

ZONING

18 Attachment 7

Borough of Cliffside Park

**APPENDIX 18A-7
REDEVELOPMENT PLANS**

18A-7.1 Walker Street Revitalization Study.

a. The Cliffside Park Planning Board has recommended to the mayor and council that the following areas be deemed "Areas in Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq.; and

The mayor and council has commissioned and received the report entitled Walker Street Revitalization Study dated July 29, 2002, prepared by The Wright Perspective, Inc.

The mayor and council accepts the recommendation of the Cliffside Park Planning Board and that of The Wright Perspective, Inc.

b. The following areas including multiple properties located in the southern portion of the borough, more particularly described as follows are to be deemed areas in need of redevelopment.

Block	Lots
407	1-34 inclusive
601	1-19 inclusive
602	1-21 inclusive
603	1-34 inclusive
604	1-20 inclusive
605	1-32 inclusive
606	1-24 inclusive
607	1-20 inclusive
801	1-40 inclusive
804	1-19 inclusive

CLIFFSIDE PARK CODE

18A-7.2 Anderson/Grant Avenue Redevelopment Plan Amendment, Ordinance No. 03-2006.

(AN ORDINANCE AMENDING ORDINANCE 8-99* ENTITLED REDEVELOPMENT PLAN PREPARED PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.)

***Editor's Note:** Ordinance No. 8-99 adopted the Anderson/Grant Avenue Redevelopment Plan. This ordinance was adopted September 14, 1999 and may be found on file in the office of the borough clerk.

a. The Redevelopment Plan for the area declared to be in need of redevelopment be and is hereby adopted, which specifically amends Ordinance 8-99, the following parcels are included in this designation Block 2803 Lot 1, 16, 17, 18, 19, 20 and 21 and Block 2804 Lot 1, 2, 3, 4, 5, 6 and 7.

b. *Purpose.* It is the purpose of this Planned Development District (PD) zone to allow for a planned development where multi-family residential development may be combined with ancillary retail and professional office uses and public open space, to complement the existing central business district within the framework of a comprehensive integrated design.

c. *Permitted Uses.*

1. Permitted Principal Permitted Uses. Permitted principal uses in the PD District may include multi-family dwellings, retail and service commercial uses, health clubs, restaurants, professional offices, municipal facilities and uses, and day care centers.

2. Permitted Accessory Uses. Permitted accessory uses in the PD District may include off-street parking, parking garages, fences and walls, signage, loading areas, and public open space and related elements which are commonly ancillary to the principal permitted use.

d. *Area and Bulk Requirements for Planned Development District.*

- | | |
|--|----------------------------|
| 1. Minimum lot area | 2 acres |
| 2. Minimum lot width | 250 feet |
| 3. Minimum front yard* (Anderson Avenue and Glen Street) | 15 feet |
| 4. Minimum front yard* (Lawton Avenue) | 5 feet |
| 5. Minimum landscaped/water amenity, including rooftop gardens and public open space | 20 percent of lot area |
| 6. Maximum density | 50 dwelling units per acre |

ZONING

- | | |
|---|--|
| 7. Maximum building height atop podium parking deck | 11 stories, plus a maximum of two duplex penthouse stories |
| 8. Maximum height of rooftop appurtenance | 20 feet |
| 9. Maximum building coverage exclusive of deck | 90 percent |
| 10. Maximum building length per linear building wall in any direction | 175 feet |
| 11. Minimum buffer area from residential uses | 15 feet |

*NOTE: The yard measurements and coverage do not apply below grade, and are measured from podium elevation.

e. *Supplemental Regulations.*

1. General Regulations.

(a) The parking requirements set forth in Article VII of Chapter XVIII, Borough Zoning Ordinance, shall apply to retail, commercial, restaurant and office uses in the PD Zone. The proposed parking for all uses and tenants will be accommodated within the parking deck and at-grade parking areas on-site.

(b) The accessory use regulations set forth in Article VI of Chapter XVIII, Borough Zoning Ordinance, shall apply to accessory uses in the PD Zone.

(c) The parking requirements set forth in the Residential Site Improvement Standards (N.J.A.C. 5-21 et al.) shall apply to the residential uses in the PD Zone.

(d) In the event there are any conflicts between the regulations set forth herein for residential, commercial and office development and any other Borough of Cliffside Park development ordinances, the PD regulations shall apply.

(e) A density bonus shall be permitted as follows: A developer shall be permitted to exceed the maximum density by eight units per acre for each one percent of public gathering area/open space in excess of the required 20 percent public open space.

2. Distribution of Uses.

(a) Delineation on plan. The applicant shall identify the square footage devoted to retail, commercial, health clubs, and office uses. For restaurants, the number of seats will be provided. The amount of open space and landscaped open space shall be calculated.

(b) Minimum and maximum limits for various uses. The distribution of uses within the planned development district shall comply with the following:

CLIFFSIDE PARK CODE

(1) A minimum of two percent, but in no event more than 20 percent of the total building area within the PD shall be retail and commercial uses, including restaurants and health clubs.

(2) A minimum of two percent, but in no event more than ten percent of the total building area within the PD shall be professional office uses.

(3) Retail, commercial, health club, restaurant and professional office uses shall be located below the third floor of any building.

3. Public Open Space Requirements.

(a) A minimum 20 percent of the site's land area shall be devoted to public open space, such as a plaza or amphitheater. Outdoor seating in conjunction with commercial and restaurant tenants is permitted in the PD Zone.

(b) The public open space shall include a water-related feature such as a fountain, waterfall, or reflecting pool. The open space shall also be suitably landscaped and planted to provide an attractive year-round visual amenity.

4. Business Hours of Operation.

(a) All businesses located in the Redevelopment Zone shall comply with the Borough Ordinance regarding commercial establishments hours of operation;

(b) (1) All businesses located in the Redevelopment Zone may petition the Council for the authority to modify their hours of operation.

(2) Hours of operation may be modified for any reasonable period, including the ability to remain open 24 Hours;

(c) The petition to the Council shall include the following:

(1) Written request by the tenant specifically detailing the time extension requested;

(2) Type of business use requesting the extensions to the hours of operation;

(3) Consent of the property owner to tenant's request;

(d) Consent granted.

(1) If the Council accepts petitioned business hours request for extended hours of operation, the approval shall be deemed a Grant of Authority and not a Zoning Approval or Property Right.

ZONING

(2) The Council shall have the right to terminate the extended hour privilege upon just cause after due process and hearing before the Council or its designee.

(3) The Council's Grant to extend Hours of Operation shall be specified to the Petitioning Business entity, and shall not effect or cause any Zoning Right, Grant, or Establishment of Precedent to any other business(es) located within the Redevelopment Zone.

(Ord. No. 2017-13)