



REDEVELOPMENT PLAN FOR 188 BROADWAY | BLOCK 2701, LOT 3 BOROUGH OF WOODCLIFF LAKE, NJ

Prepared for the Borough of Woodcliff Lake Planning Board by
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February 2023

Redevelopment Plan

For 188 Broadway

Otherwise Known as Block 2701, Lot 3

Borough of Woodcliff Lake, New Jersey

Prepared for:

The Borough of Woodcliff Lake, Bergen County, New Jersey

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The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2



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I INTRODUCTION

I.A Statutory Basis

This Redevelopment Plan has been prepared for a Redevelopment Area designated pursuant to N.J.S.A. 40A:12A-5, comprised of 188 Broadway within the Borough of Woodcliff Lake (“Borough”). The Redevelopment Area consists of one lot, namely: Block 2701, Lot 3.

This report sets forth the redevelopment plan for 188 Broadway in Woodcliff Lake, New Jersey. Prior to the Borough Council authorizing the preparation of this plan, on May 16, 2022, the Borough Council authorized the Woodcliff Lake Planning Board to conduct a preliminary investigation to determine if 188 Broadway (hereinafter referred to as the “Redevelopment Area”) constituted an “Area in Need of Redevelopment” pursuant to the applicable provisions of the New Jersey Local Redevelopment and Housing Law (LRHL). The Planning Board directed Phillips Preiss Grygiel Leheny and Hughes, LLC, to prepare a planning analysis for its review and subsequently recommended the area’s designation as an ‘area in need of redevelopment’ to the Borough Council. By Resolution 22-280 adopted December 22, 2022, Borough Council designated the Redevelopment Area as a non-condemnation area in need of redevelopment. Resolution 22-280 is attached to this Redevelopment Plan as Appendix A.

Resolution 22-280 also directed the planner to prepare a non-condemnation redevelopment plan for this property. Accordingly, the 188 Broadway Redevelopment Plan (hereinafter referred to as the “Redevelopment Plan” or the “Plan”) set forth herein is the culmination of the Borough’s efforts. The Plan is designed to affirmatively address the statutory criteria set forth in the LRHL, identify the Plan’s underlying goals and objectives, enumerate permitted uses as well as area and bulk regulations, and indicate its relationship to local, regional, and state land use planning objectives.

I.B Description of Redevelopment Area Boundaries

The 188 Broadway Redevelopment Area is comprised of an approximate 3.5-acre rectangular-shaped parcel identified as Block 2701 Lot 3 on Borough tax records. It is located at 188 Broadway and is owned by 188 Broadway, LP. Lot 3 is in the eastern portion of the Borough along the east side of Broadway (Bergen County Route 90), approximately 70 feet south of its intersection with Highview Avenue and approximately 270 feet north of its intersection with Prospect Avenue. Its dimensions include approximately 325 feet of frontage on Broadway, and an average depth of approximately 463 feet.

The property is currently developed with a two-story building over basement level parking and additional surface parking. The building, which was built circa 1985 and formerly utilized as an office, has been vacant since September 2018 when the prior owner vacated. It has a gross floor area of approximately 42,300 square feet and a height of approximately 35 feet. The basement level of the building contains 45 parking spaces, and there are an additional 117 surface parking spaces to the east of the building, with the eastern area of the parking lot slightly

higher than the parking closer to the building. The property is accessed from Broadway via a two-way access drive which runs along the southern property line.

The site is mostly devoid of environmental constraints; however, steep slopes are present on the property. The lot slopes steeply upwards in the rear portion of the property, from the edge of the surface parking area to the east towards the adjacent residential lot.

The Redevelopment Area is located on the east side of Broadway (also known as Bergen County Route 90) to the south of Highview Avenue and north of Prospect Avenue in the eastern portion of the Borough to the east of the New Jersey Transit railroad tracks and the Woodcliff Lake Reservoir. The Redevelopment Area is roughly rectangular in shape and is accessed via two-way driveway from Broadway along the southern lot line. The site measures approximately 3.5 acres and is presently developed with a two-story elevator office building over basement level parking, as well as associated surface parking. The gross square footage of the two floors devoted to office space total approximately ±42,300. The property slopes upwards from Broadway before reaching a plateau on which the building and parking are located. The surface parking lot is bi-level, with the eastern area slightly higher than the parking closer to the building. To the east of the parking lot, the lot slopes steeply upwards towards the adjacent residential lot. There are tiered walls in that sloped area, which is mostly wooded. The location of the Redevelopment Area is shown in Figure 1. An aerial view of the Redevelopment Area context is shown in Figure 2 and the tax map for the property is shown in Figure 3.

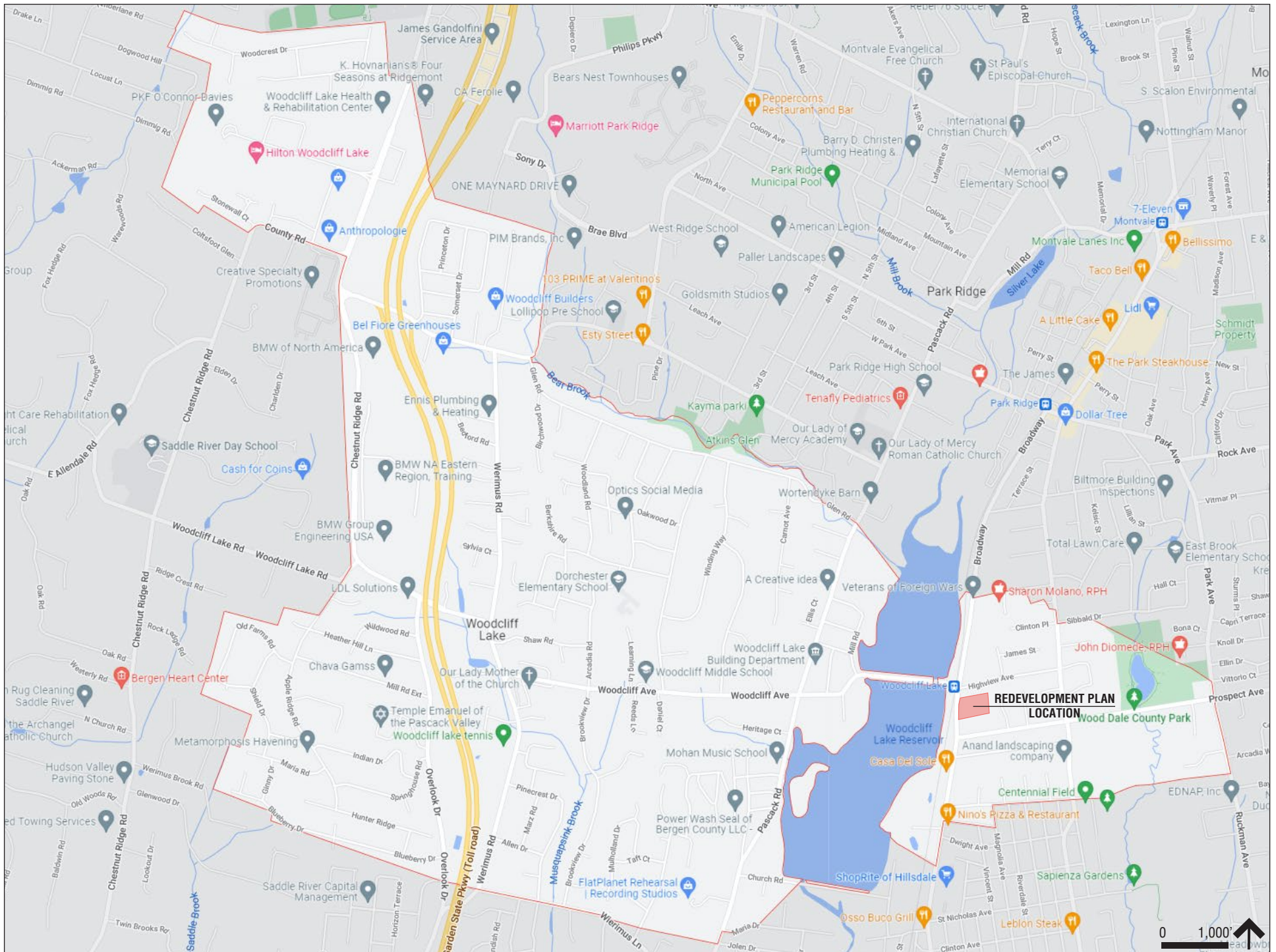


FIGURE 1: LOCATION **Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ**
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FIGURE 2: AERIAL CONTEXT | **Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ**

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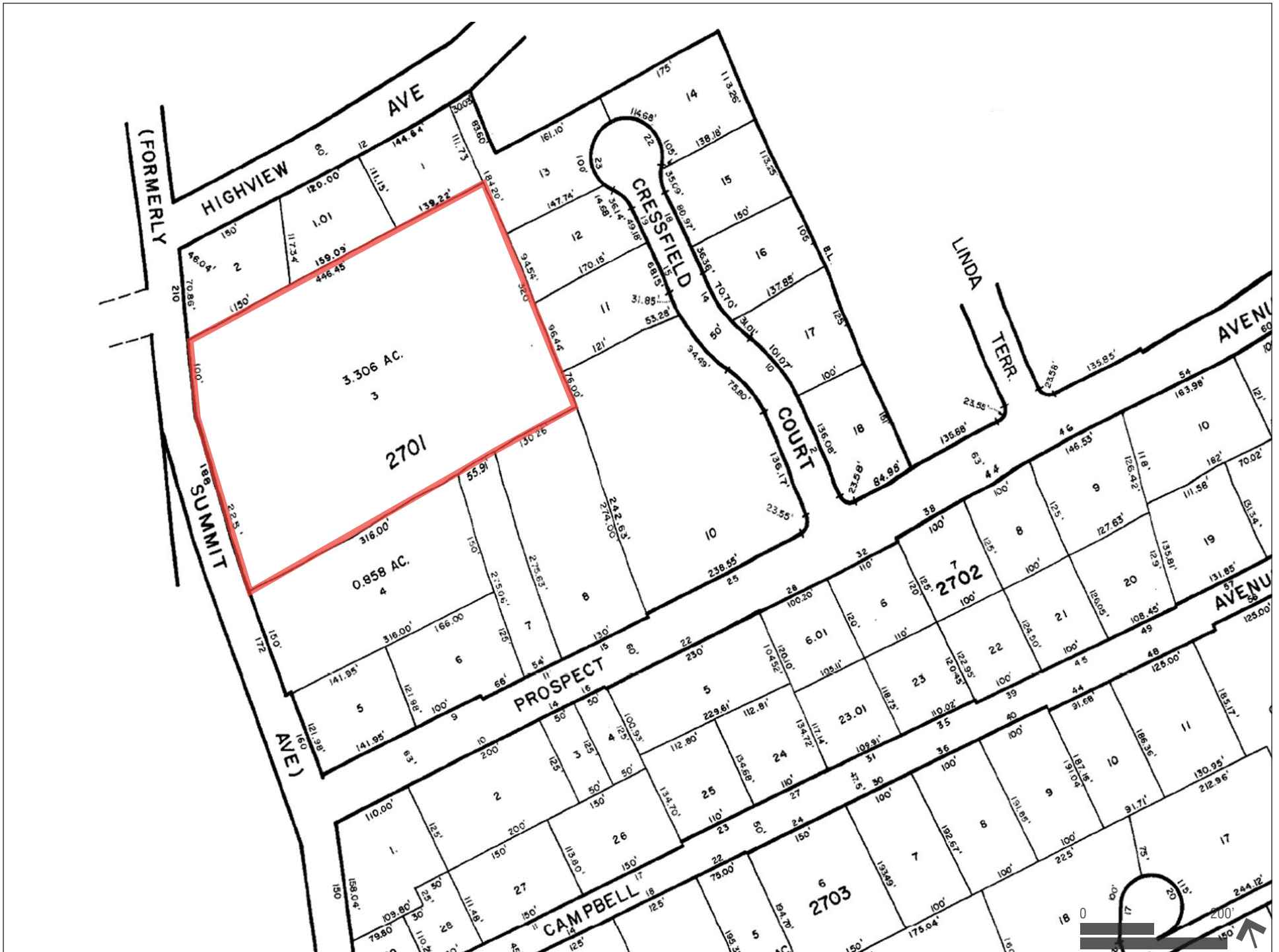


FIGURE 3: TAX MAP | **Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ**

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II GOALS AND RELATIONSHIP TO LOCAL OBJECTIVES

II.A Purpose

This Redevelopment Plan provides a framework for the redevelopment of the 188 Broadway property. The Redevelopment Plan sets forth standards and guidelines for land use, bulk, parking, and design. Some Plan elements are fixed while other standards are flexible and are to be used as guidelines for ensuring that development meets the Plan’s goals and objectives described below.

II.B Redevelopment Plan Goals and Objectives

The specific goals and objectives of the Redevelopment Plan are as follows:

- To create land use requirements specific to the Redevelopment Area that are sensitive to the Area’s topography, as well as the development pattern of nearby residential neighborhoods.
- To foster appropriate relationships between buildings, streets, parking areas, walkways, and landscaped areas within the Redevelopment Area and in the context of the surrounding area.
- To improve the aesthetics of the property and establish site and building design standards that will foster high-quality development within the Redevelopment Area.
- To provide an additional opportunity for affordable housing in satisfaction of the Borough’s fair share housing obligation.
- To transform, through adaptive reuse, a vacant underutilized property into a viable, more productive residential property in close proximity to the New Jersey Transit train station and non-residential uses along the Broadway corridor.

II.C Relationship to Local Objectives

II.C.1 Borough of Woodcliff Lake Master Plan

The Borough’s most recent Master Plan was adopted in March 2022. The Master Plan noted the following with relevance to the Redevelopment Area:

“While not classified as vacant land on property tax records, the Borough has witnessed an increase in the vacation of corporate tenants and has several vacant office buildings along Chestnut Ridge Road and Broadway.” (page 13)

“The commercial portion of the Broadway corridor extends from the Woodcliff Lake train station area to the Borough’s boundary with Hillsdale to the south... . Immediately south of the train station, the corridor is characterized by a number of office buildings... . In terms of the physical characteristics and current development pattern, the Broadway Corridor faces many challenges and are constrained in development potential by multiple factors... . There are a number of dilapidated, vacant, or abandoned properties (such

as the vacant office building at 188 Broadway and the former gas station property at 126 Broadway) that are detrimental to the visual appeal of Broadway and/or are currently not utilized at their highest potential.” (pages 23-24)

“Further complicating redevelopment is the presence of environmental constraints and the railroad. The topography of certain lots on the east side of Broadway includes steep grade differentials that serve as a boundary for any lot expansion thereby restricting development potential.” (page 36)

Additionally, the Master Plan provided goals, objectives and action items relevant to the Redevelopment Area. Goal #2 of the Land Use Plan Element in the Master Plan is to “Maintain and enhance economic vitality of non-residential districts” including Broadway to ensure “continued economic vitality of the Borough.” Objective #1 of this goal is to “Support the development of desirable and appropriate uses on the Broadway Corridor through zoning and land use regulations.” Action #1 under this objective is to “Establish new Broadway zoning to allow for appropriate mix of uses and scale of development.” Included in this action item is the recommendation that the SO (Special Office) zone, which encompassed several properties with frontage on Broadway between Highview Avenue and Prospect Avenue including the Redevelopment Area be incorporated into the B-1 Business zone. Details of the zoning impacting the Redevelopment Area are detailed below.

II.C.2 Borough of Woodcliff Lake Zoning

The Redevelopment Area is split-zoned and located within the Borough’s B-1 Broadway (East and West) Business District and R-15 Residential One-Family District. The existing improvements are primarily in the B-1 zone. It should be noted that in May 2022, the Borough Council (Ordinance 22-06) rezoned the portion of the lot zoned SO Special Office¹ to the B-1 consistent with the adopted Master Plan. The eastern edge of the parking area is the approximate location of the zone line where the B-1 zone turns into the R-15 zone.

B-1 Broadway (East and West) Business District

Permitted Uses

The B-1 zone permits the following principal uses:

Within the B-1 Business District, no lot, tract, or parcel of land shall be used, and no building structure shall be constructed, altered, erected, or placed to be used, for any purpose other than the following:

¹ The SO Special Office zone encompassed several properties with frontage on Broadway between Highview Avenue and Prospect Avenue. The zone only permitted professional, business, or administrative office buildings as principal uses.

A. Retail sales or service uses such as those listed below, as well as uses substantially similar to them, and except as where otherwise permitted conducted entirely within the confines of a building, and involving the sale of goods or rendering of services directly to the ultimate consumer:

(1) Stores for retail sales, including but not limited to: clothing, personal furnishings and accessories, and shoe stores; music, video, and bookstores; office supplies and stationery stores; antiques stores; camera and photographic supply stores; gift, novelty, craft, hobby and souvenir stores; jewelry and watch stores; luggage and leather goods stores; stores selling sporting and recreational goods and supplies; furniture stores; drapery and curtain stores; carpet, floor covering, home decor and furnishing stores; florists; retail bakery stores; delicatessens and take-out food stores, grocery stores, fruit and vegetable markets, candy, nut and confectionery stores, meat and fish stores, and specialty food stores; and retail shopping centers combining a number of permitted retail stores.

(2) Shops for personal service and repairs, including but not limited to: beauty and barber shops, nail salons and day spas; shoe repair and tailors; appliance repair; locksmiths; photographers; laundry pickup or dropoff centers; travel agencies; real estate offices; establishments selling and servicing electronic goods, computers and appliances; massage establishments employing only licensed massage and body therapists, and establishments offering physical fitness, training and wellness facilities, such as Pilates, yoga, cycling and cross-training.

B. Business, professional medical and executive offices.

C. Banks, financial institutions, and insurance offices, but not drive-through banks.

D. Nursery schools and day-care centers.

E. Public parks, playgrounds and uses owned and operated by the Borough of Woodcliff Lake.

F. Clubs, lodges and fraternal organizations.

G. Restaurants and coffee shops, excluding drive-through restaurants or drive-through coffee shops.

H. Accessory uses which are customary and incidental to the principal permitted uses.

I. Outdoor dining as an accessory use in conjunction with permitted restaurants and coffee shops, but only in conformance with the following supplementary standards:

(1) Outdoor dining uses or outdoor dining areas shall be permitted as accessory uses only in conjunction with a permitted restaurant or coffee shop and shall be required to obtain site plan approval, including outdoor dining areas that are added to existing restaurants.

(2) Outdoor dining areas shall be permitted entirely within the front yard of the property containing the restaurant and/or wholly or partially within the sidewalk or the public right-of-way in front of the restaurant.

(3) Outdoor dining areas shall be set back at least 15 feet from all residentially zoned property lines and 10 feet from all driveways.

(4) Such setback area shall be suitably landscaped and screened as appropriate to block noise, glare, lighting and other potential impacts from adjoining properties and from vehicular movements within the property.

(5) No outdoor entertainment, music or public address system shall be permitted within the outdoor dining area.

(6) No exterior lighting that illuminates beyond the boundaries of the property or the outdoor dining area in excess of 0.5 footcandle shall be permitted.

(7) In computing the number of off-street parking spaces required for restaurants with outdoor dining areas the outdoor dining area and its seating capacity shall be included. However, where such outdoor seating represents a relocation of indoor seating such that there will be no increase in the overall seating capacity of the restaurant, such areas shall not be included.

(8) All signage, including signage on awnings, canopies and umbrellas and other fixtures, shall be in compliance with Borough codes regulating signage.

(9) In the event that the outdoor dining extends to a sidewalk in front of another space in the same building or an adjacent property, the applicant shall obtain the written permission of the owner(s) and/or tenant(s), if any, of the building or space abutting any additional sidewalk frontage.

(10) Outdoor dining areas that are to be located within the public right-of-way shall only be located on sidewalks that are at least eight feet in width. Sidewalks less than eight feet but more than six feet in width may be considered for outdoor dining areas, provided the additional public safety issues created by the narrower width, which issues would include sidewalk surface and separation of pedestrians from vehicular traffic, are adequately addressed.

(11) Outdoor dining areas within a public right-of-way shall be located in a manner that promotes efficient and direct pedestrian movement. A minimum of one unobstructed pedestrian path at least four feet wide shall be maintained at all times.

(12) The perimeter around the outdoor dining area on a side within a public right-of-way may be delineated using nonpermanent fixtures such as railings, potted plants, decorative chains, or other approved fixtures. The permanent anchoring of tables, chairs, umbrellas, awnings, canopies, railings or other fixtures may be approved by the approving board, provided such anchoring meets all other applicable codes, ordinances and laws, and the applicant provides adequate assurances that the sidewalk will be repaired in a manner consistent with Borough requirements, or in the case of an outdoor dining area within the public right-of-way of a county road, the county requirements concerning sidewalk repair, in the event any permanently anchored fixture is removed. The approving board may require as a condition of approval that any fixture not permanently anchored shall be removed from the outdoor dining area during any time when the outdoor dining area or abutting business establishment is not open for business.

(13) Tables, chairs, umbrellas, and canopies. Awnings and any other fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the Broadway Corridor environment. Design materials and colors shall be compatible with the restaurant to which they are accessory and shall be approved by the Planning Board

J. Mixed-use development with residential dwelling units and one or more of the other principally permitted uses listed in this subsection. Mixed-use buildings must conform with the following supplementary standards:

1) Residential dwelling units provided within a mixed-use development shall not exceed a density of 10 units per acre.

2) The ground-floor of any mixed-use development shall not be 100% residential use but must provide at least a portion for one or more of the other principally permitted uses listed in this subsection.

3) If a parking garage is provided within a mixed-use building, the garage shall be entirely enclosed and screened. Building facades enclosing the garage should be similar and compatible in design, aesthetics, and detailing as other building façade portions.

4) Within the ground floor of a mixed-use development, no residential dwelling unit or parking area shall be allowed to directly face the street frontage and shall be separated from the street frontage by space dedicated to one or more other principally permitted uses listed in this subsection. Notwithstanding this requirement, a lobby accessory to the residential component may be located in an area directly facing the street frontage.

5) There must be separate entrances for residential and non-residential uses within a mixed-use development.

Prohibited Uses

The following uses are expressly prohibited in the B-1 Business District:

- A. Automotive uses, of any kind, except car rental establishments.*
- B. Commercial amusements, either as a principal or accessory use, except as permitted in Chapter 92, Amusement Devices, of the Code of the Borough of Woodcliff Lake.*
- C. Any drive-through or drive-in uses or service, whether principal or accessory.*
- D. The sale of any product or service by outdoor vending machine.*
- E. Supermarkets, pharmacies or drugstores, discount/warehouse clubs and big box general retail stores.*
- F. Discount stores and auction houses.*
- G. Businesses selling, distributing, cultivating, growing or facilitating the sale and/or use of either recreational and/or medicinal marijuana, including any ancillary or related paraphernalia.*

Zone Bulk Standards

The B-1 zone has the following bulk requirements:

- 1) Each lot shall have a minimum frontage at street line of 75 feet.*
- 2) Each lot shall have a minimum area of 75,000 square feet.*
- 3) Each lot shall have a maximum building coverage of 40% and maximum total surface coverage of 50%.*
- 4) No building exceeding 3 stories or 40 feet in height shall be erected on any lot.*
- 5) Each lot shall have the following minimum yards: rear, 25 feet; and side yards shall not be required except to provide access to the rear yard at least 10 feet wide, either as a side yard or an easement from an adjoining lot having access to the street.*
- 6) Building setbacks shall be at least 70 feet from the center line of the street.*
- 7) In no event shall the vertical distance of any side of a building exceed 40 feet from the lowest finished grade adjacent to the building to the highest point of the building.*

R-15 Residential One-Family District

Permitted Uses

The R-15 zone permits the following principal uses:

A. Single-family dwellings shall be designed and used for occupancy exclusively by one family and may be located upon property with one accessory structure.

B. Accessory garages. Every dwelling erected shall have at least a one-car garage attached to, detached from or constructed beneath said dwelling. Detached garages shall constitute an accessory structure and accessory garages shall be further subject to the following:

- (1) An accessory garage may be erected and used only upon a lot containing a dwelling.*
- (2) No detached accessory garage may be erected unless all of the following conditions are observed:
 - (a) That it shall not be closer in distance to any front, side or rear property line than the minimum requirements for the zone district in which it is located.*
 - (b) That it shall not exceed 15 feet in height.*
 - (c) That it shall be a minimum of 20 feet from all other structures.*
 - (d) That it shall not exceed 800 square feet in area.**
- (3) Any accessory garage shall be limited to the following stated uses: storage of private motor vehicles owned or operated for their personal use by the occupants of the dwelling, storage of household effects, tools and such other items of equipment as are directly related to the care, use and upkeep of the dwelling, the buildings, the lot or the permitted motor vehicles.*

(4) Nothing contained herein shall be construed as permitting any detached accessory garage to be used for human habitation or any business or commercial activity.

C. Hothouses or greenhouses. A hothouse or greenhouse may be constructed as an accessory structure to the dwelling, provided that it may be used only for raising or growing of horticultural or agricultural products to be used on the premises and not sold therefrom and must meet all front, side and rear yard requirements of the zone district in which it is erected and shall not exceed 12 feet in height or exceed 300 square feet in area.

D. Additional residential accessory uses. The following additional residential accessory uses shall be permitted:

(1) Concrete and/or paved patios (maximum of 12 inches high) and wood decks (maximum of 12 inches high), whether attached to a principal structure or freestanding; swimming pools and/or whirlpools (hot tubs) above or in the ground, when designed for use exclusively for private purposes, shall be a minimum of 20 feet from a side or rear lot line. Cabanas over 100 square feet in area should be limited to a maximum area of 300 square feet and 15 feet high. They shall be considered a structure and must comply with the building setbacks in their respective zones.

(a) The pool and all mechanical equipment and accessory equipment shall be located to the rear or side of the dwelling and shall also comply with the minimum setback of 20 feet from rear and side lot lines.

(b) The aforementioned items shall meet the requirements of this chapter for a front yard setback for both streets, in the case of a corner lot. In no event shall they extend beyond the front building line of the house located on such corner lot.

(c) The provisions in this subsection for minimum setbacks for swimming pools and accessory equipment shall also apply to cabanas, up to a maximum 100 square feet in area and a maximum ten-foot height. Larger cabanas shall be subject to the setbacks required for a principal structure in the zone district.

(d) Patios and decks having a maximum vertical face greater than 12 inches above the level of the ground which fall into the definition of "building and/or structure" shall meet the setback required for a principal building in the zone district.

(2) Tool sheds and garden sheds.

(a) Tool sheds and garden sheds (sheds) when designed for use exclusively for private purposes, provided that they shall be located in the rear yard, as defined in this chapter, and to the rear of the principal building, not greater than 100 square feet in area nor 10 feet in height, shall be a minimum distance of 10 feet from any lot line.

(b) All sheds not otherwise specified herein, and all sheds greater than 10 feet in height, or larger than 100 square feet in area, shall be limited to the maximum size as set forth below and shall be considered a structure and must be located in the rear yard within allowable zoned setbacks between the rear setback line and rear face of the dwelling.

[1] In the Residential Zone R-15, the maximum shed size permitted shall be 150 square feet, with a maximum height of 12 feet.

[2] In the Residential Zone R-22.5, the maximum shed size permitted shall be 200 square feet, with a maximum height of 12 feet.

[3] In the Residential Zone R-30, the maximum shed size permitted shall be 200 square feet, with a maximum height of 12 feet.

[4] Regardless of size, only one shed is permitted as an accessory structure on any residential property.

[5] Nothing in this subsection shall be deemed as removing a shed from the definition of "structure" as used in this chapter unless specifically excluded from such definition under the Uniform Construction Code. In addition, all measurements for height and area shall be determined by measuring the outside of the roof or walls of the structure.

(c) Nothing in this subsection shall be deemed as removing a shed from the definition of "structure" as used in this chapter unless specifically excluded from such definition under the Uniform Construction Code. In addition, all measurements for height and area shall be determined by measuring the outside of the roof or walls of the structure.

E. Farms. Lots in a residential zone may be used as a farm. Such lot or adjoining lots shall have a minimum area of five acres and does not include the processing or manufacturing of any products for resale on the lot or from the lot.

F. Farm accessory buildings. The following accessory uses or structures may be permitted on lots used as a farm (provided that no sales, retail or wholesale, are made from such farm accessory buildings):

(1) Accessory garages, but subject to the same limitations and specifications as hereinabove set forth.

(2) Hothouses or greenhouses for raising or growing of agricultural or horticultural products and barns and stables to house animals and store implements, equipment and supplies, which structures shall meet all front, side and rear yard requirements of the zone district in which it is erected.

(3) A roadside stand, provided that it is located at least 100 feet from the center line of the road, has adequate provision for off-street parking and turning around of automobiles as determined by the appropriate governmental authority and sales therefrom are limited to farm, garden or orchard products raised on the lot or adjoining lots constituting the farm.

G. Reservoir and water sheds. Lands owned by a public or privately owned utility and maintained in a natural, vegetated state in connection with a public water supply on which no other use or structure is located which is not directly related to the maintaining of such public water.

H. Municipal governmental uses. Parks, playgrounds, public schools and other municipal governmental services or uses.

I. Satellite receiving antenna.

Zone Bulk Standards

The R-15 zone has the following bulk requirements:

- 1) *Each lot shall have a minimum area of 15,000 square feet.*
- 2) *Each lot shall have the following minimum yards (feet):*
 - a. *Front Yard: 35*
 - b. *Side Yard: 20*
 - c. *Side Yard (both): 40*
 - d. *Rear Yard: 30*
- 3) *Minimum lot frontage (feet):*
 - a. *Frontage: 100*
 - b. *Depth: 100*
- 4) *Maximum lot coverage: 15%*
- 5) *Maximum total surface coverage: 40%*
- 6) *Height: 2.5 stories/30 feet*



FIGURE 3: EXISTING ZONING | **Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ**
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023

III LAND USE AND DEVELOPMENT PLAN

III.A Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.” “Shall” or “must” means that a Redeveloper is required to comply with the specific regulation, without deviation. “Should” means that a Redeveloper is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

III.B Illustrative Conceptual Development Plans

The Appendix includes conceptual illustrations for the site including site layout, building massing, and architectural detailing. While some of these design elements are fixed, as set forth in ensuing sections of the Plan, others are flexible and allow for changes to occur based on more complete information, including more detailed architectural and engineering plans. It is the intention of the Redeveloper, and the requirement of the Borough, that the development will be built in a manner very similar to these conceptual plans, including the quality and degree of architectural detailing and transparency, building massing and articulation, and site landscaping.

III.C Permitted Uses

III.C.1 Overview of Development

The intent of the Redevelopment Plan is to permit a residential development of up to forty-six (46) residential units. The 46-units would consist of thirty-seven (37) multifamily rental units to be in the existing office building at 188 Broadway which will be gut-rehabbed and retrofitted to residential standard; and nine (9) for-sale townhouse units in the rear of the property.

III.C.2 Principal Permitted Uses

- a. Multifamily residential dwellings, which shall be defined as a building designed for or intended to contain three (3) or more dwelling units located above, below and/or to the side of each other, and which may share common facilities, such as entryways, hallways, and utility systems.
- b. Townhouse dwellings, which shall be defined as a one-family dwelling in a row of at least three (3) such attached units, side by side, in which each unit has its own front and rear access to the outside, no unit is located above another unit, and each unit is separated from any other units by one or more vertical common fire-resistant walls.

III.C.3 Permitted Accessory Uses

- a. Off-street parking facilities, including surface parking, individual parking garages attached to townhouses, and structured parking garages attached to the multifamily residential dwelling.
- b. Other uses that are customarily accessory to the permitted principal use, provided that they are subordinate to the principal uses, do not change the character of the principal uses, and serve only the principal uses, including but not limited to:
 - i. Offices for leasing, marketing, and management of the development.
 - ii. Amenity spaces such as fitness centers, recreation or community rooms, game rooms, business centers, swimming pools and hot tubs, and locker rooms.
 - iii. Storage facilities and mail rooms.
 - iv. Bicycle parking facilities.
 - v. Outdoor deck, patio, and terrace amenity spaces.
 - vi. Trash enclosures.
 - vii. Electric vehicle charging stations as required by New Jersey State Law.
 - viii. Individual and common mailboxes.
 - ix. Permanent mounted generators.
 - x. Signage.
 - xi. Maintenance sheds.

III.C.4 Prohibited Uses

Any use not explicitly permitted herein is prohibited.

III.C.5 Affordable Housing

There is no onsite affordable housing obligation. However, eight (8) affordable housing units shall be constructed on Lots 1, 2 and 9 in Block 2602 otherwise known as the "North Broadway Property" pursuant to an Amended Settlement Agreement between the Borough and Fair Share Housing Center dated December 14, 2022, and a Memorandum of Understanding between the Borough and the owner of the Redevelopment Area dated December 15, 2022.

III.D Development Yield

III.D.1 Multifamily Residential Dwellings

- a. The maximum number of units permitted in the multifamily residential dwelling building is thirty-seven (37) units.
- b. The maximum number of bedrooms per unit is 2-bedrooms per unit.
- c. No more than five (5) units shall have 2-bedrooms.

III.D.2 Townhomes

- a. The maximum number of townhomes permitted is nine (9) units.
- b. The maximum number of bedrooms per unit is 3-bedrooms per unit.
- c. No townhome shall have a basement.

III.E Bulk, Setbacks, and Yield

III.E.1 Tract Standards

Tract standards shall be as shown in the table below. If Block 2701, Lot 3 is subdivided into multiple tracts at a later date, the provisions of this Redevelopment Plan regarding minimum tract size shall not apply to the subdivided lots. Any subdivision of the lot shall conform to the following standards:

- a. No building may be located on more than one (1) lot.
- b. Internal lots are to be provided with appropriate cross-easements for access, parking and utility purposes among the various lots simultaneously with the perfection of the subdivision and the filing of the subdivision plats, in a form reasonably acceptable to the Borough attorney, and shall provide for the construction, maintenance, access and use of all shared facilities by the owners of each of the subdivided lots, as appropriate. There shall be a single entity that will be solely responsible for the operation, maintenance, upkeep, improvement, repair, and replacement of all areas affected by the cross easements for access, parking, and utility purposes in order to ensure uniform and consistent operation, maintenance, upkeep, improvement, repair and replacement for said areas affected by the referenced cross easements.
- c. Parking spaces, parking aisles, sidewalks and driveways may extend across internal lot lines and shall have no setback requirements to such internal lot lines.
- d. Internal lots are not required to front on a public street.
- e. There shall be at least one principal building on each subdivided lot created from the tract.
- f. There may be more than one principal building on any subdivided lot created from the tract.

Tract Standard	Requirement
Minimum Tract Area (acres)	3
Minimum Frontage of Tract at Broadway Street Line (ft.)	300
Maximum Total Surface Coverage of Tract (%)	60
Maximum Building Coverage of Tract (%)	35

III.E.2 Building Setbacks

Setback standards shall be as shown in the table below and as listed below in Section III.E.2.a.-c.

Setback Standard	Requirement
Min. Setback of Multifamily Building from Broadway (ft.)	30
Min. Setback of Any Principal Building from the Rear Lot Line of Block 2701, Lot 3 (ft.)	150
Min. Side Yard Setback of Multifamily Building- One Yard (ft.)	10
Min. Side Yard Setback of Multifamily Building- Both Yards (ft.)	45
Min. Setback of Any Townhouse Building to Lot Line of Block 2701, Lot 4 (ft.)	20
Min. Setback of Any Townhouse Building to Lot Line of Block 2701, Lot 1.01 (ft.)	25

In addition to the setback standards above, the following shall apply:

- a. Outdoor decks, patios, terraces, and like constructions attached to a principal building shall be permitted to project into the setbacks a maximum of twenty (20) feet.
- b. Accessory buildings shall meet the same yard setback requirements of principal buildings.
- c. The footprint of the existing former office building shall not be expanded as part of its conversion to a multifamily residential building. However, architectural projections may extend into the required setbacks up to 1.5 feet.

III.F Building Height

Building height shall be defined as the vertical distance from the average natural grade of the lot adjacent to the perimeter of the building to the highest point of the building. Natural grade of a lot shall be determined by averaging the natural grade adjacent to the perimeter of the building at points ten (10) feet apart starting at the lowest elevation. Chimneys shall not be considered the highest point of a building unless they extend greater than four feet higher than the highest point of a building, in which event they shall be considered the highest point of a building.

III.F.1 Height of Multifamily Residential Dwellings

- a. The existing former office building is approximately thirty-five (35) feet not including existing rooftop mechanicals. The maximum height of the multifamily residential dwelling shall be 35 feet, except that the building may include decorative pitched roofs and rooftop mechanicals which shall not exceed thirty-eight (38) feet or elevation 155 feet.
- b. All residential units and structured parking spaces shall be accommodated within the existing building envelope.

III.F.2 Height of Townhomes

- a. The highest point of a pitched roof townhome shall not exceed thirty-eight (38 feet) or elevation 162 feet.
- b. The number of stories shall not exceed three stories including garage levels.

III.G Supplemental Standards for Townhomes

- a. Each dwelling unit in a townhouse structure shall not have fewer than two (2) exposures.
- b. The townhouse structures shall consist of no less than three (3) units per structure.
- c. The minimum separation between townhouse dwelling structures shall be twenty-five (25) feet.
- d. Driveway aprons shall be a minimum of twenty (20) feet in paved width for a two-car garage.

III.H Off-Street Parking

Off-street parking shall be provided in surface parking lots, individual townhouse garages, individual townhouse driveway aprons, and structured parking in the multifamily residential building and shall comply with the following:

- a. All parking shall comply with the requirements of N.J.A.C. 5:21-4.14(c), i.e., the Residential Site Improvement Standards (“RSIS”).
 - (1.) For the townhome units, the minimum number of parking spaces shall comply with the New Jersey Residential Site Improvement Standards (“RSIS”) for Townhomes, i.e., 1.8 spaces per one-bedroom; 2.3 spaces per two-bedroom; and 2.4 spaces per three-bedroom unit.
 - (2.) For the multifamily residential units, the minimum number of parking spaces shall comply with the New Jersey Residential Site Improvement Standards for Garden Apartments, i.e., 1.8 spaces per one-bedroom; 2.0 spaces per two-bedroom; and 2.1 spaces per three-bedroom unit.
 - (3.) These ratios include provisions for visitor parking; no separate or additional visitor parking space requirement applies.
- b. Electric vehicle changing spaces shall be provided in accordance with the Statewide Municipal Electric Vehicle (EV) Ordinance as set forth in N.J.S.A. 40:55D-66.20.
- c. Off-street parking spaces shall comply with the standards of the Americans with Disabilities Act (ADA).
- d. Parking spaces shall be at least nine (9) feet in width and eighteen (18) feet in length.
- e. No dedicated loading spaces are required.
- f. All traffic aisles shall meet the requirements of RSIS.
- g. No off-street parking shall be located in the front yard along Broadway.
- h. All vehicular parking spaces for residents and visitors shall be accessed from the existing two-way driveway off Broadway.
- i. Off-street parking areas shall not be located closer than ten (10) feet to a side or rear lot line nor closer than twenty (20) feet to any adjacent residentially zoned property.

III.I Bicycle Parking

Bicycle parking racks shall be provided within a secure, access-controlled room inside the multifamily residential building or garage at a minimum ratio of one indoor bicycle parking space for every ten (10) apartment units. At

least fifteen (15) square feet of area shall be provided for each bicycle space to account for maneuvering room around handlebars and pedals; double-height racks to stack bicycles are permitted in order to meet this requirement. Bicycle racks must be securely anchored and designed to allow the bicycle frame and one wheel to be secured. One outdoor bicycle rack shall also be provided within thirty (30) feet of the apartment building's primary pedestrian entry, with space for at least six (6) bicycles. Outdoor cycle racks must be securely anchored and designed to allow the bicycle frame and one wheel to be secured.

III.J Building Design

III.J.1 Building Style

The architecture in the Redevelopment Area shall substantially conform to the renderings attached as Appendix A. The following standards shall apply.

- a. Styles should reference elements of neo-traditional residential design, such as pitched roofs, deep overhangs, prominent front porches or entries, and facades broken down into bays and other massing forms.

III.J.2 Massing and Detailing

III.J.2.1 Vertical Articulation

Vertical articulation refers to massing and detailing elements that break the building into a series of bays, in order to minimize the building width and create a sense of rhythm in the facade. Requirements and guidelines regarding vertical articulation are provided below.

III.J.2.1.1 Vertical Articulation: Bays

- a. All building facades of the multifamily residential building shall be divided vertically into distinct bays, each with a maximum width of fifty (50) feet.
- b. Each bay shall include a physical change in depth of the façade plane of at least one (1) foot deep relative to the adjoining bay.
- c. Each bay may be further distinguished from its neighbors through elements such as columns, pilasters, size and rhythm of window spacing, roofline definition, and/or variation in texture, pattern, and color of cladding material.
- d. Vertical bays should extend through all stories of the facade.

III.J.2.1.2 Vertical Articulation: Roofline

- a. On the facades of the multifamily residential building, the roofline should vary both in height and in shape by means of pitched roof areas, cross-gables, dormer windows, and areas of flat roof defined by cornices, coping, or parapets. These elements help to break up the building mass.

- b. The rooftop massing expression should relate to the placement of vertical bays.

III.J.2.2 Horizontal Articulation

Horizontal articulation refers to massing and detailing elements that break a building horizontally into a base, middle, and top, to help minimize appearance of height and create a human-scaled building form.

III.J.2.2.1 Base

- a. Masonry materials are appropriate within the base as the primary material or as an accent.

Middle

- a. The middle of the building should be distinguished from the base by a horizontal belt course or trim cornice; a projecting roof or overhang; a change in facade plane; recessed balconies; changes in material or fenestration pattern; and/or other appropriate means.

Roofline

- a. Varied rooflines provide visual interest in the facade, including with deep eave overhangs that create shadow lines, decorative roof surfacing such as dimensional asphalt shingles or standing-seam roofing, dormers and dormer windows, and decorative brackets and dentils along cornice lines.
- b. Peaked roof forms are required in order to maintain a traditional residential style. Peaked roofs may be gabled, gambrel, or hip form. Deep overhangs are encouraged on all pitched roofs.
- c. Shallow, false-gabled or false-gambrel roof shapes may be used to "ring" the entire perimeter of buildings, screening a central flat roof at the interior, in order to conceal heating, ventilation and air-conditioning equipment from persons at ground level.

III.J.3 Transparency

Entry Emphasis

- a. For all buildings, the primary building entrance should be clearly highlighted within the facade as part of a prominent bay, projection, recess, or other architectural mass.
- b. For the multifamily building, there shall be a prominent building entrance facing Broadway.
- c. Entry doors should be framed with contrasting trim, piers, columns, or pediments, and should have a high proportion of glazing.

Windows

- a. Upper-story windows should be framed with generous trim on all sides, including deep sills and lintels, of at least one inch deep relative to the facade plane and to the window glass, in order to create shadow lines that lend visual interest to the facade.
- b. The number, organization, spacing, and pattern of windows shall be consistent with the architectural renderings included in the Appendix.

- c. Window glazing should be clear or lightly tinted. Energy-efficient coatings that tint glass are permitted in doors and windows, provided that the coating closest to clear is chosen to meet the energy criteria.
- d. Dark tinted, opaque, spandrel, and mirrored glass is prohibited except for service areas, mechanical rooms, emergency exit doors, and the like.

III.J.4 Materials

- a. Primary permitted façade materials are: glass; wood clapboard and shingle; fiber-cement clapboard, shingle, and panels; and brick, cultivated stone, or other masonry facing. Vinyl and aluminum siding are prohibited.
- b. Within a building, all facades that are adjacent to or easily visible from a public street, public walkway, or public open space should exhibit the same degree of architectural detailing.
- c. Roofs may include asphalt or dimensional asphalt tile.
- d. Standing-seam metal is permitted on small overhangs and similar accent masses and is encouraged on large roof areas as long as it does not look overly industrial in combination with the entire building design.
- e. Facade cladding materials should be extended around corners and extensions to a logical break in plane in order to avoid an artificial, "pasted-on" appearance. Material changes that occur across a horizontal line should be demarcated by a belt cornice, projection, or similar architectural dividing element.
- f. No more than three (3) different materials should be employed as primary materials within each bay's façade. Within the chosen primary materials, variation in color, texture, and/or pattern may be employed to create further distinctions.

III.J.5 Green Building Design

- a. Where possible, building design should include architectural features to shade the building against solar gain, such as sunshades and deep overhangs.
- b. Solar panels are permitted and encouraged on the roof to offset building energy usage so long as the panels meet the height requirements of Section III.F.1 and the screening requirements of Section III.J.6 for rooftop mechanicals.

III.J.6 Service and Mechanical Areas

III.J.6.1 *Trash and Recycling*

- a. All trash and recycling shall be handled by a private hauler.

Townhomes

- b. Individual refuse and recyclable storage space shall be provided within the garages of each townhouse.

Multifamily Residential Building

- a. Building trash and recycling collection areas shall be fully contained within an outdoor trash enclosure that shall be visually screened within a durable enclosure and landscaping so as not to be visible from adjacent lots or sites, neighboring properties or streets.
- b. Refuse and recycling collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme of the adjacent principal buildings.
- c. No refuse and recycling storage areas shall be permitted between Broadway and the front of the multifamily building.
- d. The location of any refuse and recycling storage shall not prevent natural runoff from such areas or impair the existing water quality of any stream, watercourse, or aquifer.

III.J.6.2 *Rooftop Mechanical Equipment*

- a. Roof-top mechanical equipment on the multifamily residential building shall be screened in roof wells recessed below the roof line in the case of pitched roofs or by solid and permanent roof-mounted screens in the case of flat roofs. Screening should be compatible with the architectural style, materials, and color of the building.
- b. All mechanical equipment serving the townhome units shall be ground mounted.
- c. Ground mounted mechanical equipment shall be screened with opaque fencing or landscaping, or both. Chain-link fencing is prohibited as a screening type.

III.K Open Space, Landscaping, and Sidewalks

III.K.1 Open Space for Building Residents

III.K.1.1 *Shared Courtyard / Terrace for Multifamily Residential Building*

For the multifamily residential building, at least one patio or terrace shall be provided for shared resident use, adjacent to the front or rear pedestrian building entry. The space should include fixed and moveable seating, shade trees and other landscaping, decorative hardscape, and pedestrian-scale lighting.

III.K.1.2 Shared Pocket Park for Townhome Units

A landscaped pocket park or courtyard shall be provided in the area between townhome buildings and shall measure at least twenty-five (25) feet wide and fifty (50) feet deep. The space should include shade trees, grass, and low landscaping.

III.K.1.3 Private Decks/Patios for Townhome Units

Each townhouse unit should provide an outdoor deck, porch, or patio to the rear of the unit for the private use of the townhome resident(s).

III.K.2 Pedestrian Connections

Provisions for safe pedestrian connections within the site shall be provided including the following:

- a. A walkway shall be provided through the property's front yard setback linking the public sidewalk on Broadway to the multi-family building entry facing Broadway.
- b. Safe pedestrian access shall be established so that pedestrians may walk safely from the rear entry of the multi-family building, and from the townhouses, down to the public sidewalk along Broadway.
- c. The two walkways required above shall be a minimum of four feet wide and shall be concrete and smoothly surfaced to provide for the free movement of pedestrians.
- d. The walkways shall be separated from vehicular traffic.

III.K.3 Buffers and Landscaping

Reasonable efforts shall be made to preserve existing mature trees and ornamental plantings on site to provide buffers to neighboring properties. All portions of the properties not improved with buildings, driveways, walkways, or other improvements shall be landscaped to the extent practicable, including the perimeter of buildings. Landscaping may be in-ground or in raised planter beds, and should include a variety of grasses, flowers, seeded lawn areas, low bushes, and small ornamental trees. The plantings shall primarily be of hardy, native species with a mix of deciduous and evergreen plantings for year-round visual interest. Low planters incorporating a seating wall are encouraged.

III.K.3.1 Surface Parking

In parking areas, at least five (5) percent of the parking area should be landscaped so long as no off-street parking spaces are eliminated resulting in the project not meeting RSIS standards. The landscaping should be located in protected areas, along walkways, in center islands and at the end of bays. In narrow islands, low spreading plants such as creeping juniper, English ivy, myrtle or pachysandra should be considered.

III.K.3.2 *Broadway-facing Setback Area Landscaping and Screening*

The Broadway-facing setback areas shall be landscaped as follows:

- a. The existing landscaping including lawn areas and plantings in the front yard along Broadway should be maintained to the extent practicable.
- b. Any replacement landscaping shall include at least a 20-foot-wide area devoted to green lawn, shrubs, trees, and other landscaping.
- c. Fences and walls exceeding four feet in height are not permitted alongside lot lines within the minimum required front setback. Permitted fence and wall types along the front yard line and along the side lot line within the required minimum front setback include picket or split-rail fences and stone or masonry walls. This regulation excludes outdoor terrace or patio foundations.

III.K.3.3 *Side Lot Line Buffers and Screening*

A planted buffer shall be provided along the side lot lines according to the following:

- a. The buffer shall be at least five (5) feet wide along the southern side lot line, bordering Block 2701, Lot 4.
- b. The buffer shall be at least twenty (20) feet wide along the northern side lot line, bordering Block 2701, Lot 1.01.
- c. The buffer areas shall be planted with a mixture of deciduous and evergreen plantings.
- d. Trees shall be at least ten (10) feet tall at planting and should be of a species that can attain a height of at least twenty-five (25) feet at maturity.
- e. Where evergreens are used as buffer materials, they shall be planted in two (2) or more staggered planted rows. The rows shall be four (4) feet to five (5) feet apart, and the evergreens shall be planted four (4) feet on center and in each row shall be staggered from the adjacent rows.
- f. Where vegetation cannot be expected to survive, an attractive fence or masonry wall is required in buffer areas in order to provide a year-round visual screen.
 - (1.) Fences shall be wood or wood-appearance composite.
 - (2.) Suggested fence styles are picket, split-rail, and other small-town or farm-style fencing.
 - (3.) Chain-link fences are prohibited along the front lot line and along the side lot line in front of the front facade line of the multifamily residential building.

III.K.3.4 *Rear Lot Line Buffers and Screening*

The existing rear yard is steeply sloped with vegetation and retaining walls. The retaining walls shall be maintained to ensure the stability of the slope. The existing vegetation shall be supplemented to ensure year-round privacy between the townhomes and the single-family residences to the east.

III.K.4 Improvements Along Broadway Frontage

III.K.4.1 Sidewalks

The project shall improve and widen the existing, public sidewalk along the Broadway frontage in the tract's front yard setback and make it into a meandering path with decorative paving. Accent lighting is encouraged.

III.K.4.2 Street Trees

Street trees shall be planted in the public right-of-way between the sidewalk and curb, supplementing any gaps in existing street tree spacing, so that trees are spaced on average no more than twenty-five (25) to thirty-five (35) feet on center. Alternately, if the public right-of-way does not provide sufficient clearance for healthy tree growth or if the required spacing cannot be achieved due to utility conflicts or vehicular sight distance impacts, said trees may be planted within other areas of the site, in close proximity to the public sidewalk. Accent lighting is encouraged.

III.L Signage

III.L.1 Monument Sign

Monument signs are permitted according to the following requirements:

- a. Maximum number: one monument sign.
- b. Maximum height: four (4) feet.
- c. Maximum sign area: twelve (12) square feet.
- d. Minimum setback from property line: five (5) feet.
- e. Illumination: external only.
- f. All other applicable provisions of *Chapter 287 Signs* of the Borough Code shall apply.

III.M Lighting

Site lighting is permitted along driveways and walkways. Glare, trespass, and light pollution shall be minimized. Site lighting shall use full-cutoff, dark-sky-compliant type fixtures, whenever possible. In addition, site lighting shall adhere to the requirements of § 292-28 and §380-79(A) of the Borough Code.

III.N Utilities

Utilities serving the Redevelopment Area shall be located underground. If such utility services cannot be reasonably provided due to topographic or geological conditions of the land or due to technical circumstances, and when the applicant can adequately demonstrate the lack of feasibility for these reasons to the satisfaction of the approving authority, the approving authority may waive this requirement.

IV RELATIONSHIP TO DEVELOPMENT REGULATIONS AND OTHER PLANS

IV.A Relationship to the Borough of Woodcliff Lake Zoning and Land Development Ordinances

This Redevelopment Plan shall function as an overlay zone and, as such, shall not replace the underlying zoning for the lot in question as set forth in Chapter 380, Zoning, of the Borough of Woodcliff Lake Code. If development is pursued under the overlay zoning, the standards established in this Redevelopment Plan shall supersede all provisions of Chapter 380, Zoning, Chapter 287, Signs, and Chapter 292, Site Plan Review of the Borough of Woodcliff Lake Code, except where specific provisions of the Code are expressly indicated as being applicable. In all situations where zoning and land development issues are not specifically addressed herein, the Borough of Woodcliff Lake Code shall, however, remain in effect. Adoption of this Redevelopment Plan and overlay zoning by the Borough Council shall be considered an amendment to the Borough of Woodcliff Lake Zoning Map.

IV.B Relationship to Master Plans of Adjacent Municipalities

The Borough of Woodcliff Lake borders 5 municipalities: the Borough of Saddle River, the Borough of Upper Saddle River, the Borough of Hillsdale, the Borough of Park Ridge, and the Borough of Montvale.

IV.B.1 Borough of Saddle River

The Borough of Saddle River borders Woodcliff Lake to the west, roughly to the south of County Road and to the west of Chestnut Ridge Road. In Saddle River, land uses near the border are mostly single family residential, which is consistent with the predominant land use character in Woodcliff Lake along the border. The latest 2012 Saddle River Master Plan Reexamination Report recommend the protection of existing residential neighborhoods, and are thereby consistent with each other. At the corner of Chestnut Ridge Road and County Road, the Saddle River Grand townhouse community provides a transition between single-family neighborhoods in Saddle River and the Tice's Corner Shopping Center. For Tice's Corner Shopping Center, the Woodcliff Lake Master Plan further recommends the establishment of a new zoning district, including design and landscaping standards, to ensure that it remains a high quality, attractive site that is compatible with its surroundings.

The Redevelopment Area is not located in close proximity to the Borough of Saddle River and this Redevelopment Plan is not anticipated to have a significant impact on the Master Plan for Saddle River.

IV.B.2 Borough of Upper Saddle River

The Borough of Upper Saddle River shares its southeastern tip with the Borough of Woodcliff Lake. Along both sides of the northern portion of the border, both Boroughs are developed with single family residential neighborhoods. Along the southern portion of the border, residential lots in Upper Saddle River are adjacent to an office development at the end of Tice Boulevard, with a wide wooded and landscaped area separating the uses. Both the 2022 Woodcliff Lake Master Plan and the 2018 Upper Saddle River Land Use Element of the Master Plan are committed to protecting existing residential neighborhoods. The Woodcliff Lake Master Plan reaffirms the

existing Executive and Administrative Office (EAO) District zoning along Tice Boulevard, and continues to support the provisions of significant buffer areas around EAO District developments to protect neighboring residential zones and uses.

The Redevelopment Area is not located in close proximity to the Borough of Upper Saddle River and this Redevelopment Plan is not anticipated to have a significant impact on the Master Plan for Upper Saddle River.

IV.B.3 Borough of Hillsdale

The Borough of Hillsdale is located to the south of Woodcliff Lake. From west to east, the border separates residential neighborhoods on both sides, then runs northward through Woodcliff Lake Reservoir and briefly along the Broadway corridor, and finally traverses Wood Dale County Park and other residential neighborhoods. The land uses existing and envisioned along the border in Woodcliff Lake are compatible with the zoning and development patterns in Hillsdale, and consistent with similar goals for land use, conservation, and business development enumerated in the 2003 Hillsdale Master Plan and subsequent Reexaminations. This Redevelopment Plan upholds objectives related to the beautification and enhancement of the Broadway Corridor. This Redevelopment Plan is not anticipated to have a significant impact on the Master Plan for Hillsdale.

IV.B.4 Borough of Park Ridge

The Borough of Park Ridge borders Woodcliff Lake to the northeast. The boundary line traverses Wood Dale County Park and follows Bear Brook in a northwesterly direction, with the northernmost portion traversing the former Sony corporate campus in Park Ridge and residential homes in Woodcliff Lake. According to Park Ridge's Settlement Agreement with the Fair Share Housing Center, dated November 18, 2020, the former Sony campus will be developed for inclusionary family rental dwellings. The new multifamily development will be compatible with the residential land use nearby in Woodcliff Lake including the residential uses permitted in this Redevelopment Plan. This Redevelopment Plan is not anticipated to have a significant impact on the Master Plan for Park Ridge.

IV.B.5 Borough of Montvale

Woodcliff Lake shares its northerly border with the Borough of Montvale. A portion of the aforementioned Sony corporate campus is located in Montvale, while the boundary line additionally traverses commercial and office developments along Chestnut Ridge Road and separates St. Joseph Regional High School in Montvale and residential homes in Woodcliff Lake. The economic development and land use goals proposed for the Chestnut Ridge Road corridor in the 2022 Woodcliff Lake Master Plan are consistent with the goal to revitalize the corridor enumerated in the 2008 Montvale Master Plan and subsequent Reexaminations. The Woodcliff Lake Master Plan is also committed to preserving the character of existing residential neighborhoods, which are compatible with the residential and educational uses in Montvale along the border.

The Redevelopment Area is not located in close proximity to the Borough of Montvale and this Redevelopment Plan is not anticipated to have a significant impact on the Master Plan for Montvale.

IV.C Relationship to the Bergen County Master Plan

In 2010, the Bergen County Department of Planning embarked on a Visioning Process to inform planning priorities and key objectives for the new county master plan. In June 2011, the county published “Vision Bergen: The Visioning Component of the Bergen County Master Plan” that summarized the findings from the visioning efforts across the county. This document specifically addresses redevelopment in Bergen County, stating that because Bergen is a mature county in terms of its development pattern, future growth will primarily occur through redevelopment and infill. The document also addresses the County’s bias toward low-density single-family uses, noting “One significant concern with the existing zoning is that the most prevalent zoning category in the County is Low-Density Residential. This produces a pattern of land development that does not support most forms of transit and is therefore largely auto-dependent, is expensive and generally out of reach for people with lower or fixed incomes and is poorly suited to the changing demographics of single and two-person households.” (Pages 24-25)

The 188 Broadway Redevelopment Plan set forth herein above addresses the County’s need for more diverse types of housing via redevelopment of an unoccupied, unproductive site in close proximity to and supported by transit. As such, the Redevelopment Plan is substantially consistent with the Visioning Component of the Bergen County Master Plan.

IV.D State Development and Redevelopment Plan

Woodcliff Lake is designated within the PA-1 Metropolitan Planning Area in the 2001 State Development and Redevelopment Plan (SDRP). PA-1 is characterized by established, mostly built-out communities and is envisioned as areas that will provide for much of the state’s future redevelopment. Within PA-1, the SDRP promotes growth in compact forms, redesigning areas of sprawl, and diversification of land uses and housing choice through redevelopment, infill, and efficient use of infrastructure.

This Redevelopment land contemplates redevelopment of an underutilized site, with particular focus on the revitalization of the Broadway Business District. The Redevelopment Plan is consistent with the SDRP and encourages patterns of development recommended within the PA-1 Metropolitan Planning Area including its intention to provide attractive, high quality housing options, on a lot with adequate infrastructure, proximity to major roadways and transit, and a mix of surrounding land uses, all of which suggest that the property is a suitable site for directing and encouraging growth and redevelopment.

V REDEVELOPMENT ACTIONS

V.A Outline of Proposed Actions

New construction and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of dilapidated, deteriorated, obsolete or underutilized portions of the Redevelopment Area; provisions for infrastructure necessary to service and support new development; and the creation and/or vacation of easements as may be necessary for redevelopment.

V.B Provision of Improvements

The designated redeveloper shall be responsible for the installation or upgrade of infrastructure related to the project, whether on-site or off-site. Infrastructure improvements may include, but are not limited to, gas, electric, water, sanitary and storm sewers, pumping stations, traffic control devices, telecommunications, streets, curbs, side-walks, street lighting, street trees, and street furniture. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Borough of Woodcliff Lake. All improvements shall comply with applicable federal, state, and local law.

V.C Properties to be Acquired

No property acquisition on the part of the Borough of Woodcliff Lake is required to implement the Redevelopment Plan.

V.D Demolition

In order for the project to proceed, it is expected that portions of the existing parking areas will also be removed to accommodate new construction.

V.E Relocation

No relocation actions are required to implement the Redevelopment Plan.

V.F Other Actions

In addition to the demolition and new construction, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to, the creation and/or vacation of public utility easements and other easements and rights of way as may be necessary for redevelopment.

VI GENERAL PROVISIONS

VI.A Site Plan 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 Borough of Woodcliff Lake Code shall be submitted by the applicant for review and approval by the Planning Board of the Borough of Woodcliff Lake 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.

Any subdivision of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan or as otherwise established in the Borough of Woodcliff Lake Code. Portions of the site may be subdivided subject to Planning Board approval to allow for separate ownership and/or for financing purposes. In order to provide design flexibility there shall be no minimum lot area, depth, width or yard requirements. A lot may be created without frontage on a public street provided such lot has appropriate access to a public street and the right to such access is established by an easement recorded in the Bergen County Clerk's office or otherwise as provided by law.

VI.B 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.

VI.C Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Borough of Woodcliff Lake 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.

VI.D Duration of the Plan

The provisions of this Redevelopment Plan and the restrictions with respect thereto shall be in effect for a period of thirty (30) years from the date of approval by the Borough of Woodcliff Lake Council.

VI.E Deviation Requests

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. 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 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 Township Committee, and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

VI.F Procedure for Amending the Approved Plan

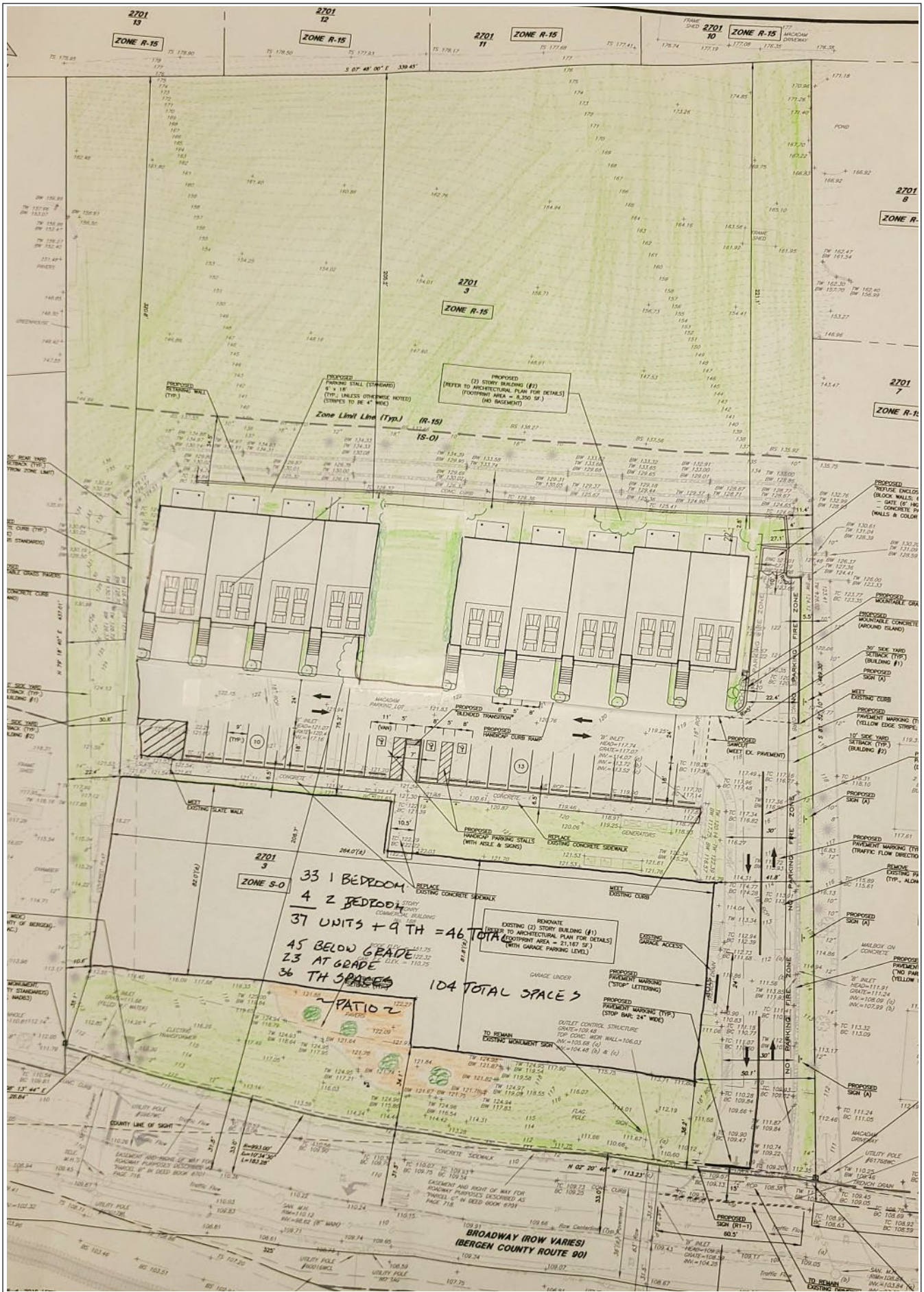
This Redevelopment Plan may be amended from time to time upon compliance with the requirements of State law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee of \$2,500 and shall further reimburse the Borough of Woodcliff Lake for reasonable costs, fees and expenses to undertake such amendment.

VII OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

1. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
2. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
3. No relocation actions are required as part of this Redevelopment Plan.
4. No property acquisition on the part of the Borough of Woodcliff Lake is required as part of this Redevelopment Plan.
5. The Redevelopment Plan will be consistent with the Master Plan for the Borough of Woodcliff Lake, as well as with the Master Plans of the surrounding municipalities and Bergen County. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.
6. The Redevelopment Plan shall supersede all provisions of the Zoning Ordinance and Land Development Ordinance of the Borough of Woodcliff Lake regulating development in the area addressed by this Redevelopment Plan. Adoption of this Plan by the Borough Council shall be considered an amendment of the Borough of Woodcliff Lake Zoning Map.
7. If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.
8. Any designated redeveloper must have a fully executed Redevelopment Agreement with the Borough prior to making any applications to the Planning Board.

VIII APPENDIX: CONCEPTUAL ILLUSTRATIONS



CONCEPTUAL SITE PLAN | **Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ**
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023 | SOURCE: VIRGONA & VIRGONA ARCHITECTS

188 Broadway Woodcliff Lake, NJ



CONCEPTUAL STREET VIEW OF RENOVATED EXISTING BUILDING

Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023 | SOURCE: VIRGONA & VIRGONA ARCHITECTS

188 Broadway Woodcliff Lake, NJ



CONCEPTUAL STREET VIEW 2 OF RENOVATED EXISTING BUILDING | **Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ**

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023 | SOURCE: VIRGONA & VIRGONA ARCHITECTS

188 Broadway Woodcliff Lake, NJ



CONCEPTUAL VIEW OF TOWNHOUSES | **Redevelopment Plan for 188 Broadway | Block 2701, Lot 3 | Borough of Woodcliff Lake, NJ**

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023 | SOURCE: VIRGONA & VIRGONA ARCHITECTS