

Broadway Corridor

Woodcliff Lake, NJ

December 5th, 2016



Meeting Agenda:

11:30 – 11:40	Introductions
11:40 – 12:10	Presentations <ul style="list-style-type: none">- Affordable Housing- Broadway Corridor
12:10 – 1:00	Break-out Sessions
1:00 – 1:20	Presentation of Findings
1:20 – 1:30	Next Steps

Overview of Affordable Housing in Woodcliff Lake:

Marc Leibman, Esq.
Planning Board Attorney

Richard Preiss, P.P.
Planning and Zoning Board Planner

Affordable Housing Background:

- Mt. Laurel II decision (1984)
- Fair Housing Act 1986
- Woodcliff Lake obtained Substantive Certification for 82 unit obligation in First and Second rounds
- Provided 88 units; carrying a surplus of 6 units into the Third Round
- Between 1999 and 2015 three attempts by COAH to establish Third round numbers
- Each time challenged and thrown out

Where Are We Now?

- Supreme Court decision in 2015 – Before Courts and Instructed to Use “Second Round” Methodology
- Woodcliff Lake filed DJ action to participate and protect Borough from Builders Remedy lawsuits
- Adopted an “interim” Fair Share Plan in December 2015 to further bolster defense
- Richard Preiss will explain the contents of the Plan and methods Borough is considering to meet obligation
- Recent Supreme Court decision (2017) laid groundwork for increasing the Third round obligation of which Broadway Corridor is an important part.
- Borough will have to provide new affordable housing on Broadway – North of Highview – where it has acquired land for that purpose
- However, this alone, is unlikely to be sufficient to satisfy the Courts and objector Fair Share Housing Center (F.S.H.C.)

Third Round Obligation:

- The obligation – or number of units that need to be provided falls into 3 categories
 - Present Need – Rehabilitation of existing units
 - Prior Round Obligation – From Round 1 and 2
 - Prospective Need – New affordable housing units
- Important number for this discussion is “Prospective Need” – new construction within the Borough
- Questions are:
 - (1) What is the correct number?
 - (2) How many units can the Borough actually provide?
 - (3) What happens to the remaining deficit?

Borough Obligation – Calculations:

	2016 Numbers		
	Econsult	Kinsey	Reading
Present Need	18	19	0
Prior Round (1987-1999)	170	170	170
GAP Period (1999-2015)	0	165	0
Prospective (2015-2025)	290	523	336
GAP + Prospective	-	688	-
Prospective (1999-2025) AFTER 20% CAP	-	386	-

Prior Round Plan:

<u>PRIOR ROUND MECHANISMS</u>		
<u>Affordable Development</u>	<u>Type</u>	<u>Units</u>
RCA with Paterson	RCA	39
Broadway Village Site	Age Restricted Rentals	12
Broadway Village Site	Family Rentals	6
Centennial Way (Hill)	For Sale	22
TOTAL		79

Total Credits with Bonuses

39

15

12

22

88

2015 Fair Share Plan:

2015 FAIR SHARE PLAN			
<u>Affordable Development</u>	<u>Type</u>	<u>Units</u>	<u>Total Credits with Bonuses</u>
Surplus from Round Two	-	6	6
Centennial Court	Extension of Affordability Controls	22	22
230 Broadway	100% Affordable Family Rentals	6	12
TOTAL		34	40

Plans to Meet the Remaining Obligation:

- Realistic Development Potential (RDP) – 22 units
- Unmet Need = Prospective need minus RDP
- Borough's unmet need may be as much as $386 - 22 = 364$ units
- Mechanisms to address unmet need
 - Accessory Apartment Ordinance – Consideration
 - Overlay Zoning – F.S.H.C. is insisting on it; Court will require it.

Plans to Meet the Remaining Obligation:

- Where potentially would overlay zoning be required?
 - Vacant parcels not initially identified
 - Marginal or underutilized parcels in Borough
 - Redevelopment opportunities – retail or office areas
- Broadway Corridor being considered as an appropriate mechanism
- If not Broadway, where else in Woodcliff Lake should overlay zoning be considered?

Recent Comparable Inclusionary Development in Bergen County

Development	Size (acres)	No. Units	Density* (du/acre)	Affordable Set-Aside	Description
Hillsdale					
Preserve of Hillsdale	8.77	40	16*	20%	Three-story apartments (Approved)
273 Broadway	0.67	15	22	15%	Three-story apartments (Approved)
Upper Saddle River					
The Commons	7.48	154	20.6	8%	Three-story apartments
Mack Cali Realty	38.65	208	6	20%	Three-story townhouses (Settlement)
Montvale					
The Reserve at Montvale	45.2	80	12*	8%	Stacked townhouses (Under Construction)
DePiero Farms Site (Off Site)	3.2	32	17*	100% (?)	Three-story apartments (Approved)
Nottingham Manor	11.45	176	16*	5%	Two-story garden apartments
Dumont					
D'Angelo Farms Site	7	146		15%	Three-story apartments (Settlement)
Park Ridge					
Park Ridge Transit LLC	3.07	240	78	10%	Mixed-use, five-story retail/apartments
River Vale					
Edgewood Country Club	45	225	5	15%	Undergoing rezoning
Kirk Property	4.23	50	12	100%	Two- and three-story apartments
Demarest					
Alpine Country Club (Set-Aside)	0.17	4	24	100%	Age-restricted units
127 Hardenburgh Avenue	0.38	12	32	100%	Apartments
Cresskill					
Cresskill Plaza	1.9	28	15	20%	Mixed-use
Wolfer Development	0.24	4	17	25%	Mixed-use
North Jersey Community Bank Development	0.8	7	9	30%	Mixed-use
130-160 Broadway Redevelopment	5.31	60	12	25%	Proposed rezoning

*Indicates net density

Overview of Broadway Corridor Zoning:

Francis Reiner, LLA - PP
Professional Planner

Background Information:

- 1985 Master Plan
- 1995 Re-examination Study
- 2002 Master Plan Update
 - Improve Broadway Corridor
 - Protect residential neighborhoods
 - Broaden tax base
 - Encourage good design
 - Promote Sustainable Development
- 2008 Broadway Corridor Study
- 2012 Broadway Corridor Phase 2 Study

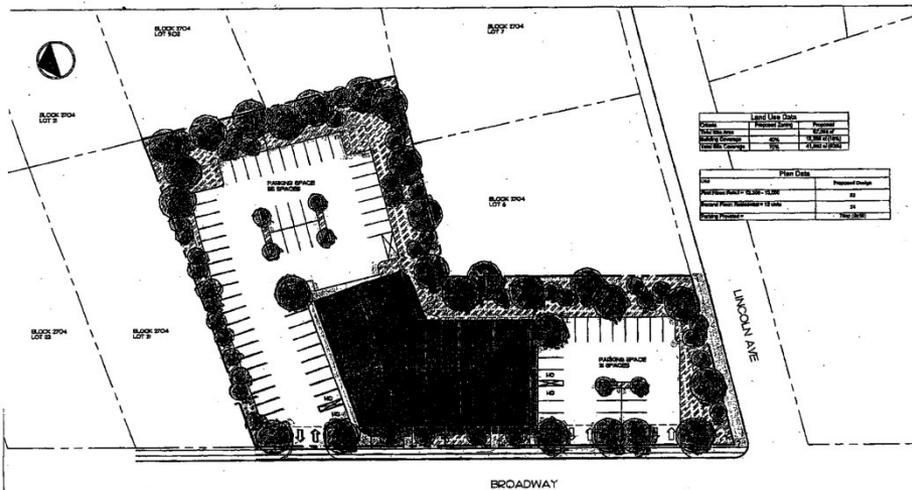
2012 Broadway Corridor Phase 2 Study Recommendations:

- Create New Zoning
- Promote Mixed Use
- Improve Streetscape
- Provide Design Standards
- Stabilize Property Value



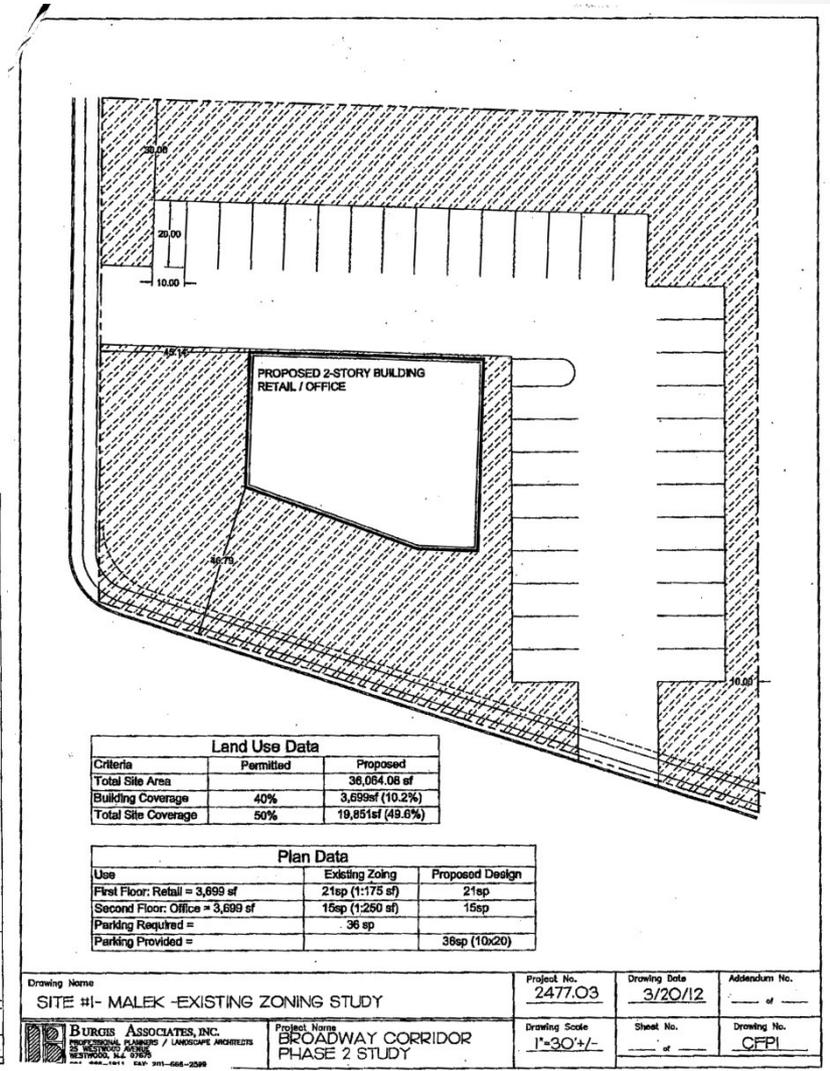
2012 Broadway Corridor Phase 2 Study Recommendations:

- Encourage Residential
- Increase Access
- Reduce Building Setbacks
- Increase Impervious Coverage
- Reduce Parking Requirements



Land Use Data		
Criteria	Permitted	Proposed
Total Site Area	36,064.06 sf	36,064.06 sf
Building Coverage	40%	3,699sf (10.2%)
Total Site Coverage	50%	10,851sf (49.6%)

Plan Data	
Use	Proposed Design
First Floor: Retail = 3,699 sf	21sp (1:175 sf)
Second Floor: Office = 3,699 sf	15sp (1:250 sf)
Parking Required =	36 sp
Parking Provided =	38sp (10x20)



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Second Floor: Office = 3,699 sf	15sp (1:250 sf)	15sp
Parking Required =	36 sp	
Parking Provided =		38sp (10x20)

Drawing Name SITE #1 MALEK USE CONCEPT BLOCK 2704 LOTS 1, 2, 3, 4, 5	PROJECT NO. 2477.03	DRAWING DATE 03/20/12	APPROVAL NO. L.K. O'P.J.
Drawing Scale 1"=30'-0"	SHEET NO. 3	DRAWING NO. 2477.03-03	PROJECT NAME BROADWAY CORRIDOR PHASE 2 STUDY

Drawing Name SITE #1- MALEK -EXISTING ZONING STUDY	Project No. 2477.03	Drawing Date 3/20/12	Addendum No. _____ of _____
BURGIS ASSOCIATES, INC. PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS 25 WESTWOOD AVENUE WESTWOOD, N.C. 27675 TEL: 919-591-6666 FAX: 919-591-6666-2098	Project Name BROADWAY CORRIDOR PHASE 2 STUDY	Drawing Scale 1"=30'-0"	Sheet No. _____ of _____ Drawing No. CFPI

Existing Conditions

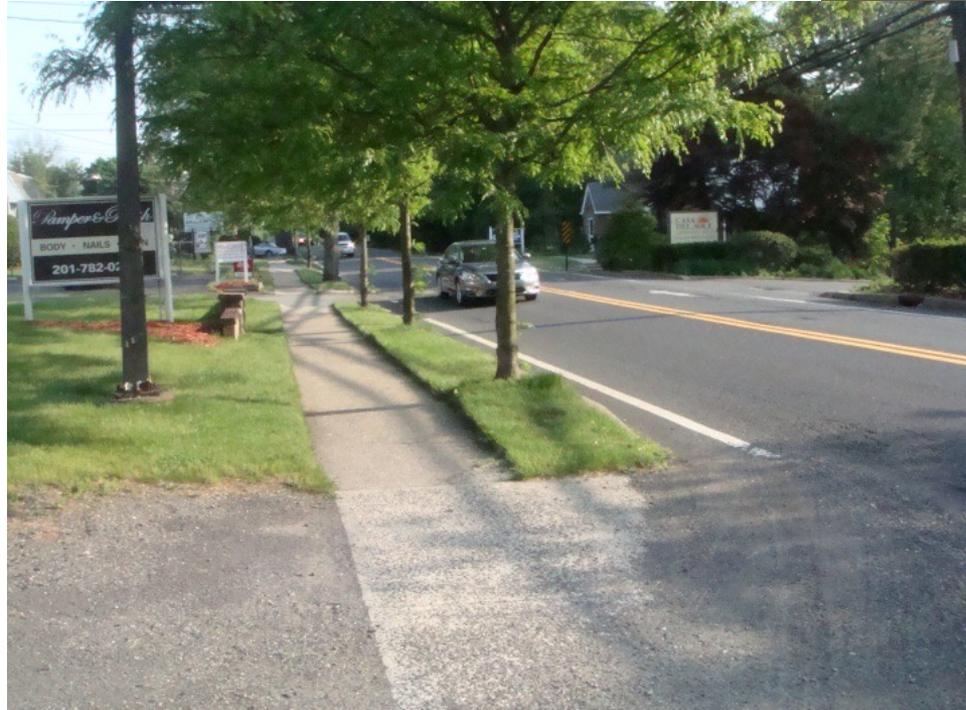
B1 Zone / S-O Zone:

- Retail / Commercial / Office
- Banks / Financial Institutions
- Child / Adult Daycare
- Eldery and Nursing Homes
- Health Care and Wellness
- Post Office



Proposed BC-S Zone:

- Retail / Commercial / Office:
- Banks / Financial Institutions
- **Residential**
- Health Care and Wellness
- Parks and Open Space



Bulk Standards:

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

Parking Recommendations:

Use	Code Req.	BC-S Zone
Residential:	RSIS Standards	
Retail:	1 per 150 sf (>2,000 sf.) 1 per 175 sf (<2,000 sf.)	3.5 per 1,000 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

School Aged Children:

Bloustein School – Rutgers Study:

• Single Family Detached:	4 bdrm	1.08 students per unit
• Single Family Attached:	2 bdrm	0.16 students per unit
	3 bdrm	0.44 students per unit
• Multi-Family :	1 bdrm	0.13 students per unit
	2 bdrm	0.12 students per unit

Park Ridge:

• Ridge Manor Apartments:	44 un	5 students
• Maple Gardens:	10 un	0 students
• Hawthorne Terrace:	13 un	2 students
• Baseline North Maple:	6 un	0 students
• Hawthorne Terrace:	16 un	0 students
• Park Ridge Properties:	9 un	5 students
• Auto Body Express:	8 un	0 students
• Uhlmann Erich:	39 un	0 students
• <u>S/K Park Ridge:</u>	<u>19 un</u>	<u>0 students</u>
	Total	12 students
	164 un	0.07 students per unit
	Ratio	

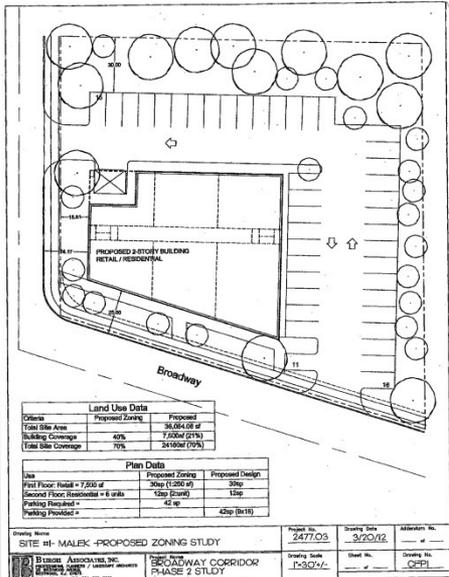


Englewood, NJ
30'-0"

Concept Plans Based on Proposed Zoning:

Summary

- Lot Area: 34,893
- Retail: 6,800 sf
- Residential: 15 units
- Density: 18.75 du/ac
- Parking Req/Provided: 54 sp



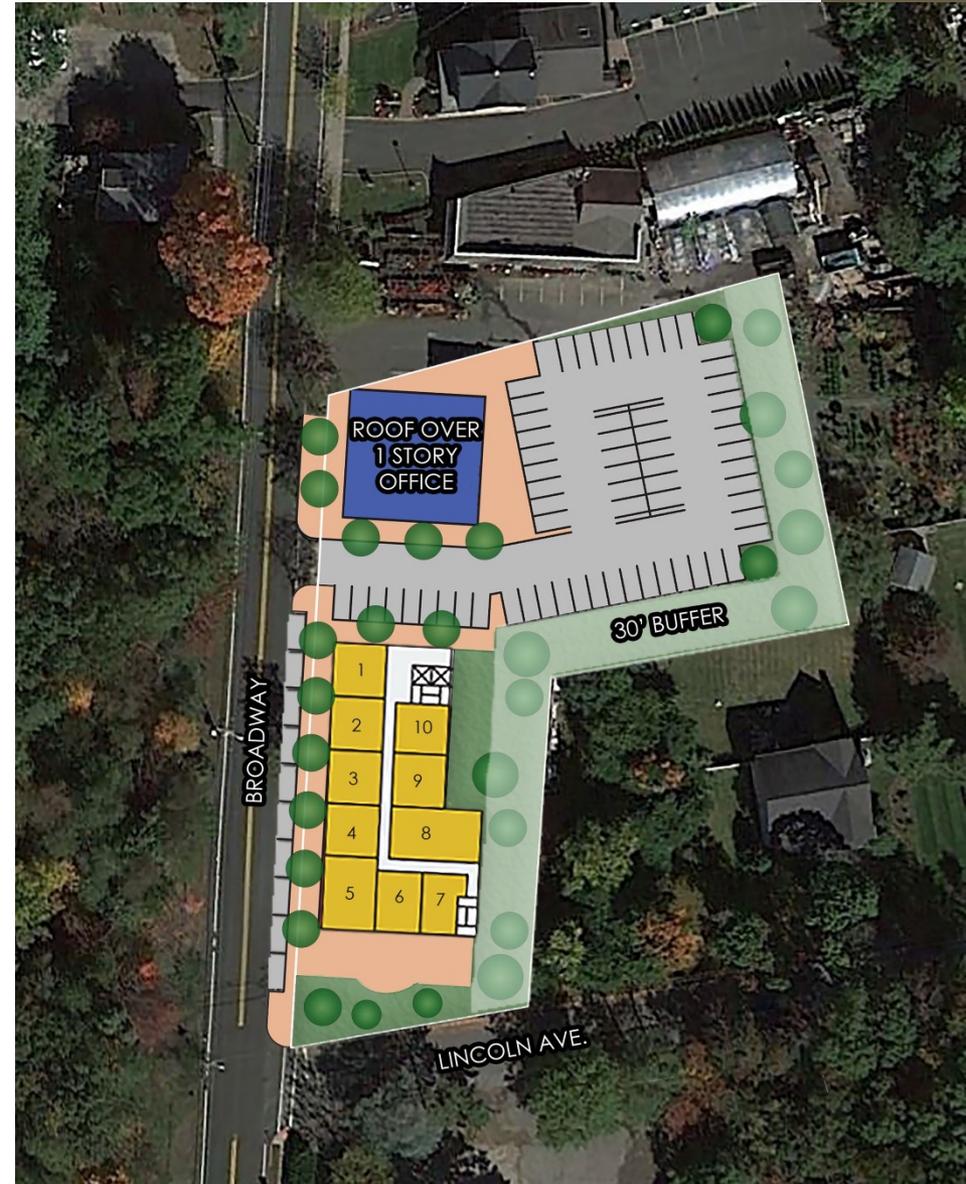
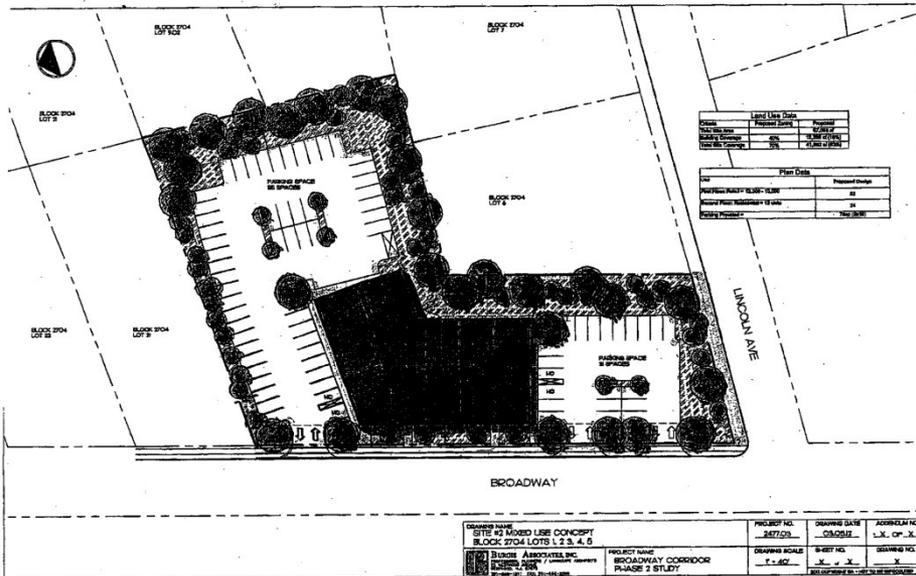
Existing Conditions:



Concept Plans Based on Proposed Zoning:

Summary

- Lot Area: 67,623 sf
- Retail: 8,114 sf
- Office: 4,743 sf
- Residential: 15 units
- Density: 9.67 du/ac
- Parking Req/Provided: 75 sp



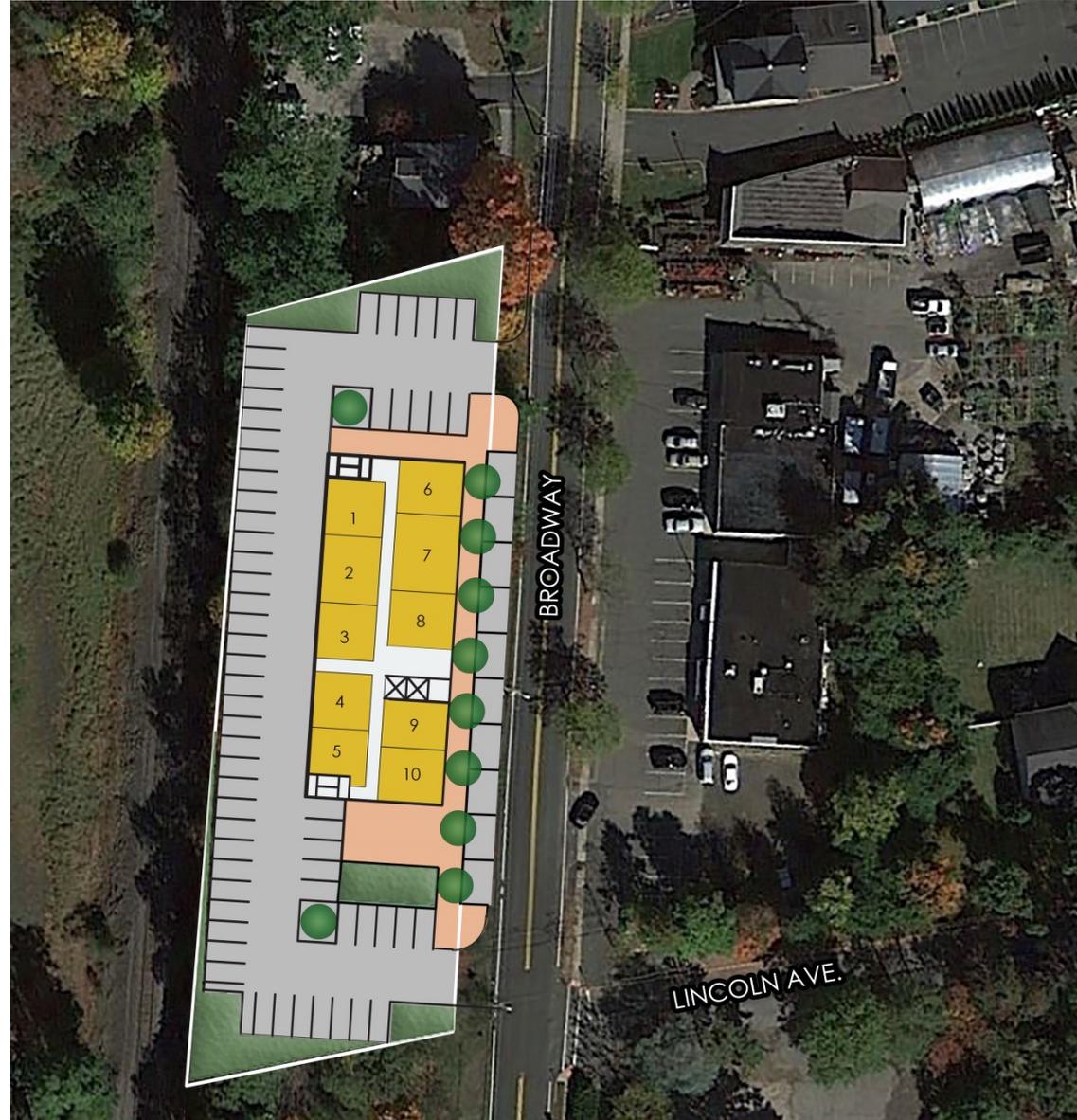
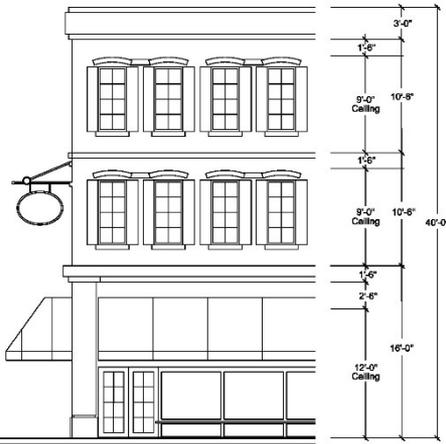
Existing Conditions:



Concept Plans Based on Proposed Zoning:

Summary

- Lot Area: 40,721 sf
- Retail: 8,000 sf
- Residential: 29 units
- Density: 21.5 du/ac
- Parking Req/Provided: 86 sp



Existing Conditions:



Break-out Discussion
45 minutes

Break-out Session Questions:

1. What are the 3 best things and the 3 worst things about the Broadway Corridor presently?
2. Based upon today's presentation, what aspects of the proposed rezoning do you support?
3. What are your biggest concerns about the proposed rezoning?
4. What improvements or alterations to the proposed rezoning would you suggest be undertaken to strengthen the plan?
5. Since Woodcliff Lake is obligated to provide new affordable housing in the Borough, would you prefer that it be located within the Broadway Corridor or elsewhere, and if elsewhere, where should such housing projects be located?
6. In addition to the feedback provided through the 5 discussion topics above, are there any further concerns or issues regarding the Broadway Corridor that you would like to bring to the Council's attention?

Extra Slides

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



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.

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