Broadway Corridor

Woodcliff Lake, NJ

December 5th, 2016

History

- 1985 Master Plan
- 1995 Re-examination Study
- 2002 Master Plan Update
  - Identifies need to improve Broadway Corridor
- 2008 Broadway Corridor Study
  - Outlines guidelines for improvements

2002 Master Plan Goals:

- Protect residential neighborhoods
- Broaden tax base with non-residential uses
- Provide community facilities & services
- Safe and efficient circulation
- Preserve and enhance the environment
- Encourage good design
- Promote Sustainable Development

2002 Master Plan Goals:

Goal 6:

- "To encourage improvements to the Broadway business district and strengthen its linkage to the Woodcliff Lake train station."

Policy Statement:

- Enhance and upgrade Broadway business district;
- Comprehensive planning approach (site access, circulation, parking, and building design;
- Enhanced Design Standards
- New Zoning

2008 Broadway Corridor Study:

Issues:

- Accommodate Changing Markets
- Enhance Downtown Hub
- Establish Identity
- Stabilize Property Value
- Underutilization
- Transit
- Desirable community
- Scenic location

Recommendations:

- Promote Mixed Use (TOD)
- Improve Streetscape / Parking
- Provide Design Standards
- Incentive Redevelopment
- Diversify Residential Product Type

Existing Permitted Uses:

B1 Zone:

- Retail sales or service
- Retail sale and display of goods
- Shops for personal service and repair
  - Beauty and barber shops,
  - Shoe and appliance repair, locksmiths, photographers, **laundry and dry-cleaning establishments**
- Business, professional and executive offices and personal service establishments (Travel agencies / Real estate)
- Banks and Financial Institutions.
- Nursery schools and day-care centers.
- **Business use for the wholesale storage and sale of farm products**
- Professional, business or administrative office

S-O Zone:

- Administrative Offices
- **Childcare Centers**
- Banks (accessory use)
- Elderly Housing / Nursing Homes / Health Care Facilities
- **Elderly Senior Daycare**
- Health and Wellness Center
- Health and Fitness Center
- Post Office

Proposed Permitted Uses:

BC-S Zone:

- **Retail / Commercial / Office:**
  - Stores including restaurants, eating and drinking establishments, cafes, general stores, shops, bakery, delicatessen, grocer store / supermarket, book and stationery, florist, as freestanding structures or as a liner around parking structures;
  - Shops for personal service and repairs, including beauty and barber shops, health clubs, day spa, shoe repair, appliance repair, locksmiths, and photography establishments;
  - Businesses including professional and executive offices and personal business service establishments such as travel agencies and real estate sales offices;
  - Professional and business office including general office, medical, physical therapy, outpatient care facilities, permitted as freestanding structures or as a liner around or over a parking structure;
  - Banks / Financial institutions;
  - Retail, Commercial / Office Space is required on the first floor;

- **Residential:**
  - Multi-family, apartments, residential over retail/commercial, residential lining or over parking;
  - Live work studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, antique dealers and designers of ornamental and precious jewelry are permitted on the first floor only;

- **Parks and Open Space:**
  - Parks, playgrounds, public schools and other municipal governmental services or uses.

Prohibited Uses:

B1 Zone:

- Automotive Uses
- Car Wash
- Commercial Amusements
- Commercial Storage
- Discount Stores
- Dog Kennels / Animal Hospital
- Funeral Parlors
- Hotels or Motels
- Manufacturing
- Massage Parlors
- Motorcycle sales
- Moving / Storage Warehouse
- Outdoor parking storage
- Repair / Machine Shops
- **Residential**
- Boarding House
- **Restaurants**
- Dry cleaning (self operated)
- Service Stations
- Stone yards
- Wood working / Metal Shops
- Sale of fuel

BC – S Zone:

Same as B1 Zone

- **Residential and Restaurants are permitted:**

- Bail Bonds / Check Cashing;
- Nursery schools and day care centers;
- Parking or storage;
- Parking between the principal use and Broadway;
- Residential three bedroom units
- Residential uses on the first floor
- Servicing or storage of materials
- Lots used for drive-through access
- Fast Food Restaurants

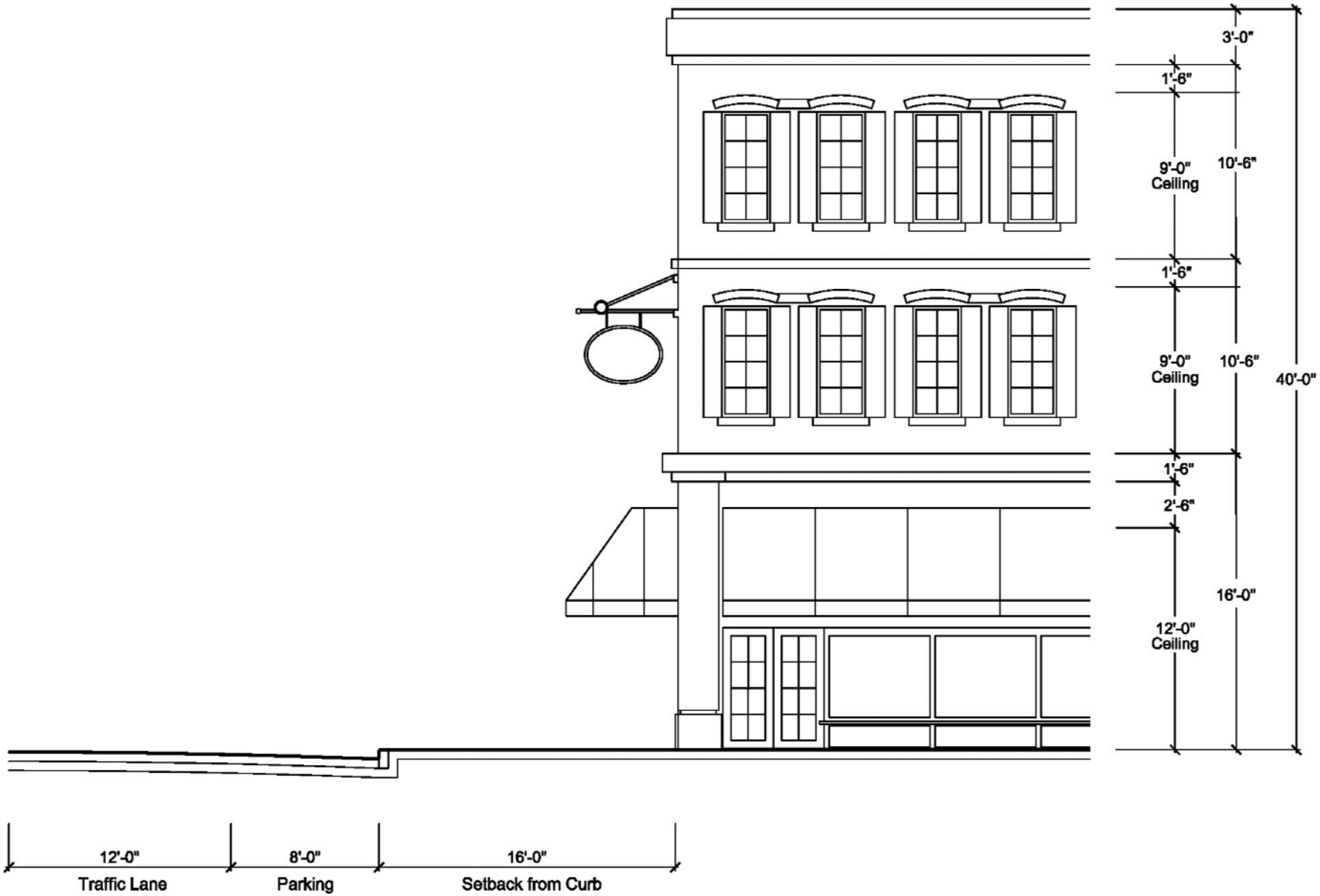
Bulk Standards:

Bulk Reqs.	B-1 Zone	B-1 Affordable	SO Zone	BC-S Zone
Min Lot Frontage:	100 ft.	200 ft.	100 ft.	**200 ft.**
Min Lot Depth:	100 ft.	100 ft.	n/a	**100 ft.**
Min Lot Area:	10,000 sf.	23,000 sf	25,000 sf.	**21,780**
Max Bldg. Coverage:	40%	45%	30%	**60%**
Max Imp. Coverage:	50%.	85%	60%	***80%**
Max. Density	n/a	18 du/ac	n/a	**18 du/ac**
Max Building Ht.	36 ft. (2.5 st.)	35 ft. (2.5 st.)	36 ft. (2.5 st.)	**42 ft. (3 st.)**
Min First Floor Ht.	n/a	n/a	n/a	**16 ft.**
Rear Yard:	25 ft.	5 ft.	50 ft.	****30 ft.**
Side Yard:	5 ft. each	5 ft. each	10 ft.	**0 ft**
Building Setback	20 ft. to PL	20 ft. to PL	70 ft. to cl.	**36 ft. to cl.**

* Subject to meeting the 30’ buffer adjacent to residential

** Required adjacent to residential

Building Section:



Parking Requirements:

Use	Code Req.	BC-S Zone
Residential	RSIS	
- Studio		**1.0 sp**
- One Bedroom		**1.8 sp**
- Two Bedroom		**2.0 sp**
Retail:	1 per 150 sf (>2,000 sf.)	**3.5 per 1,000 sf**
	1 per 175 sf (<2,000 sf.)	
Restaurants	1 per 2.5 seats	**1 per 2 seats**
Mixed Use	Sum of uses (shared)	*** Shared**
Banking:	1 per 300 sf	**1 per 285 sf**
Medical Office:	5 per dr + 1 per employee	**1 per 250 sf**
General Office:	1.0 per 250 sf	**3.5 per 1,000 sf**
Civic, Cultural	1.0 per 2 seats	**1.0 per 4 seats**

Shared Parking:

- Permits up to 50% of the secondary use to be shared for two or more uses on the same parcel.

Design Standards

Screening Standards:

- Off Street Parking
- Interior Landscape Planting
- Loading / Dumpsters
- Installation Requirements

Streetscape Standards:

- Street Furniture
- Street Trees
- Hardscape & Landscape
- Street Lighting

Architectural Standards

- Building Character
- Orientation
- Entrances
- Materials
- Uses
- Service Locations

Questions