

WEST WEBSTER AVENUE REDEVELOPMENT PLAN 1 SUMMARY

The West Webster Avenue Redevelopment Plan has been prepared for an area comprised of four (4) parcels located on the southbound side of West Webster Avenue in the approximate center of the municipality that is commonly known as the “Hunter Property”. The Study Area as identified herein is bounded by West Webster Avenue to the north, railroad right of way and property owned by the Lehigh Valley Railroad to the south, the existing Borough little league field complex to the west and Locust Street to east. The Study Area consists of Tax Lots 2, 3, 4, and 5 in Block 506 (the “Study Area”) as per the Borough of Roselle Park Tax maps.

The Borough of Roselle Park Borough Council has determined by resolution that the Study Area qualified as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment Housing Law (“LRHL”) at N.J.S.A. 40A-12A-5 (the “Redevelopment Area”). This Redevelopment Plan has been prepared to provide the development regulations and other standards to guide in the redevelopment of the Redevelopment Area.

The Redevelopment Plan sets standards for construction of buildings and other improvements in the Redevelopment Area. The Redevelopment Plan is intended to promote a cohesive economic environment accentuating the Borough’s proximity and access to mass transit, including the local train station, and integrate a future development project with the surrounding neighborhood through appropriate building scale, location, artistic elements, bikeways, walkways, and landscaping. The Redevelopment Plan is designed to meet these objectives through commercial and mixed use development, providing new residential options and new businesses to the Borough of Roselle Park.

The standards and regulations contained within the Redevelopment Plan will supersede all provisions of the Zoning Ordinance and underlying zoning.

USE AND BULK REGULATIONS

Development in the Redevelopment Area shall be regulated by the requirements of this chapter.

A. PERMITTED USES

1. Principal permitted uses

The following uses, or any combination thereof, are permitted:

- a. Mixed Use – Residential Multi Family Apartments over ground floor parking, lobby with first floor/ground floor commercial uses
 - a. Residential units are permitted only on the floors above the first floor
- b. The following ground floor commercial uses are permitted on the first or ground floor as part of a proposed mixed use development:
 - a. Retail Sales and Services specifically excluding hair, nail, and skin care services
 - b. Café, coffee shop, bagel shop or similar casual dining establishments are encouraged. Outdoor seating component integrated into an attractive streetscape for the above noted casual dining uses is encouraged
 - c. Accessory and supportive uses that are customarily incidental to principal permitted use
 - d. Light fitness uses such as yoga studios or instructional fitness classes
 - e. Art studios and art galleries

B. AREA, YARD, BULK AND PARKING REGULATIONS

- a. Residential Multi-Family Apartments
 - 1) Minimum lot area: 1 acres
 - 2) Maximum building coverage: 90%
 - 3) Maximum impervious coverage: 85%
 - 4) Maximum height: Three (3) Stories/40 feet
Four (4) Stories/50 feet⁽¹⁾
 - 5) Minimum front yard setback: 5 feet
 - 6) Minimum side yard setback: none
 - 7) Minimum rear yard setback: none
 - 8) Maximum Density 60 Units
 - 9) Bedroom Distribution - No more than 30% of the project shall include 2 bedrooms. The remainder of the project may include studios, and 1 bedrooms. **3 Bedroom units are prohibited for market rate units.**
 - 10) Parking requirement for residential Multi-family apartments 1.5 spaces per unit⁽²⁾

Open Space/Outdoor Recreational Area 20 percent⁽³⁾

b. Retail/Commercial/Restaurant/Banks/Office/Café'

- 1) Minimum retail/commercial component: 4,000 sf
- 2) Located at street level in residential multifamily apartments
- 3) All other bulk requirements established in subsection a. above shall apply
- 4) Off-street parking for Café'/Restaurant: 1 space per 3 seats⁽⁴⁾

West Webster Avenue Area 1 Redevelopment Plan Bulk Requirement Notes

1. No more than 25% of the ground floor building footprint shall be permitted to exceed three (3) stories/40 feet. Building shall be set back a minimum of 100 feet from the West Webster Avenue Right of Way for the inclusion of a fourth story adjacent to the Railroad Right of Way.
2. This deviation from the New Jersey Residential Site Improvement Standards is warranted due to the Redevelopment Area's accessibility to transit service, close proximity of the train platform and the presence of stores and services within a reasonable distance.
3. Open Space and Outdoor Recreation shall include passive recreation areas that include but are not limited to the following, at and above grade terraces, pedestrian plazas, landscaped areas, pool, community garden, etc.
4. Shared parking is permitted for retail/non-residential component. Applicant shall provide details on any proposed shared parking agreement with respect to timing, location, usage as to how the proposal will satisfy the parking requirements of the Redevelopment Plan.