

Frequently Asked Questions:

Questions: If the zoning is approved

1. Can my property be taken or will I be forced to sell my property?

The proposed zoning would not permit the taking or require the sale of any property by any property owner. Property owners would have the right to maintain ownership and/or sell their properties to potential developers at an arm's length transaction.

2. If I have existing uses that are not permitted in the proposed zoning what happens?

Any existing use would be permitted to stay in their current location for an indefinite period of time. These uses would be called existing non-conforming uses, however, prohibited uses would not be permitted in any new development.

3. What does it mean to rezone my property?

The proposed zoning would permit certain uses and bulk standards (Setbacks/Buffers) within the identified area. The rezoning would permit up to a three story building with retail/commercial and office on the first floor and residential uses on the upper floors. The zoning requires a 30 foot buffer adjacent to existing residential.

4. What are the proposed parking requirements?

The proposed parking requirements are 1.8 spaces per one bedroom unit and 2.0 spaces per two bedroom unit which are consistent with the New Jersey Residential Site Improvement Standards for parking ratios in the State of New Jersey. Retail and commercial parking would require 3.5 spaces per 1,000 gross floor area.

5. Are fast food restaurants and gas stations permitted uses in the proposed zoning?

Fast food restaurants, gas stations and drive-thru's are not permitted in the proposed area.

6. Are there minimum size requirements for the residential units:

The proposed zoning includes the following minimum square footages for residential:

- Studios: 550sf (Max of 5%)
- One bedrooms: 750 sf
- Two bedrooms/one bath: 960 sf
- Two bedrooms/two baths: 1,000 sf

7. How would on-street parking be designed on Broadway given the width of the existing road?

Proposed on-street parking would be located outside of the existing road width and into the adjacent properties as a condition of any proposed site plan application. The parallel parking would be designed as tandem spaces with a six to eight foot space between allowing vehicles to pull into every spot without having to back up in the driving lanes.