

Public Hearing

August 20, 2024

Meer Tract Redevelopment Plan

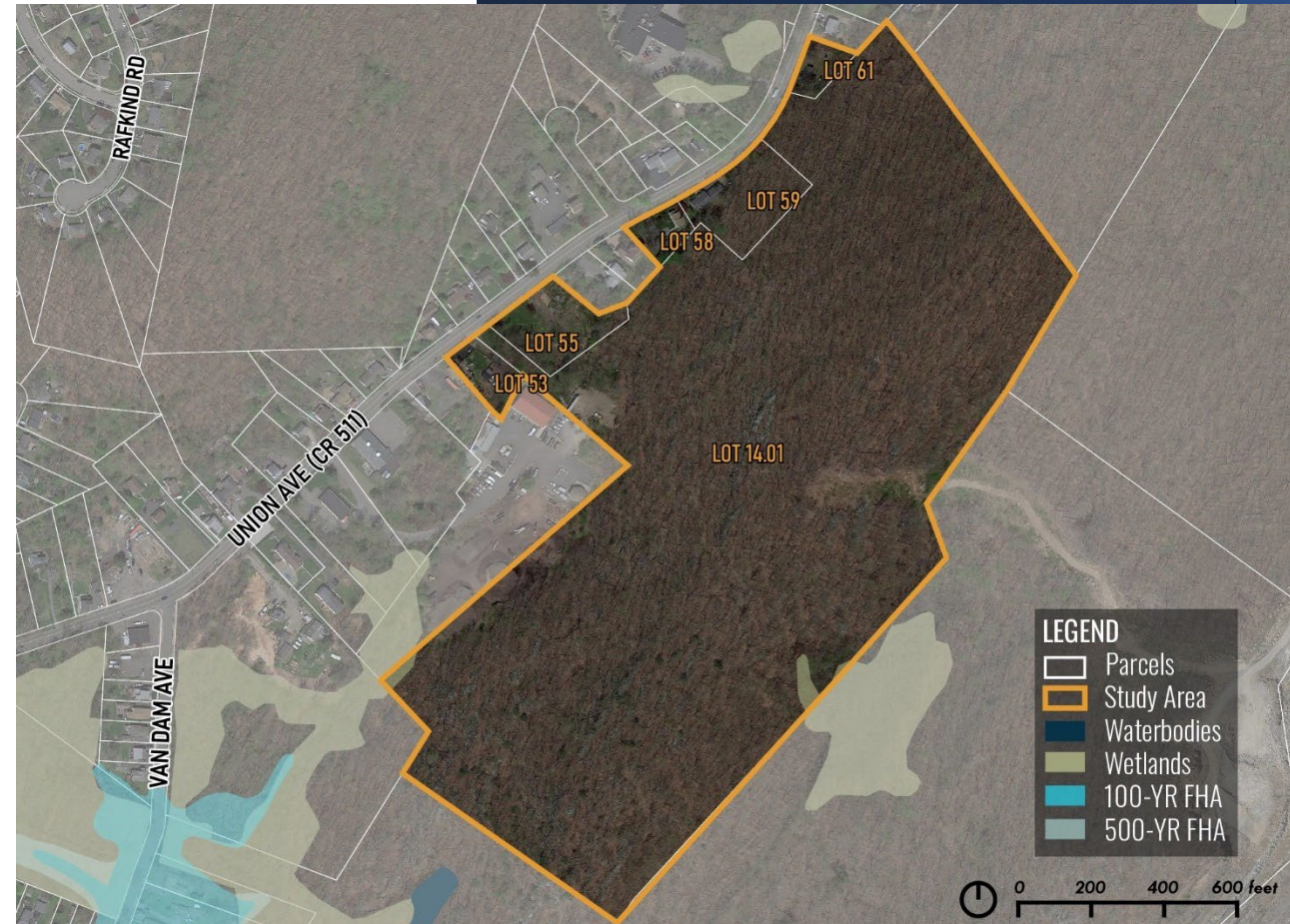
Block 5105,
Lots 14.01, 53, 55,
58, 59, 61



Background & Introduction

Redevelopment Area

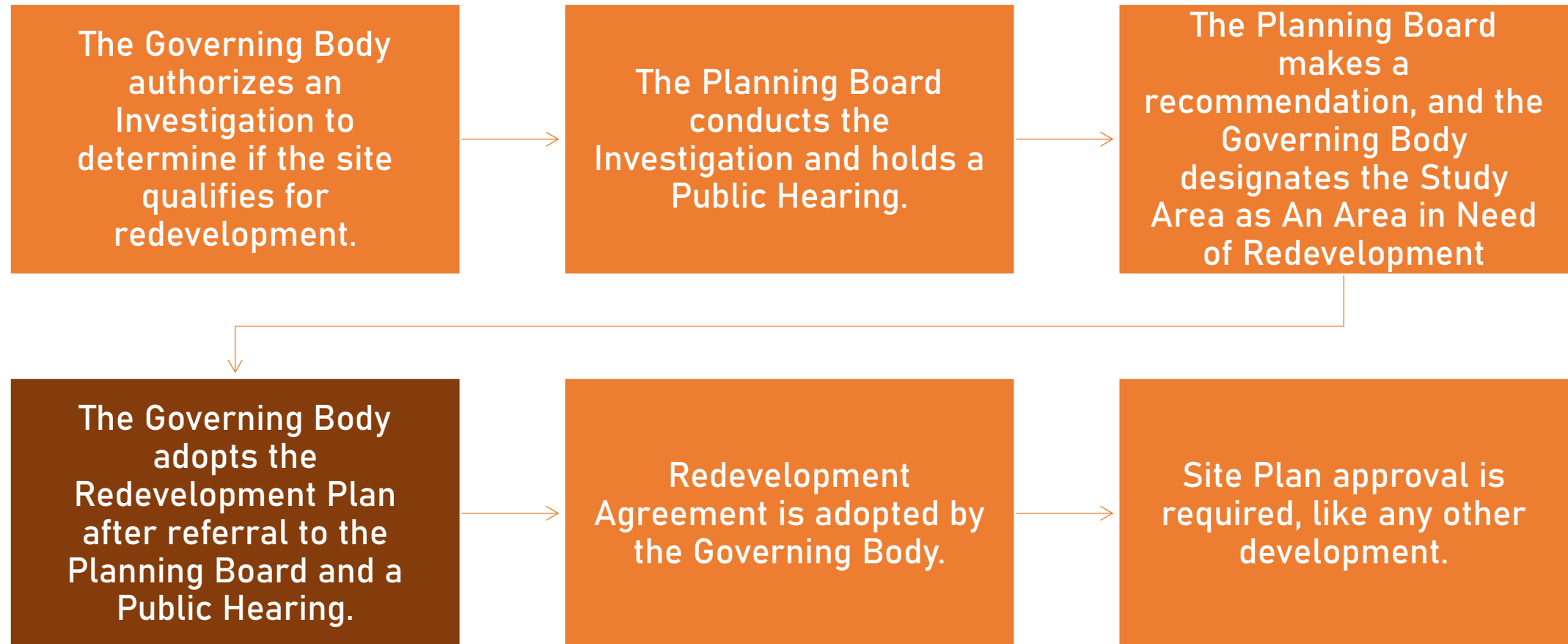
- 6 Lots
- 45.3 acres total
 - 15.6 acres developable
- Located on Union Ave (County Route 511)
- Near the Borough's DPW & Fire Department
- Existing zoning: AH-1, R-20-U, and B-1-A Districts



Study Area Description

STUDY AREA CHARACTERISTICS							
SOURCE: NJ MOD IV DATA; BOROUGH ZONING MAP; MAY 2023 SITE VISIT							
BLOCK	LOT	LAND USE	OWNER	ADDRESS	ZONING	LOT AREA (ACRES)	DEVELOPABLE AREA (ACRES)*
5105	14.01	Vacant	Borough of Bloomingdale	Off Union Ave	AH-1	41.35	13.11
5105	53	Residential	Burgos Jose	204 Union Ave	B-1A	.53	0.53
5105	55	Vacant	M&T Union C/O Edgewood Properties	216 Union Ave	R-20-U	1.18	0.93
5105	58	Residential	M&T Union C/O Edgewood Properties	234 Union Ave	R-20-U	0.42	0.27
5105	59	Residential	Zepponi, Alex	236 Union Ave	R-20-U	1.38	0.46
5105	61	Residential	M&T Union C/O Edgewood Properties	250 Union Ave	R-20-U	.39	0.25
Total Area						45.25	15.55

Redevelopment Statutory Authority & Process



History of the Meer Tract

2008: Builder's Remedy / Court Order

- 360 units

2012: Site Plan approval

2007-2019: Two owners

2016-2019: Appeals and litigation delayed the project

- DR Horton, the nation's largest home builder, could not develop the property due to significant costs

History of the Meer Tract

2021: Court approves project changes to make the project financially feasible

- 426 total units (72 affordable)

2022: Developer proposes to acquire the property for \$4.7 million

2023: Redevelopment designation for Property approved

2024: Developer proposes to acquire the property for \$6.7 million

- Current redevelopment proposal

Development Options

Tilcon retains ownership of the 41 acres and expands the quarry operation

- Nuisance activity

No solution to provide the 72 affordable housing units

Development Options, continued

Purchase the property and develop 72 affordable housing units

- Borough costs up to \$30 - \$35 million
 - Site preparation: \$15 - \$20 million
 - Housing construction: \$10 million
 - Financing and admin. (30 years): \$5million

Rezone for up to 1,000 housing units

- As part of court approval process of Borough Housing Plan, or
- Due to builder's remedy litigation

Current Agreement Compared to Proposal

	Current Agreement	Proposal
Sale of Land (Borough revenue)	\$4,700,000	\$6,700,000
Development and Uses	426 units	426 units 74 senior units Industrial building Retail and commercial uses
Dedicated Open Space	0	6 +/- Acres
PILOT Payments to Borough (approximate)	Minimum \$1.2 million annual 2.5% annual growth	Minimum \$1.9 million annual 2.5% annual growth

Proposal Benefits to the Borough

Provides 72 affordable units

- Court ordered
- No cost to the borough
- Avoids more litigation

Increased open space

- 6 +/- acres of open space

Provides senior housing

Provides ratables and jobs

- Retail and commercial
- Industrial building

Proposal Benefits to the Borough

Avoids up to 500 additional housing units

Increased local revenue:

- \$1,900,000 from PILOT payments, approximate minimum
- \$6,700,000 from land sale

Stabilize Borough water and sewer fees

- Additional users
- Additional hook up fees

Review of Redevelopment Plan

Structure & Administrative Requirements

Overlay to existing AH-1 Zone district.

Only the designed redeveloper may apply for site plan approval.

Redevelopment agreement is required.

Preliminary site plan application shall include the entire Redevelopment Area, except B5105, L53.

D variances are not permitted.

Borough Code applies unless it conflicts with the Redevelopment Plan

Permitted Uses & Basic Site Design

Residential & Multi-family Buildings

Up to 4 buildings

Multi-family units: 500 units maximum

354 family market units

74 senior market units

72 family affordable units

Minimum commercial floor area: 10,000 s.f.

Retail, restaurants, distilleries

Office, including professional, medical and veterinary

Services

Training and education

Permitted Uses & Basic Site Design

Pedestrian Plaza

Between residential and mixed buildings

Must have seating and other furnishings

Industrial Building

Located as shown on Concept Plan

1 building

Maximum size: 320,000 s.f and 60,000 office mezzanine

Research laboratories

General commercial and office

Warehouse

Indoor recreation

Data center

Self storage

Animal daycare

Permitted Uses & Basic Site Design

Water Tower

Wireless communication towers and antennas

Essential Services

Open Space & Recreation

6.2 acres

Located as shown on
Concept Plan

Helipad / Helistop

No commercial purposes

i.e. taxi, tours, lessons, or drone deliveries

1 helicopter

Adjacent to Industrial building

Available for emergency purposes

Tract Area Standards

Buffer to off-site residential uses

- 15 feet, double row of evergreen trees

Maximum building coverage: 40%

Maximum impervious cover: 70%

Minimum parking setback: 15 feet

Bulk and Design Standards

Residential & Mixed-use Buildings

Maximum units per building: 300

Maximum building height: 60 feet, 72 feet including arch. features

Minimum front yard setback: 75 feet

Architecture standards to ensure quality building design and avoid blank walls

Bulk and Design Standards

Industrial Building

Minimum setback to Union Avenue: 450 feet

Minimum setback to Area boundary: 50 feet

Maximum building height: 50 feet, 62 feet including arch. features

No left turn on Union Avenue for trucks greater than 40,000 lbs

Additional Standards

Vehicle Parking

80% of residential and mixed-use parking shall be in a parking garage(s)

Standards provided for each use or category of uses

Pedestrian & Bicycle

Sidewalks required along Union Avenue and throughout residential and mixed use areas

Bicycle parking required

Additional Standards

Landscaping & Lighting

Architecture

Signs

Retaining Walls

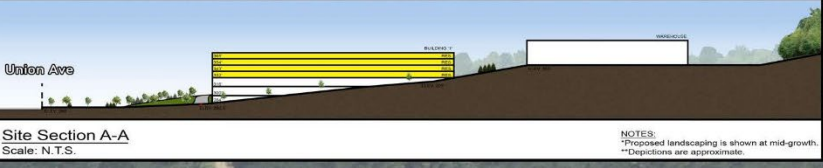
Sustainability

Affordable Housing

Concept Plan

PROJECT BREAKDOWN

- 1 RESIDENTIAL 'BLDG 1'
- 2 MIXED-USE 'BLDG 2'
- 3 MIXED-USE 'BLDG 3'
- 4 AMENITY BUILDING
- 5 PARKING GARAGE
- 6 INDUSTRIAL BUILDING
- 7 CONSERVATION AREA



Example Industrial Building



Example Mixed-use & Residential Buildings



Example Mixed-use & Residential Buildings



Example Mixed-use & Residential Buildings



Example Mixed-use & Residential Buildings



Example Mixed-use & Residential Buildings



Planning Board Comments & Proposed Changes to the Redevelopment Plan

Overview of Planning Board Recommended Changes

Substantially consistent with the Borough Master Plan

29 recommended changes

- 12 changes to grammar, spelling, or formatting (i.e. numbering)
- 9 changes to enhance clarity
- 8 changes regulations

Overview of Planning Board Recommended Changes

Grammar or formatting (i.e., numbering)

- Revised Redevelopment Plan addresses all recommendations

Overview of Planning Board Recommended Changes

Enhanced clarity

- Revised Redevelopment Plan addresses *most* recommendations
- Accepted recommendations include (examples): clarify the plan is an overlay to existing zoning and stating affordable units may not be distributed within the senior units
- 1 Declined recommendation: stating only rooftop accessory uses are subject to Planning Board site plan review.

Overview of Planning Board Recommended Changes

Declined Regulation Changes

- Delete exemptions (various) to Chapter 92 Regulations for certain uses
 - *Exemptions remain except that the majority of §92-26 is applicable*
- Prohibit outdoor storage (2 items)
 - *Remains permitted but with new standards: hazardous materials are prohibited and it may not be visible from Union Avenue*

Overview of Planning Board Recommended Changes

Declined Regulation Changes

- Prohibit home occupations
 - *Remains permitted but with new standards limiting intensity*
- Require additional building design requirements for a mixed use building
- Delete exemption to Chapter 32 Soil and Soil Removal
 - *Exemption remains but fees are required*

Accepted Regulation Changes

- Adjust helipad requirements (2)

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Page 4, Applicability & Relationship to the Land Use Ordinance

- The Redevelopment Plan shall be an overlay zone and does not repeal the underlying existing zones.

Pages 4-5, Applicability & Relationship to the Land Use Ordinance - Exemptions

- 1. Chapter 32 – Soil and Soil Removal, with the exception of 32-2.8 (Application Fees; Resubmission).
- 6. ...§92-26(B) (Home Occupations), (C) (Outside Storage), and (F) (Temporary Tract Office) (Misc. Uses).

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Page 7, Deviation Requests

- At the discretion of the Borough's and/or Planning Board professionals and subject to the Borough Administrator's written consent, administrative changes and/or nonmaterial deviations from an approved final site plan may be permitted...

Page 9, Redevelopment Regulations, Industrial Building Permitted Uses

- General commercial uses, such as wholesale business uses, corporate business and professional offices, office supplies and services, photo processing plants, lithograph, typesetting ruling and binding establishments, electrical sales, and contracting, plumbing sales and contracting, ~~including outdoor storage....~~

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Page 10-11, Accessory Uses and Structures

- Rooftop recreation facilities that are accessory to residential uses.
- Home occupations, as regulated herein.
- Outdoor storage, as regulated herein.

Page 12, Site Design and Bulk Regulation

- Industrial Building: One (1) building that ~~does~~ shall not exceed a 320,000 s.f. footprint...

Page 14, Site Design and Bulk Regulation, Industrial Building Standards

- Dock doors may be provided on at ~~least~~ most two (2) sides of the building...

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Page 14, Site Design and Bulk Regulation, Residential and Mixed-Use Building

- Minimum non-residential floor area: 10,000 s.f. This shall exclude any amenity space or space associated with leasing, operations or maintenance of the buildings on the tract.

Page 14, Site Design and Bulk Regulation, Residential and Mixed-Use Building

- Maximum building height: 60 ft. to the roofline and 72 ft. total (not including the parking garage)

Page 15, Site Design and Bulk Regulation, Residential and Mixed-Use Building

- ~~Maximum Building Height: 60 ft. (not including parking garages)~~

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Page 15, Site Design and Bulk Regulation, Helipad Standards

- Use of the helipad may include staff, executives and others directly ~~associated~~ engaged with a ~~businesses~~ located in the Redevelopment Area. It shall not be used for recreation, flying lessons, training, ~~or~~ private rental, commercial delivery services, or any other unauthorized purpose. This shall prohibit commercial delivery of products and services to consumers but shall not prohibit delivery of items for repair of on-site equipment.
- d. Hours of operation, excluding emergency service use, shall be limited to ~~7am to 9pm.~~ Monday through Friday: 7am to 9pm, Saturday 9am to 5pm; and Sunday 12pm to 5pm.

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Page 16, Parking and Vehicle Circulation

- Parking spaces and loading areas will otherwise comply with RSIS.

Page 22, Sustainability Requirements

- A sustainable roof top shall be provided...This provision does not apply for any area with rooftop ~~amenities~~ facilities.

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Pages 25-26, Miscellaneous

- Home occupations are subject to the following:
 - It is incidental and secondary to the use of the dwelling unit for residential purposes;
 - Any sales to consumers may only be conducted within the subject dwelling unit, and during the hours of Monday through Saturday between 9 a.m. and 5 p.m., and be restricted to a total of three (3) non-resident assistants and/or customers in the dwelling unit at any one time;
 - There is no display or sign outside of the unit of such home occupation;
 - In-home daycare shall be limited to no more than four (4) children simultaneously;
 - Tutoring for not more than four (4) students simultaneously, but not including music, dancing or similar activities.

Redevelopment Plan Revisions

(excluding grammar, spelling and formatting | additions ~~deletions~~)

Pages 27, Miscellaneous

- Temporary Sales and/or rental Trailer...multiple locations on this page
- Permanent sales and/or rental office may contain model units which shall not be occupied and excluded from density calculations.

Page 28, Affordable Housing

- Affordable housing units shall be distributed throughout ~~Buildings 1, 2, 3~~ all residential building segments, excluding, but not among the age-restricted units.

Page 29, Relationship to Planning & Objectives

- There are several Zoning Districts within the ~~Study Area~~ Redevelopment Area,

THANK YOU!
QUESTIONS?



POLICY
PLANNING
DESIGN

