaced;

(2) No tree species shall be planted which are classified by the New Jersey Department of Environmental Protection as an invasive species or as having other detrimental characteristics to the regional environment or human and animal health.

(3) Plant materials with low water needs and water-efficient irrigation techniques should be used where possible;

(4) Use species with smaller and/or more spread out leaf types to allow better visibility of building

facades and signage;

ii. Trees should be installed at a 4" caliper and planted in accordance with the standards set by the premier American nurserymen organization;

iii. Shrubs should be 24 to 30 inches or five (5) gallons upon installation;

iv. A minimum 2-year watering plan should be put into place for all trees;

v. Trees shall be trimmed up to eight (8) feet;

vi. Branches shall be trimmed or removed which are caused to hang lower than seven (7) feet above the sidewalk due to weight from rain or snow;

vii. Trees should be single trunked, upright, produce a minimal amount of fruit and seeds, and have a medium to long life expectancy;

viii. Root guards/guides shall be used to prevent roots from causing damage to sidewalks, roads, or buried utilities;

ix. Trees with large roots on the surface should only be used in special conditions;

x. Trees should be deep-rooted to avoid warping of the sidewalk and/or curb;

xi. Branches should not break easily.

3. **Street Lighting:**

a. Shall be either:

i. Not more than 16 feet tall, spaced at 30 feet on center; or

ii. Not more than 18 feet tall, spaced at 60 feet on center.

b. Spacing and Location

i. Locate street lights as part of an overall system including cabinets, transformers etc.

ii. Place lights at least 2 ½ feet from the face of the curb to allow room for car bumpers and door swings.

iii. Place lights at least 5 feet from the edge of the curb transition point nearest the driveway, curb cut or alley.

c. Special Effect Lighting

i. Special effect lighting may include string lighting in trees or up lighting in the tree grate or planting bed.

ii. If string lighting is desired, electrical outlets should be included adjacent to each street tree.

iii. If up lighting is desired around trees, tree grates should be used with cut outs for the light. Up lighting should be selected to blend with plantings, be waterproof and directional. Up lighting should use fixtures which shield the light source from passing motorists. Up-lighting fixtures must be programmable and adjustable to correct any reported disturbances to residents or motorists.

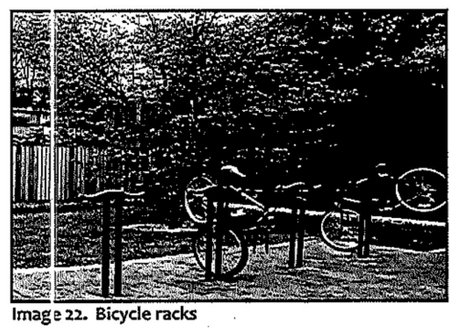


Image 22. Bicycle racks

Image 23. Waste bins. Generated through Bing Image Creator

4. **Trash Receptacles:**

a. Shall be easily accessible for pedestrians and trash collection services;

b. Shall be placed at all crosswalks, near bus stops and benches, and in public gathering areas;

c. Restaurants shall provide waste and recycling bins inside and

near outdoor eating areas, which shall be maintained by the business owner;

d. Public trash and recycling receptacles shall be firmly attached to the pavement to avoid vandalism and resist wind;

e. Public trash and recycling receptacles shall be designed for easy pickup, removal, and separation of recycling and waste, and shall complement or enhance the aesthetic character of the area.

5. **Bollards:**

a. May be used to separate cartways or driveways from sidewalks and walkways;

b. Should serve dual purposes, such as providing low level lighting, bike locking, cigarette disposal, as may be appropriate;

c. Bollards on public sidewalks shall be set 2.5 feet from the curb face;

d. There shall be clearance of at least 36 inches between bollards, or 60 inches if arranged in a line up perpendicular to the pedestrian right-of-way, or at street corners, or where pedestrians would otherwise have difficulty maneuvering around bollards set closer together;

e. Chains or ropes may be used to link bollards together as may be needed to control entry to business establishments or discourage parking during loading-only hours or special events, provided such chain or rope is highly visible in nighttime conditions, does not create a tripping hazard, and does not obstruct regular pedestrian movement.

6. **Fences and Walls:**

a. Where used to prevent hazards relating to grade changes, fences or walls shall be a minimum of 42 inches tall, with intermediate rails, balusters, ornamental or patterned infill;

b. In all other situations, shall be not less than 32 inches and not more than 96 inches tall, except as prohibited within this Redevelopment Plan or the Borough's Zoning Ordinance;

c. Railings related to bike paths shall comply with AASHTO standards;

d. Walls and railings for sitting or leaning at a bus stop shall be between 27 and 42 inches tall;

e. Fences used to separate outdoor dining spaces from pedestrians shall be movable and shall not be taller than 48 inches.

7. **Planters and Planting Pots:**

a. Planters should occupy an area of at least four (4) square feet and not obstruct other streetscape elements such as signs, meters, lights, waste/recycling receptacles, and the like, or sight triangles;

b. Planting of trees or wood shrubs in planters or planting pots shall not be planted November 1 through January 10 of each year to avoid freezing of roots.

8. **Parking Meters:**

a. New parking meters shall be located at least 18 inches from the curb.

9. **Utilities within the Public Right of Way:**

a. Utility structures in the public right of way, including electric and cable boxes but excluding traffic regulating and emergency service structures such as traffic lights and fire hydrants, should be designed as or encased in sculptures and/or be painted or decorated by local artists in order to double as public art. Where

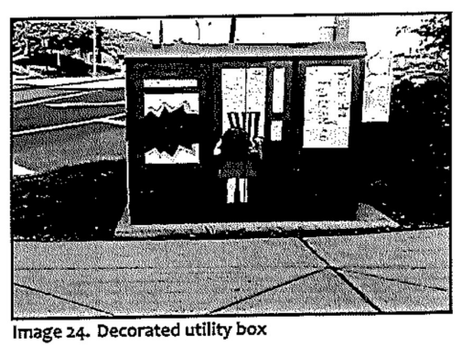


Image 24. Decorated utility box

Table 5. Tree Species and Types

Tree Type and Spacing (O.C.)	Species
Trees Under Wires (25'-30')	Acer Campestre (Hedge Maple)
	Cornusmas (Conrelian Cherry Dogwood
	Maackia Amurensis "Starburst" (Starburst Amur Maackia)
	Parrotia Persica (Persian Parrotia)
Flowering Trees	Malus Zumi "Calocarpa" (Zumi Crabapple)
	Malus "Indian Magic" (Indian Magic Crabapple)
	Malus "Red Jewel" (Red Jewel Crabapple)
Street Trees - Medium (35'-40')	Acer Rubrum "October Glory" (October Glory Red Maple)
	Acer Rubrum "Red Sunset" (Red Sunset Red Maple)
	Cercidiphyllum Japonicum (Katsura Tree)
	Prunus Subhirtella "Autumnalis" (Autumn Flowering Cherry)
	Prunus x Okame (Okame Cherry)
	Pyrus Calleryana "Aristicrat" (Aristocrat Pear)
	Pyrus Calleryana "Chanticleer" (Chanticleer Pear)
	Sophora Japonica "Regent" (Japanese Scholartree)
	Ulmus Parvifolia (Chinese Elm)
Street Trees - Large (40'-50')	Fraxinus Pennsylvanica "Summit" (Green Ash)
	Ginko Biloba "Magyar" (Magyar Ginko)
	Ginko Biloba "Princeton Sentry" (Princeton Sentry Ginko)
	Gleditsia Tricanthos Inermis "Skyline" (Skyline Honeylocust)
	Gleditsia Tricanthos Inermis "Shademaster" (Shademaster Honeylocust)
	Liquidamber Styraciflua "Moraine" (Moraine Sweetgum)
	Platanus x Acerfolia "Bloodgood" (Bloodgood Planetree)
	Quercus Acutissima (Sawtooth Oak)
	Quercus Rubra (Northern Red Oak)
	Zelkova Serrata "Green Vase" (Green Vase Zelkova)
	Zelkova Serrata "Village Green" (Village Green Zelkova)
Screening Trees for Parking Area	Betula Nigra "Heritage" (Heritage River Birch)
	Carpinus Betulus "Fastigiata" (Pyramidal European Hornbeam)
	Cornus Mas (Conellian Cherry Dogwood)
	Cornus Kousa Chinensis (Kousa Dogwood)
	Halesia Carolina (Carolina Silverbell)
Shrubs	Buddleia Davidii "Nanho Blue" (Butterfly Bush)
	Euonymus Alatus "Compactus" (Dwarf Burning Bush)
	Hydrangea Quercifolia (Oakleaf Hydrangea)
	Ilex Crenata "Compacta" (Compact Japanese Holly)
	Ilex Crenata "Steeds" (Steeds Upright Japanese Holly)
	Ilex Meserveae "Blue Princess"
	Ilex x Verticilata (Winterberry Holly)
	Prunus Laurocerasus (Cherry Laurel)
	Taxus Cuspidata "Capitata" (Capitata Japanese Yew
	Viburnum Carlesi (Carlesi Viburnum)

feasible, utility boxes and structures should be integrated with street furniture or into exterior building walls in order to be less visible and take up less space on the sidewalk;

i. Decoration of utility boxes or integration of the same into public art installations in the public-right of-way shall be subject to the approval of the Mayor and Council.

b. Alternatively, utility boxes should be located on side streets where they are less visible to pedestrians and are less disruptive to foot traffic.

10. **Outdoor Dining**

a. Sidewalk dining is permitted from April 1 - October 31.

b. The placement of outdoor tables shall be limited to the area directly adjacent to the building approved for outdoor dining. Outdoor dining area shall be delineated with a temporary fence or movable bollards;

c. Outdoor seating areas shall not be permitted where the remaining unobstructed sidewalk width would be less than five (5) feet measured between outdoor dining furniture and nearest street furnishing or fixture or the back of curb.

Image 25. Outdoor dining on the street

d. A minimum horizontal distance of 16 feet between the building facade and the curb face shall be required at the ground level where outdoor dining space is proposed;

i. Where neither the front yard depth nor the width of a sidewalk between the building and the curb can accommodate outdoor dining on the street, the Borough Council may permit a restaurant or food retail use to erect a platform no larger than the width and length of on-street parking spaces within the Ridge Road cartway on which to provide outdoor dining space. Such platform shall separate restaurant patrons from vehicles with semi-open or closed railing and shall have no other projections into the vehicular right-of-way, and shall provide a minimum of five (5) feet of unobstructed sidewalk between the platform and the exterior building wall.

11. **General Streetscape:**

a. The Borough shall strive to ensure that its selection of structures in the public right of way such as street lighting, street furniture, bollards, and trash receptacles will have a consistent design theme and be aesthetically compatible.

I. ON SITE LANDSCAPING AND SCREENING:

1. **Landscape Buffer:**
   a. Any screening or buffer areas used to comply with the provisions of this section or other ordinance provisions must consist of a planted area which is at least four (4) feet wide.
      i. This area may contain any type screening materials sufficient to separate visually the land uses, provided such materials meet the requirements of this section;
      ii. If only a wall or fence is used, then the area devoted to the screen need only be wide enough to accommodate the wall or fence and allow for its maintenance. The composition of the screening material and its placement on the lot will be left up to the discretion of the property owner, so long as the purpose and requirements of this section are satisfied; and
      iii. Where trees or shrubs are used in conjunction with a wall or fence, said trees or shrubs shall be planted and maintained so as to not compromise the structural integrity of the wall/fence.
      iv. In any case, a fence no shorter than six (6) feet and no taller than eight (8) feet shall be provided along the rear lot line.
      v. The surface of this buffer area shall be permeable materials including lawn, vegetative groundcover, mulch, and the like, and shall be maintained to prevent excessive growth of weeds or of invasive plants.
2. **Off Street Parking:**
   a. A planted buffer shall be provided for all proposed off street parking areas with 10 spaces or more shall include trees planted 25 feet on center;
      i. Except where in conflict with other sections of this Redevelopment Plan, such planted buffer shall be at least four (4) feet wide shall be provided between the parking area and any street frontage or public open space area, and along all rear lot lines, and shall include evergreens or other all-season plantings for screening purposes;
      ii. Trees shall be trimmed up to eight (8) feet in height at the time of planting;
      iii. Parking areas shall be further screened from neighboring single-family dwellings with a six-foot (6 ft.) to eight-foot (8 ft.) tall closed vinyl or high-quality wood fence.
      iv. Parking areas with fewer than 10 parking spaces shall not be required to include a four (4) foot wide buffer but shall be required to be screened from neighboring residential lots with a fence meeting the standards of this section.
3. **Interior Landscape Planting:** All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area shall provide at least one 4-inch caliper tree for every eight (8) parking spaces, which include perimeter trees. (See the Streetscape Standards section for minimum street tree requirements.)
   a. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one (1) tree;
   b. Each such tree shall be located in a planting island with a minimum area of 150 square feet of pervious surface;
   c. The following distribution of trees shall apply:
      i. Each end space in a row of twelve or more parking spaces shall fully abut a planting island or a perimeter landscaped area along the long dimension of the end space;

ii. No more than 20 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area;

4. **Required Screening:** The following site elements and uses must be screened from abutting property and view from a public street:
   a. On-site dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas in side yards;
      i. Shall be screened with a closed six-foot (6 ft.) tall fence on three sides and a gate on the fourth side, except that an exterior building wall may substitute one or more sides of fence when the storage area is adjacent to the building.
   b. Service entrances or utility structures associated with a building, except in an area where a service entrance faces or abuts other service entrances or utility structures on the adjacent property;
   c. Loading docks or spaces, except where the loading area or space faces or abuts other loading docks or spaces on the adjacent property;
   d. Outdoor storage of materials, stock and equipment; and
   e. Any other uses for which screening is required under these regulations or pursuant to Chapter 205 of the Borough's code.

5. **Installation Requirements:** The following contains standards to be used in installing screening:
   a. Trees must be installed with a minimum 4-inch caliper and must be large deciduous or evergreen species which have a minimum growth height of 25 feet; (See design Standards for minimum street tree requirements);
   b. Trees should be trimmed up eight (8) feet at the time of planting;
   c. Shrubs used in any screening or landscaping must be evergreen, at least three (3) feet tall with a minimum spread of two (2) feet when planted and no further apart than four (4) feet. They must be of a variety and adequately maintained so that an average height of three (3) to four (4) feet could be expected as normal growth within four years of planting.
   d. Any fence or wall used for screening shall be constructed in a durable fashion of decorative masonry (excluding smooth face masonry), stone, brick, iron, steel, vinyl, wood, wood composite, or other comparable materials specifically designed as fencing materials;
   e. Fences along property lines associated with single-family residential uses or zones shall be solid fencing;
   f. Chain link or woven wire fences are prohibited from being used as perimeter fences, except chain link fences no taller than four (4) feet are permitted in the following cases;
      i. Along the side lot line in the rear half of a property where the purpose of such fence is to separate adjacent parking areas;
      ii. In the rear yard, such fences may be used to enclose air conditioning units or transformers provided shrubs are planted on at least two (2) sides.
   g. Barbed wire fences are prohibited except under extraordinary or unusual circumstances in which such fences are necessary for public safety, in which cases barbed wire shall be no closer than seven (7) feet above ground and shall not tilt outward toward the public right-of-way;
   h. Electric fences are prohibited.

J. SITE SPECIFIC AMENDMENTS

The following ordinances resulting in site specific amendments to the Ridge Road Redevelopment Plan remain in effect:

- **Ordinance No. 2006:** Permitted a mixed-use building on Block 43, Lots 12 and 13 (South End), with ground floor retail and age-restricted apartments above, on the condition that non-age-restricted apartments would be allowed on the property if it could be demonstrated that there was no market for age-restricted units.
- **Ordinance No. 2103:** Permitted wireless telecommunication facilities as an accessory use on Block 10, Lots 65 and 65.01 (South End).
- **Ordinance No. 2143:** Permitted a drive-thru bank as a principal use on Block 117, Lots 6-8 (South End).
- **Ordinance No. 2163:** Permitted a building with ground-floor medical office uses on Block 117, Lot 4 (South End) with residential dwellings above.
- **Ordinance No. 2178:** Permitted the ground floor use on Block 43, Lots 12 and 13 (South End), also the subject of Ordinance No. 2006, to be residential.
- **Ordinance No. 2223:** Permitted a six-story, 60-foot tall building on Block 10, Lots 49 and 50 (South End).
- **Ordinance No. 2260:** Permitted residential dwellings on all stories of a proposed development on Block 135, Lot 2 (South End).

VII. RELATIONSHIP OF THE REDEVELOPMENT PLAN TO STATE / COUNTY / LOCAL MASTER PLANS AND STUDIES:

STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. **Volume II – State Plan Goals and Policies include the following:**
   a. Revitalize the State's Cities and Town Centers: Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals.
   b. Promote Beneficial Economic Growth: Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State's strategic location, economic strengths including its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals.
   c. Protect the Environment, Prevent and Clean up Pollution: Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards.
   d. Provide Adequate Public Facilities and Services at Reasonable Cost: Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan's vision and goals.
   e. Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions: Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan's vision and goals.
2. **The State Planning Act (N.J.S.A. 52:18A-196 et seq.) states:**
   a. "Among the goals of the act is the following: ... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal."
   b. "It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to

discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state." (N.J.S.A. 52:18A-196 (d))

3. **The State Plan Policy Map (SPPM):**
   a. Recognizes that New Jersey requires different approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission, places the Borough of North Arlington in Planning Area 1 - the Metropolitan Planning Area and states:
   b. The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/ Jersey City metropolitan region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region.
   c. These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime.
   d. In the Metropolitan Planning Area, the State Plan's intent is to do the following:
      i. Provide for much of the State's future development and redevelopment;
      ii. Revitalize Cities and Towns;
      iii. Take advantage of increased densities and compact building design;
      iv. Encourage distinctive, attractive neighborhoods with a strong sense of place;
      v. Provide for mixed-use concentrations of residential and commercial activity;
      vi. Create a wide range of residential housing opportunities and choices with income mix;
      vii. Provide for a variety of multi-modal transportation alternatives;
      viii. Prioritize clean-up and redevelopment of brownfields and greyfields sites;
      ix. Create cultural centers of state-wide significance;
      x. Re-design any existing areas of low-density sprawl.

BERGEN COUNTY MASTER PLAN

Bergen County adopted its current Master Plan in the Spring of 2023. The Master Plan emphasizes the following:

- Because Bergen is a mature county in terms of its development pattern, future growth will primarily occur through redevelopment and infill.
- Land uses regulations should be flexible to ensure that commercial districts can continue to evolve to meet changing economic needs and conditions from housing, to various types of services and workplaces.
- Redevelopment in areas served by transit and in "downtown areas";

NEIGHBORING MUNICIPALITY PLANS

The Redevelopment Plan is required to consider the Master Plans and other planning documents for neighboring municipalities, County governments, and other major jurisdictions.

1. **Neighboring Municipalities:**
   a. Kearny: Kearny is directly south of North Arlington and is also traversed by NJ-17 (Ridge Road in North Arlington and Kearny Avenue in Kearny). The land use decisions of either municipality that affect NJ-17 have significant implications for the other municipalities' growth. The Town's 2008 Master Plan Reexamination Report calls for the revitalization of the Kearny Avenue commercial corridor in order to establish the corridor as a retail destination. Its economic objectives include focusing economic activity in the Town's major economic centers which include Kearny Avenue, improving the appearance of the corridor. The Town conducted public outreach as part of the preparation of the Reexamination Report, during which it heard several complaints and recommendations for improving Kearny Avenue, which included enhancing its appearance and upkeep, attracting niche stores and anchor businesses, and reducing the number of nail salons, dollar stores, and laundromats. Kearny's efforts to promote Kearny Avenue as a commercial destination are a double edged sword for North Arlington; they create competition for North Arlington to attract businesses and shoppers, but also create opportunities for the municipalities to cooperatively grow the economy of their respective stretches of the NJ-17 corridor.
   b. Lyndhurst: Similar to Kearny, the Township of Lyndhurst's 2001 Master Plan and subsequent Reexamination Reports (as recent as 2014) emphasize the need to reinforce the viability of businesses along Ridge Road as well as promoting the maintenance of properties along Ridge Road.
   c. Belleville: Belleville Township is west of North Arlington, on the other side of the Passaic River. Access between the two municipalities occurs from Belleville Turnpike (NJ-7), which also delineates North Arlington's southernmost boundary. NJ-7 becomes Rutgers Street when it enters Belleville Township, and connects directly to the main commercial district of Belleville Township. The Township's 2019 Master Plan Reexamination Report identifies Rutgers Street as a key commercial district and recommends changing the zoning in the district to strengthen the commercial character of the district.

SECTION 4. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 5. This ordinance shall take effect after final approval and publication according to law.

APPROVED: _____
Daniel H. Pronti, Mayor

ATTEST: _____
Kathleen Moore, Borough Clerk

DATED: December 14, 2023

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT AT A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTH ARLINGTON HELD ON THURSDAY, November 9, 2023, THE ABOVE ORDINANCE WAS INTRODUCED AND PASSED ON ITS FIRST READING. SAID ORDINANCE SHALL BE TAKEN UP FOR FURTHER CONSIDERATION FOR FINAL PASSAGE AT A REGULAR MEETING OF THE MAYOR AND COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, BOROUGH HALL, 214 RIDGE ROAD, NORTH ARLINGTON, BERGEN COUNTY, NEW JERSEY ON December 14, 2023 at 5:30PM OR AS SOON THEREAFTER AS THE MATTER CAN BE REACHED, AT WHICH TIME AND PLACE ALL PERSONS WHO MAY BE INTERESTED THEREIN SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING SAME. DURING THE WEEK PRIOR TO AND UP TO AND INCLUDING THE DATE OF SUCH MEETING, COPIES OF SAID ORDINANCE WILL BE MADE AVAILABLE AT THE BOROUGH CLERK'S OFFICE TO THE MEMBERS OF THE GENERAL PUBLIC WHO SHALL REQUEST SAME.

Kathleen Moore
Borough Clerk