

BOROUGH OF WOODCLIFF LAKE

REDEVELOPMENT PLAN FOR

200 TICE BOULEVARD
BLOCK 301 LOT 3.04

FEBRUARY 24TH, 2026



Why is the Borough Doing This:

1. Fourth Round Housing and Spending Plan

- Property was included in the Fourth Round Housing and Spending Plan in order to meet the Borough's affordable housing obligations.
- Included in the Fourth Round Plan (8 units per acre)
- Meets the requirements as an "Available and Suitable Site" per the Fourth Round Plan



Three Step Process:

1. Step 1: Investigation Study

- Designated property in June 2025

2. Step 2: Redevelopment Plan Adoption

- Mayor and Council Process
- **Planning Board Determines if the Plan is Consistent with the Borough Master Plan**
- Adoption at second reading by M&C
- Represents new zoning (supersedes underlying)

3. Step 3: Site Plan Application

- Site Plan Application
- Planning Board Site Plan Review
- Public review and comment





Redevelopment Plan

Permitted Uses:

1. Residential

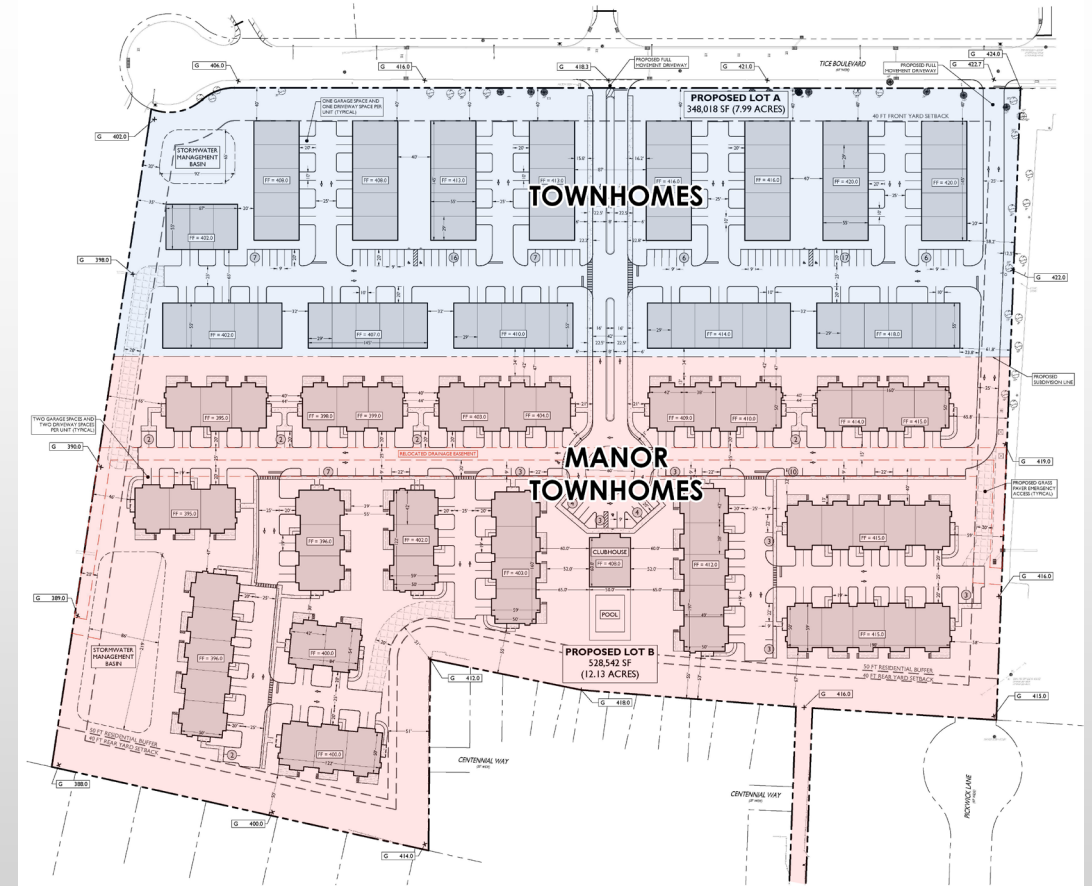
- Multi-family Apartments
- Townhomes / Manor Townhomes / Stacked Flats
- Affordable
- Any combination of the above

2. Accessory

- Sales, management, leasing offices
- Community / Amenity Club House
- Conference center, meeting rooms, business center, community kitchen, billiards room, pool, game, arcade, simulator, spa, lounge, private indoor recreation
- Drop off / package delivery area
- Outdoor amenity space (pool, sports court, seating area)
- Rooftop amenities

3. Open Space

4. Parking / Roads / Utility related facilities



Bulk Standards:

OVERALL PROJECT REQUIREMENTS

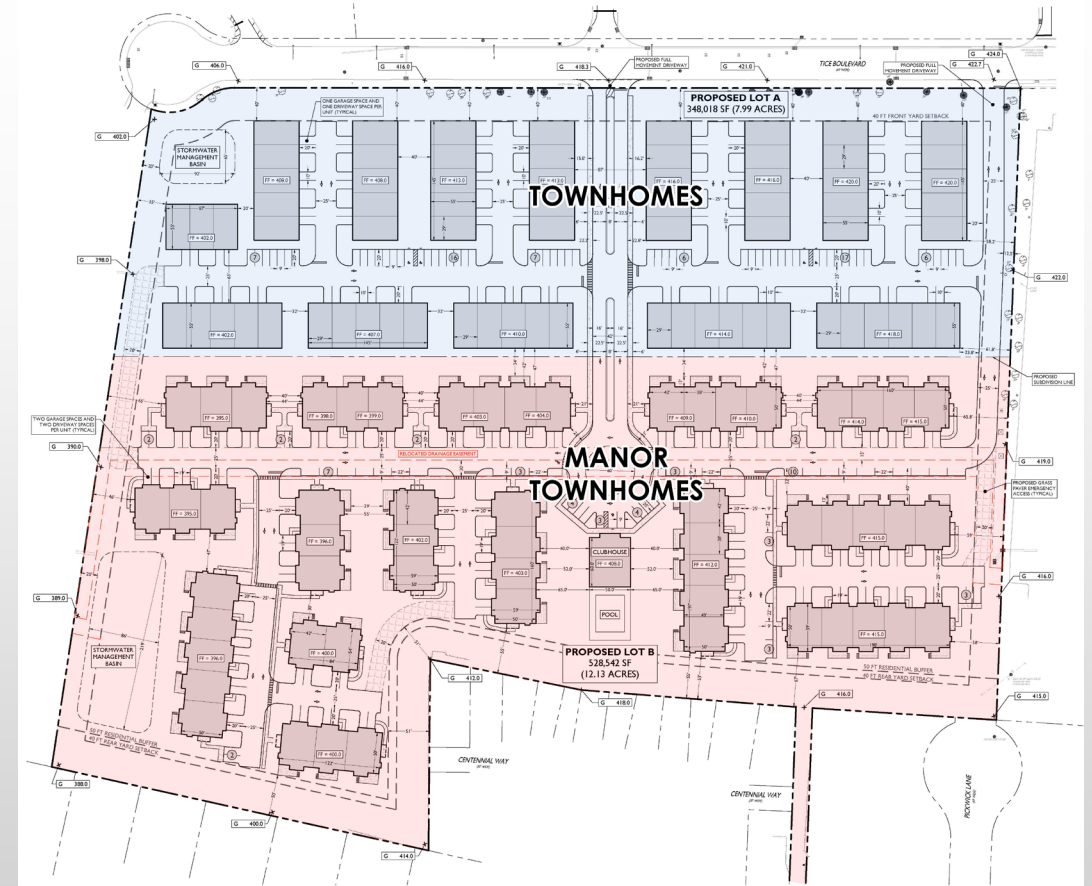
- Min. Project Area: 20 ac
- Max Number of Units: 148 un
- Max. Building Height: 3.5 st / 42 ft
- Max Number of Phases: (2) two
- Max Surface Coverage: 60 %
- Max Building Coverage: 30%
- Affordable Housing Requirements: 20%

BUILDING SETBACKS (PROJECT)

- Front Yard (Tice Boulevard): 40 ft
- Side Yard (Property Boundaries): 35 ft
- Rear Yard: 50 ft
- To existing Residential: 50 ft

BUILDING SETBACKS (INTERNAL):

- Internal Roadway (garage facing): 20 ft
- Internal Roadway (side facing): 12.5 ft
- Main Entrance Roadway: 18 ft



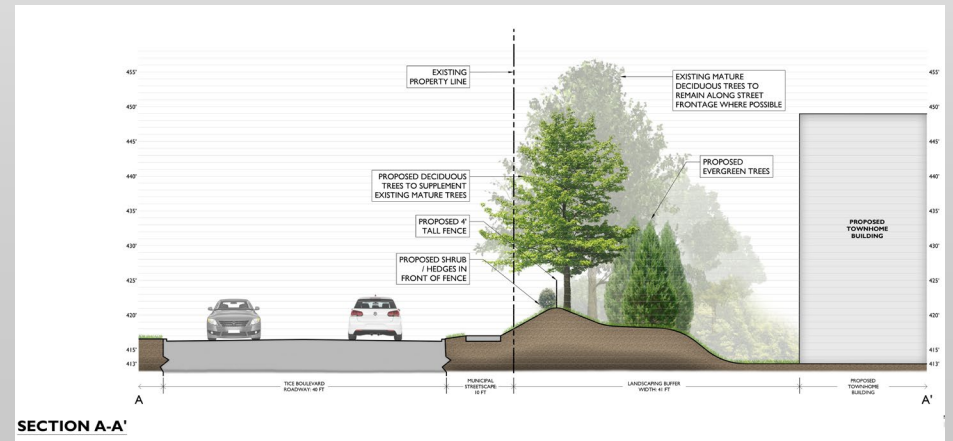
Bulk Standards:

BUFFER SETBACKS (PROJECT)

- Min. Buffer to Residential 50 ft
- Min. Buffer between Buildings: 20 ft
- Minimum Side Yard Buffers: 35 ft
- Internal Roadway Dim. (Two way): 25 ft
- Internal Roadway Dim. (One way): 16 ft
- Emergency Roadway Dim.: 20 ft

OTHER REQUIREMENTS OF THE PLAN

- Flood Mitigation / Stormwater Management Requirements
- Infrastructure Improvements (pg. 15)
- Design Standards
 - Master bedroom on first floor for all end unit Manor Townhomes
 - Required optional elevator for all end unit Manor Townhomes
 - Dens to require pocket or no door
 - Elevations / Materials / Design shall match concepts in this Plan
 - Landscape planting requirements
 - Side elevations to match design and provide minimum design elements
 - No vinyl siding



Bulk Standards:

LANDSCAPE / ADDITIONAL REQUIREMENTS

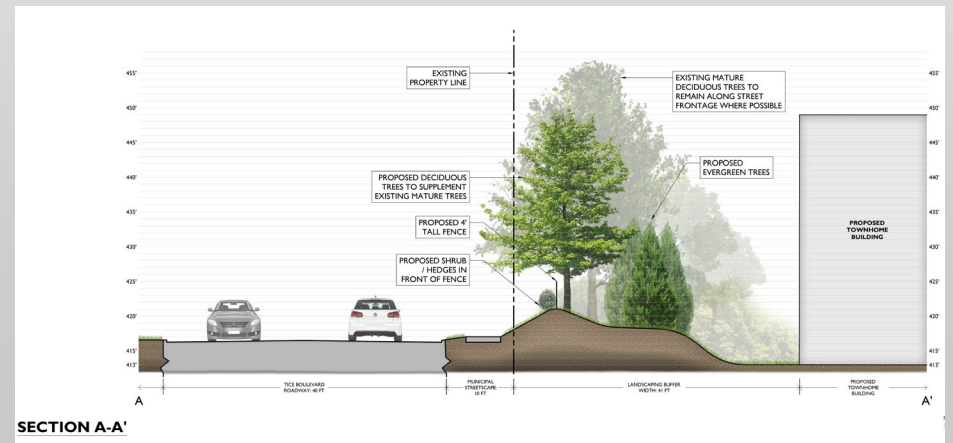
- Streetscape Improvements Required
- Existing trees over 6" caliper to be saved in setback (Tice Blvd)
- Landscape in 18 ft setback along entry drive
- Required screening for dumpsters / recycling
- Fencing (max height 6 ft) no vinyl
- Landscape minimum 35% open space
- Lighting (dark sky compliant)
- Internal Roadways maintained by HOA
- Private Hauler
- Signage to meet Borough's requirements

PARKING REQUIREMENTS

- Residential:
- Club House:

RSIS

11 sp



Bulk Standards:

LANDSCAPE / ADDITIONAL REQUIREMENTS

- Streetscape Improvements Required
- Existing trees over 6" caliper to be saved in setback (Tice Blvd)
- Landscape in 18 ft setback along entry drive
- Required screening for dumpsters / recycling
- Fencing (max height 6 ft) no vinyl
- Landscape minimum 35% open space
- Lighting (dark sky compliant)
- Internal Roadways maintained by HOA
- Private Hauler
- Signage to meet Borough's requirements

PARKING REQUIREMENTS

- Residential:
- Club House:

RSIS

11 sp





Consistency Review

Borough of Woodcliff Lake - Master Plan Consistency Review:

Fourth Round Housing and Spending Plan:

- Includes this property in order to meet the Borough Fair Share Housing Obligation

Borough of Woodcliff Master Plan:

- Section 2.1.1 Land Use:
 - Goal #2: Maintain and enhance the economic vitality of non-residential districts
- Section 3.6 Recommendations
 - Goal #2: Maintain and Enhance the Economic Vitality of Non-residential Districts Woodcliff Lake's major non-residential districts, including **Tice**, contribute to the Borough's ratable base, ensure that the Borough has a balanced land use mix, and are key to **ensuring continued economic vitality** of the Borough. The Borough should ensure that there is a supportive land use regulatory framework to facilitate enhancements to these corridors and also **consider economic development strategies** to retain existing businesses and support their growth and expansion, while attracting new businesses and tenants.
 - Objective #2: Strengthen the **existing business centers of Tice** corridors
- Section 3.4.2 Condition of Major Commercial Corridors
 - Objective #2: A small number of vacancies and distressed commercial properties aside, Woodcliff Lake compares relatively favorably against the state as a whole, which has seen **stagnant and shrinking office and retail markets**. Ensuring that these areas continue to have a mixture of non-residential developments that are actively utilized and tenanted by a variety of businesses, employers, and institutions is crucial for achieving a balanced land use mix.

Borough of Woodcliff Lake - Master Plan Consistency Review:

- Action #4: In order to encourage development that benefits the public welfare while minimizing adverse impacts, the following Land Use principles are recommended to guide any future redevelopment, if they occur, of major non-residential properties along Tice corridors:
 - Incorporate **attractive site and architectural designs** that enhance the visual realm while complementing the aesthetic character of surrounding neighborhoods.
 - If **residential use is proposed**, it should **complement the predominantly single-family residential neighborhood character** of Woodcliff Lake. Single-family housing is continued to be encouraged. At the same time, subject to suitability with a site and the neighboring context, there may be **opportunities to provide a variety of housing types** to expand housing options for residents, Page 10 including age-restricted housing, assisted living, **townhomes and stacked flats**, and smaller lot single-family residential units.
 - Contribute to the ratable base of the Borough and **ensure that development does not negatively** affect the Borough's budgetary finances.
 - **Limit scales of development and residential density** to the extent allowed by the capacity of public infrastructure, utilities, and services, including but not limited to the roadway network, water and sewer lines, emergency services, public safety, and schools.
 - Deliver community benefits, such as public gathering spaces, recreational fields and amenities, and new community facilities.
 - Provide **substantial open space**, minimize disturbance to critical environmental features, and **utilize sustainable design** and construction practices.



Questions