



MEER TRACT

REDEVELOPMENT PLAN



BLOCK 5105 LOTS 14.01, 53, 55, 58, 59, 61

BOROUGH OF BLOOMINGDALE NJ

August 20, 2024

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Fred Semrau, Borough Attorney
Thomas Boorady, Borough Engineer
Elizabeth McManus, PP AICP LEED AP, Planning Board Planner

Prepared for the Borough of Bloomingdale by:



Elizabeth K. McManus, PP, AICP, LEED AP
New Jersey Licensed Planner #5915



Brett L. Harris, PP AICP
New Jersey Licensed Planner #650100

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INTRODUCTION

This Redevelopment Area was designated as a “Non-Condemnation” Redevelopment Area, on November 3, 2023, through Resolution 2023-11.4 by the Borough Council.

The Redevelopment Area consists of 6 lots, approximately 45.3-acres (note that the tax maps indicate this area is 45.175-acres), located on Union Avenue, also known as County Route 511, northwest of the Van Dam Avenue intersection, and adjacent to Block 5105, Lot 51, where the Borough’s DPW and Fire Department buildings (Block 5105, Lot 50) are located. These Borough Lots are in the P Public Use and Reservoir District. The majority of the Area is located in the AH District with the AH-1 Affordable Housing Overlay District, and remaining areas are in the R-20-U Professional and Business Offices District, and the B-1-A Commercial District.

A majority of the Redevelopment Area consists of Lot 14.01, the southernmost and largest parcel in the Area. The lot is vacant, occupies a majority of the Redevelopment Area, and has limited frontage on Union Avenue. The remaining lots (Lots 53, 55, 58, 59 and 61) in the Redevelopment Area are occupied by single family residential uses (with the exception of Lot 55 which is vacant) with frontage on Union Avenue, with lot sizes varying from .38-acres to 1.38-acres (note that the tax maps indicate the lot size range is .31 to 1.23-acres).

The Redevelopment Plan provides the policy and regulation for revitalization of Block 5105 Lots 14.01, 53, 55, 58, 59 and 61 to a mix of uses including residential, commercial, retail, office, and industrial development.

STATUTORY AUTHORITY AND PROCESS

Under New Jersey’s LRHL, municipalities are empowered to determine whether an area is in need of redevelopment, to adopt a redevelopment plan, and to implement redevelopment projects. The statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise these powers lawfully. This process is summarized below:

1. The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of the LRHL.
2. The planning board must then prepare a map showing the boundaries of the Redevelopment Area and the location of the various parcels therein.
3. The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution.

4. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
5. Upon designation, the planning board or governing body then authorizes preparation of a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
6. The redevelopment plan is adopted by the Governing Body by ordinance after introduction, referral to the Planning Board, and a public hearing. The adopted redevelopment plan may supersede the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

This report meets the requirement listed under step 5, above, for a Redevelopment Plan and provides the Planning Board and Borough Council the framework for the land development of the area.

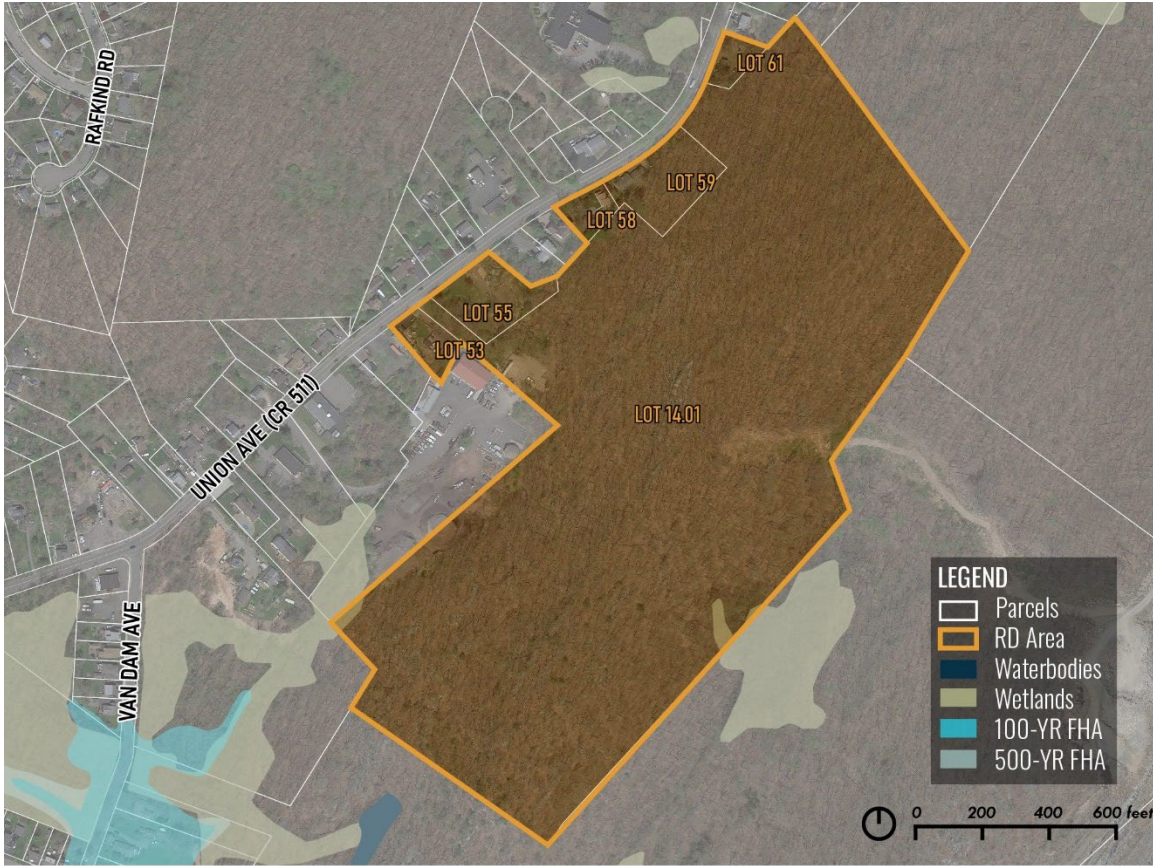
Only after completion of this public process is a municipality able to exercise the powers granted under the LRHL for areas in need of redevelopment. These powers include but are not limited to:

- Acquire land or building identified for redevelopment acquisition in the redevelopment plan through lease, purchase, or eminent domain.
- Offer long-term tax abatements and exemptions for a period of up to 30 years from the completion of the project, or not more than 35 years from the execution of the financial agreement between the municipality and the urban renewal entity.
- Clearing an area, install, construct, or reconstruct streets, facilities, utilities, and site improvements.
- Negotiating and entering into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work.
- Making loans to redevelopers to finance any project or redevelopment work.
- Entering buildings or property to conduct investigations or make surveys; contracting with public agencies for relocation of residents, industry, or commerce.
- Enforcing laws, codes and regulations relating to use and occupancy; repairing, rehabilitating, demolishing, or removing buildings.
- Exercising other powers, including the power to do all things necessary or convenient to carry out its plans.

REDEVELOPMENT PLAN OBJECTIVES

The Meer Tract Redevelopment Plan is intended to provide a framework for the redevelopment of the area. This Redevelopment Plan is guided by the following objectives:

1. Encourage development of a property, which has suffered multiple failed development attempts over more than two decades, for the purpose of meeting a portion of the Borough's affordable housing obligation as well as economic development goals.
2. Create diverse housing opportunities in the form of multi-family residential development that accommodates a mix of incomes and household sizes.
3. Satisfy the portion of the Borough's third round affordable housing obligation assigned to this site.
4. Foster economic development within the Borough through mixed-use development for residential, commercial, retail, office, and industrial uses.
5. Create a unique sense of place that is sensitive to the surrounding land uses, while meeting the needs of the larger community.
6. Revitalize vacant parcels with new uses and development options that better respond to market conditions appropriate for the site.
7. Enhance the public realm through ground floor retail uses and street furniture creating a vibrant social space anchored by mixed use development.
8. Develop mixed-use development for residential, commercial, retail, office, and industrial uses to support the State, regional and local economies.



REDEVELOPMENT AREA MAP

Block 5105: Lots 53, 55, 58, 59, 61, & 14.01 | Borough of Bloomingdale, Passaic County NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Statewide Parcels 2022; NJDEP 2015 LULC; NEHL Flood Hazard Area; NJ Highlands Council 2012 Slopes. This is a secondary data product and is not State verified or authorized.

APPLICABILITY & RELATIONSHIP TO THE LAND USE ORDINANCE

The Redevelopment Plan promotes revitalization of Block 5105 Lots 14.01, 53, 55, 58, 59 and 61. The Redevelopment Plan shall be an overlay zone and does not repeal the underlying existing zones. The standards of this Redevelopment Plan shall supersede the zoning provisions of the Borough’s Zoning Ordinance; to the extent a conflict between this Redevelopment Plan and the Borough’s Zoning Ordinance exists, this Redevelopment Plan controls. Where the regulations and standards of the Redevelopment Plan are silent, the standards of the Land Use Ordinance shall apply to the redevelopment areas as permitted by N.J.S.A. 40A:12A-7.a(2). The following provisions from the Borough Code shall not apply to this Redevelopment Area:

1. Chapter 32 – Soil and Soil Removal, with the exception of 32-2.8 (Application Fees; Resubmission).

2. The following sections of Chapter 69 shall not apply: §69-31(B), §69-31(G)(5), and §69-66.
3. Chapter 92 - Article II Zone Boundaries
4. Chapter 92 - Article III Primary Zone Regulations
5. Chapter 92 - Article IV Supplementary Lot, Height and Yard Requirements.
6. The following sections of Chapter 92 - Article V Regulations Governing Certain Uses, shall not apply: §92-19 (Amusement and Recreational Facilities), §92-20(C) (Nursery school and day care location regs), §92-22 (Parking, loading and automotive services), §92-23 (Animal hospitals, kennels and pounds), §92-24 Conditional uses for animal hospitals, vets, kennels and animal day care centers), §92-26(B) (Home Occupations), (C) (Outside Storage), and (F) (Temporary Tract Office) (Misc. Uses).
7. The following terms contained in §92-43 shall not apply: Bakery, Basement, Building, Building Group, Building Height Definition, Grade Plane, and Story.

The zoning map of the Borough of Bloomingdale shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect this new classification.

GENERAL PROVISIONS

REDEVELOPMENT AUTHORITY

The Borough Council shall act as the “Redevelopment Entity” pursuant to *N.J.S.A. 40A:12A-4.c* for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Borough Council shall have the powers set forth in *N.J.S.A. 40A:12A-8* to effectuate all its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

EFFECT OF REDEVELOPMENT AGREEMENT

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for development to the Bloomingdale Planning Board in accordance with the terms of a Redevelopment Agreement and Redevelopment Plan, among other rights that may be granted by the Borough Council. Nothing herein shall prevent the Borough Council from amending the Redevelopment Plan as it sees fit prior to the execution of a Redevelopment Agreement. The Borough Council may amend the Redevelopment Plan following the execution of the Redevelopment Agreement provided it is upon the written consent of the redeveloper.

ACQUISITION OF PROPERTY

No property in the Redevelopment Area is proposed to be acquired by public entities as part of this Redevelopment Plan.

RELOCATION PROVISIONS

There are a total of four single family homes located within the Redevelopment Area on Block 5105 Lots 53, 58, 59, and 61, all of which are owned by the Redeveloper with the exception of Lot 53. All of the single family homes are vacant. The local housing market includes adequate housing, both for sale and rent, to accommodate relocation of the tenants/residents of said housing units.

APPLICATION FOR DEVELOPMENT

The application for development shall include a preliminary major site plan that includes the entirety of the Redevelopment Area, with the exception of Block 5105, Lot 53. An applicant may obtain final site plan approval for individual phases of the project, such as, the residential phases and/or the commercial/industrial component, notwithstanding Section 69-34. The order in which final site plan approval is sought and redevelopment occurs shall not be limited by this Plan.

Rock extraction (with no rock to be crushed on-site) shall be permitted from the area of the industrial building, access drive, and Building 1., as regulated by §92-61.1. The redeveloper shall be responsible for obtaining any applicable permits from other governmental agencies. Such rock extraction shall be transported off-site to the Tilcon Quarry in accordance with the Stone Agreement between the Borough and Tilcon, which has since been assigned to the redeveloper by the Borough.

Only a party designated by the Borough of Bloomingdale as the designated redeveloper shall be permitted to develop and/or redevelop the Property, which designation shall be accomplished with a Redevelopment Agreement between the Borough and the redeveloper. No party may seek or obtain site plan or subdivision approval related to any portion of the Redevelopment Area without first having been designated as the

designated redeveloper by the Borough. The Planning Board may not consider an application for site plan or subdivision approval nor grant site plan or subdivision approval for the Redevelopment Area unless the Applicant is the designated redeveloper as designated by the Borough.

DEVIATION REQUESTS

Development applications for the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within Borough's Land Development Ordinances. Any application for a deviation pursuant to N.J.S.A. 40:55D-70 from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the requirements of public notice as set forth in the Local Redevelopment and Housing Law (*N.J.S.A. 40:55D-12a and b.*) and the Municipal Land Use Law (*N.J.S.A. 40:55D.*) The Bloomingdale Borough Planning Board may apply conditions of approval which the Board deems appropriate. The Planning Board may grant design exceptions as well as deviations from the regulations contained within this Redevelopment Plan that are "c" variances pursuant to the Municipal Land Use Law (*N.J.S.A. 40:55D-70c*). The Planning Board may also grant exceptions or waivers in accordance with N.J.S.A. 40:55D-51. Deviations from Sections A (Permitted Principle Uses), B (Prohibited Uses), and C (Accessory Uses and Structures) of this Redevelopment Plan shall be "d" variances. Deviations from Sections D (Site Design and Bulk Regulations), E (Parking and Vehicle Circulation) and F (Pedestrian and Bicycle Circulation) of this plan shall be "c" variances, whereas any deviations from other sections shall be exceptions. Any deviation that constitutes a "d" variance pursuant to the Municipal Land Use Law (*N.J.S.A. 40:55D-70d*) from the Redevelopment Plan shall be permitted only by means of an amendment of the Redevelopment Plan, at the discretion of the Borough.

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 non-material deviations from an approved final site plan may be permitted within the Redevelopment Area where changes result from changes in commercial tenants and/or occupancy, changes in minimum square foot requirements, and other deviations, which include but are not limited to, those dealing with landscaping, drainage, lighting, signage, awnings, façade design, color changes, and any other activity that constitutes normal maintenance or replacement, such as a new roof, painting, new siding or similar activity.

TECHNICAL SUBDIVISION

For the purpose of allowing the development of the site as one overall property, even if various portions are under the legal control of disparate owners, the Redevelopment Plan allows for technical/economic subdivisions. The subsequent subdivision of individual lots within the development site is permitted, provided that the lots are created in conformance with an approved overall preliminary development site plan, do not cause the overall development to exceed the standards set forth herein, and the subdivided parcel has received final site plan approval.

So long as the overall approved development had preliminary site plan approval, there shall be no limitation on maximum building and structure coverage requirements for individual lots. Area, yard, building, loading and parking requirements contained in this Redevelopment Plan and approved on the final site plan shall not apply to the subdivided lot. A lot need not front on a public or private street, and no minimum distances between individual buildings are required.

The intent of this provision is to permit individual buildings to exist on separate lots. However, each subdivided lot and any proposed improvement on that lot shall be subject to and may only be improved in accordance with this Redevelopment Plan and shall not cause the overall development to conflict with the standards set forth herein.

REDEVELOPMENT REGULATIONS

The Redevelopment Plan provides the policy framework and regulation for the revitalization of the Meer Tract Redevelopment Area.

A. PERMITTED PRINCIPAL USES

1. Residential Buildings:
 - a. Multi-family residential dwellings, including market rate, and affordable dwelling units, as well as age-restricted dwellings.
2. Mixed-use Buildings:
 - a. Multi-family residential dwellings, including market rate, age-restricted, and affordable dwelling units.
 - b. Professional and/or business offices.
 - c. Medical offices.
 - d. Retail sales and services, such as but not limited to, convenience stores, pharmacies, stores selling groceries, clothing, shoe, cigars (including sales and/or lounges), baked goods, electronics, furniture, carpeting, hardware, liquor, flowers, music, and/or books.
 - e. Restaurants, including fast food establishments.

- f. Indoor recreation uses that provide amusement and recreation, such as but not limited to arcades, theaters, and bowling alleys.
 - g. Health and fitness facilities, such as but not limited to, health clubs dance and martial arts studios.
 - h. Personal services, such as barbers, beauty salons, dry cleaners, laundry services, tailors, spas.
 - i. Child care and day care facilities.
 - j. Professional training and tutoring, which may include public or private schools for school age children.
 - k. Veterinary offices and animal hospitals directly related to medical care (excludes boarding and animal daycare facilities).
 - l. Breweries, distilleries, and/or bars, with or without food service.
 - m. Banks and financial institutions.
 - n. Educational establishments, such as business and/or vocational schools.
 - o. Essential services (per Ordinance § 92-20(A) and (B)).
3. Industrial Building:
- a. Research Laboratories.
 - b. Industrial and Light manufacturing including the manufacture, assembly, packing or treatment of articles or merchandise from previously prepared material subject to performance standards including, but not limited to pharmaceuticals and cosmetics, food products, electrical equipment, precision equipment, textiles and apparel.
 - c. 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. Any retail associated therewith shall not exceed the lesser of: (a) 80,000 sf in the aggregate; or (b) 25% of the entire first floor building footprint.
 - d. Warehousing with wholesale and storage of goods.
 - e. Indoor recreation uses that provide amusement and recreation, such as but not limited to arcades, theaters, and bowling alleys.
 - f. Data centers with or without a cell tower
 - g. Self storage facilities

- h. Animal daycare, provided all activities are conducted inside a building.
 - i. Essential services (per Ordinance § 92-20(A) and (B)).
 - j. Wireless Communication Towers and Antennas subject to §92-26.2 and provided redeveloper enters into an agreement acceptable to the redeveloper and the Borough.
4. Water tower.
 5. Helipad/Helistop.
 6. Open space and recreation.
 7. Essential services (per Ordinance § 92-20(A), (B))
 8. Wireless Communication Towers and Antennas subject to §92-26.2 and provided redeveloper enters into an agreement acceptable to the redeveloper and the Borough.
 9. Any combination of permitted uses on a tract and/or in a building, provided that any use in a building shall be consistent with the permitted uses specified herein for that building.

B. PROHIBITED USES

1. Any use not listed as permitted, including but not limited to the following: adult uses, funeral home, vehicle sales, and vehicle service, drive throughs, gas stations, cannabis or related products, and retail sales where 50% or more of the floor area is devoted to sale of tobacco and/or vape products (excluding cigar products).

C. ACCESSORY USES & STRUCTURES

1. Clubhouse and related community amenities, such as but not limited to swimming pool, tennis court, co-working spaces, fitness space, outdoor cooking and eating facilities, and walking trails. Such uses are permitted within residential and mixed-use buildings as well as freestanding buildings.
2. Rooftop recreation facilities that are accessory to residential uses.
3. Open space and recreation facilities, including outdoor B.B.Q., tot lots and sitting and picnic areas.
4. Dog runs and washing and grooming stations.
5. Home occupations, as regulated herein.
6. Rooftop solar facilities

7. Canopy solar parking structures, provided they are not located between the mixed-use /residential buildings and Union Avenue or within 200 feet of Union Avenue.
8. Electric vehicle charging stations and make ready infrastructure.
9. Stormwater management facilities and infrastructure.
10. Signage.
11. Retaining walls.
12. Fences.
13. Sales and construction trailers.
14. Trash compactors and/or dumpsters within trash enclosures.
15. Off-street parking, including surface parking and structured, podium and/or parking garages.
16. Maintenance buildings.
17. Sewer and water utility uses.
18. Self-Storage for residents, tenants, and/or landlord, provided the use shall not be located on the first floor facing Union Avenue.
19. Outdoor storage, as regulated herein.
20. Other uses which are customary, incidental or subordinate to a principal permitted use.

D. SITE DESIGN & BULK REGULATION

1. The site layout and design shall be consistent with the regulations contained in this Redevelopment Plan. The Concept Plan(s) provided in Appendix A to this Redevelopment Plan is/are each an example of the site layout that may be developed, which the Redeveloper may revise provided it remains consistent with the standards and regulations contained in this Redevelopment Plan.
2. The site layout and design shall include the following:
 - a. Residential and Mixed-Use Buildings: Up to four (4) buildings consisting of residential or mixed-use (nonresidential and residential) shall be located along Union Avenue. These buildings may include accessory use amenities for on-site residents.
 - b. Structured, Podium, and/or Parking Garage: Up to five (5) story/level parking garage/structure containing parking spaces and bike parking/racks, shall be located in the residential and mixed-use portion of the Redevelopment Area.

- c. Industrial Building: One (1) building that shall not exceed a 320,000 s.f. footprint with up to an additional 60,000 s.f. of office use on the mezzanine level shall be located in the southeast portion of the Redevelopment Area, in the general vicinity depicted on the Concept Plan.
- d. Conservation Area: A contiguous area of not less than 6.2 acres shall be reserved for conservation and open space purposes. The area shall be located as depicted in the Concept Plan, to the southeast of the Industrial Building along the southeast boundary of the Redevelopment Area.
- e. Pedestrian Plaza: A hardscape area between a mixed-use / residential building(s), and the parking area along Union Avenue. A plaza shall not be required for any freestanding residential building.
- f. The site layout and design may further include the following:
 - [1] Helipad/Helistop: A helipad/helistop to accommodate one (1) helicopter with an area of approximately 22,500 s.f. shall be located in the general vicinity depicted on the concept plan(s), and/or in the vicinity of the industrial building, provided the location is compliant with and approved by the FAA.

3. Redevelopment Area Tract Standards:

- a. The site, excluding the industrial building, shall be designed as an inviting and pedestrian friendly mixed-use development. Residential and mixed-use building shall be oriented toward Union Avenue with limited surface parking (as regulated and provided for herein) between Union Avenue and a building.
- b. Minimum planted buffer to a residential use not in the Redevelopment Area: 15 ft.
 - i. Buffer plantings shall minimally include a double row of evergreen trees.
 - ii. Evergreen trees shall be planted at a minimum height of 8 ft.
 - iii. Buffer shall include a solid fence with a height of 6 feet.
- c. Minimum planted buffer to a nonresidential use not in the Redevelopment Area: none.
- d. Maximum building coverage within the Redevelopment Area: 40% of the Redevelopment Area's area of disturbance.
- e. Maximum impervious coverage within the Redevelopment Area: 70% of the Redevelopment Area's area of disturbance.
- f. Minimum building setback from Redevelopment Area boundary: 15 ft.

- g. Minimum surface parking setback from Redevelopment Area boundary: 15 ft.
 - h. Building height shall be measured at the deck line of a flat or mansard roof, or to the eave line of a sloped roof from the average grade plane. Architectural features shall be excluded for the purpose of calculating building height. The following which is four (4) feet in height or less shall be exempt from the height requirement: chimneys, spires, towers, elevator penthouses, tanks, screened mechanical equipment, HVAC air conditioning equipment, air handling equipment, skylights and solar collector systems, and parapets. The following which is greater than four (4) feet but less than 12 feet in height shall be limited to 20% of the roof area and shall be setback from the edge of the building by 15 feet or more from the roof edge: chimneys, spires, towers, elevator penthouses, tanks, screened mechanical equipment, HVAC air conditioning equipment, air handling equipment, skylights and solar collector systems, and parapets.
 - g. Development of the site shall comply with the New Jersey Stormwater Management regulations, N.J.A.C. 7:8.
 - h. Curbs. Curbs shall be not less than six inches thick at the top, eight inches thick at the bottom and 18 inches deep. Curbs shall be constructed of either Belgium block, granite block, or Class B air-entrained concrete and shall project not more than six inches above the finished road surface at the curblines.
4. Accessory Building and Structure Standards:
- a. The principal use standards shall be applicable to accessory buildings and structures associated with the principal use, unless otherwise stated herein. This shall exclude small structures and furnishings such as bike racks, benches, etc.
5. Industrial Building Standards:
- a. Maximum gross floor area building footprint: 320,000 square ft. with up to an additional 60,000 s.f. of mezzanine space.
 - b. Minimum building setback from Redevelopment Area boundary line: 50 ft.
 - c. Minimum building setback from Union Ave: 450 ft.
 - d. Maximum building height: 50 ft. to the roofline, and 62 feet total, in accordance with the height provisions of Section D.2.h of this Redevelopment Plan.
 - e. Warehousing uses may include wholesale and storage of goods, business uses and warehousing distribution center where products are stored, to be redistributed to another location or directly to customers as a last mile

facility and shall also include fulfillment centers, and sortation centers with storage for raw materials, cold storage, or manufactured goods before their export or distribution for sale.

- f. Dock doors may be provided on at most two (2) sides of the building and can be located on adjacent or opposite sides of the building.

6. Residential and Mixed-Use Building Standards:

- a. The residential density shall not exceed 500 residential dwelling units, with the following distribution:
 - i. 74 age-restricted market rate units. These units shall be composed of studio, one-bedroom and/or two-bedroom units, at the discretion of the redeveloper.
 - ii. 354 market rate non-age restricted units. These units shall be composed of studio, one-bedroom and/or two-bedroom units, at the discretion of the redeveloper.
 - iii. 72 affordable family/non-age restricted units. These units shall comply with the bedroom distribution requirements set forth in Section P herein.
- b. There shall be not less than 3 building segments, excluding any portion that consists solely of a parking structure. For the purpose of this regulation, one “building segment” shall be defined as a portion of a residential or mixed-use building along Union Avenue, whose front facade is offset by at least 20 feet compared to the adjacent residential or mixed-use building segment(s).
 - i. Maximum units per building segment: 300 units.
 - ii. Maximum building segment length along Union Ave: 325 ft
- c. 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.
- d. Nonresidential floor area shall be located on the first floor of a mixed-use building, whose customer entrances shall be located facing and oriented toward Union Avenue.
- e. Minimum building setback from access drive or parking: 10 ft.
- f. Maximum building height: 60 ft. to the roofline and 72 ft. total (not including the parking garage), in accordance with the height provisions in Section D.2.h of this Redevelopment Plan.
- g. Minimum distance between buildings (excluding parking garage): 15 ft.
- h. Minimum front yard setback: 75 ft.

- i. Maximum front yard setback: 100 feet
 - j. Minimum Side and Rear Yard Setback: 15 ft.
7. Helipad Standards:
- a. Defined:
 - i. Helipad is an area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities, including refueling, maintenance, repairs or storage of helicopters. This shall not permit drone take off / landing for delivery or other commercial purposes.
 - ii. Helipad and helistop shall have the same definition, and are the same as a heliport except that no refueling, maintenance, repairs or storage of helicopters is permitted.
 - b. A single helipad is permitted with an area of approximately 22,500 s.f., and shall accommodate a maximum of one helicopter.
 - c. Use of the helipad may include staff, executives and others directly engaged with a business located in the Redevelopment Area. It shall not be used for recreation, flying lessons, training, 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 Monday through Friday: 7am to 9pm, Saturday 9am to 5pm; and Sunday 12pm to 5pm.
 - e. A helipad shall not be less than 450 feet from Union Avenue, less than 200 feet from a residential building in the Redevelopment Area, and less than 400 feet from a residential building outside of the Redevelopment Area.
 - f. The helipad shall be available for emergency purposes, and as such shall not include overnight parking.

E. PARKING & VEHICLE CIRCULATION

1. Access to the Redevelopment Area shall have three (3) vehicular access points from Union Avenue into the Redevelopment Area.
2. Mixed-use and Residential Building parking requirements:
 - b. Residential uses shall provide parking as follows:
 - i. Studio + 1 Bedroom: 1 space per unit
 - ii. 2 Bedroom: 1.5 spaces per unit
 - iii. 3 or more Bedroom: 2 spaces per unit
 - iv. Visitor / staff parking: 1 space per 10 units
 - c. The parking setback to Union Avenue shall be not less than 15 feet and an average of not less than 25 feet.
 - d. Nonresidential uses shall provide 1 parking space per 300 s.f. of gross floor area.
 - e. Not more than one (1) double-loaded parking aisle is permitted between a building and Union Avenue. No parking shall be located between a freestanding residential building and Union Avenue unless the parking satisfies a portion of the mixed-use building's nonresidential parking requirement.
 - f. A minimum of 80% of required parking shall be located in one or more parking garages.
 - g. Parking spaces and loading areas will otherwise comply with RSIS.
3. Industrial Building parking requirements:
 - a. Loading docks and truck parking associated with the industrial building are permitted (but not required) on the east, west and south sides of the building.
 - i. Truck Parking.
 - [1] A minimum of 1/2 truck parking stall per dock door shall be provided, and a maximum of two (2) truck parking stalls per dock door shall be permitted.
 - [2] Truck parking stall shall be provided at a minimum dimension of 50 feet in length by 10 feet in width.
 - b. Tractor-Trailer and commercial vehicles over 40,000 lbs. shall not exit the site via a left turn onto Union Avenue. Traffic control signs shall be provided as directed by the Planning Board and / or County.
 - c. Professional and medical offices shall provide 1 parking space per 300 s.f. of gross floor area.

- d. Commercial uses shall provide 1 parking space per 300 s.f. of gross floor area.
 - e. Warehouse and storage uses shall provide 1 parking space per 3,000 s.f. of gross floor area.
 - f. Light manufacturing uses shall provide 1 parking space per 2,000 s.f. of gross floor area.
 - g. Distribution center uses shall provide 1 parking space per 1,500 s.f. of gross floor area.
 - h. General Commercial uses shall provide 1 parking space per 1,000 s.f. of gross floor area.
4. Shared Parking. Where an applicant demonstrates that 2 or more parking generators have complementary parking demand as demonstrated using accepted shared parking analyses, the Planning Board may permit an appropriate reduction in the required total number of parking spaces.

F. PEDESTRIAN & BICYCLE CIRCULATION

1. Sidewalks shall be provided along one side of the access drives serving the industrial building unless recommended otherwise by the Planning Board, due to the slope and topography of the Redevelopment Area.
2. Sidewalks shall be provided along both sides of the access drives serving the residential and mixed-use buildings. This shall exclude any access drive that also serves the industrial building.
3. A sidewalk of not less than 4 feet in width shall be provided along Union Avenue, subject to approval by the County.
4. Sidewalks shall connect parking areas to the entrances of the building(s).
5. A continuous exterior sidewalk network shall connect the residential, and mixed-use buildings.
6. Sidewalks and graded areas shall comply with the design criteria of the American with Disabilities Act and New Jersey Department of Transportation. However, the existing grade and topography of the Redevelopment Area may preclude strict compliance with ADA standards, which shall be addressed in connection with final site plan approval.
7. The pedestrian plaza(s) along the mixed-use building(s) or residential building(s) shall serve as an amenity for on-site residents and visitors. Said plaza(s) shall have a minimum width of 10 feet and an average width of 25 feet, excluding any private outdoor seating areas.

- a. The pedestrian plaza shall minimally include outdoor seating, trees, bike racks, trash receptacles and benches. Additional furnishings are permitted.
8. Pedestrian trails connecting to the sidewalks referenced above are encouraged as a project amenity. The pedestrian trails can double as a bike trail or jogging trail within and around the project complex and conservation area.
9. Bicycle parking:
 - a. Bicycle parking/racks shall be provided at a rate of one parking spaces per 5 dwelling units. Required bicycle parking shall be located within parking garages.
 - b. Nonresidential uses shall provide bicycle parking racks at a rate of 1 parking space per 20 vehicle parking spaces. Required bicycle parking shall be located in the area that the required parking is located (i.e. bicycle parking required by the provision of surface parking spaces shall be provided proximate to the surface parking; bicycle parking required by the provision of parking garage spaces shall be provided within the parking garage(s)). Loading docks and truck parking shall not require bicycle parking.

G. LANDSCAPING

1. The applicant shall not be required to provide any landscaping outside of the area of disturbance.
2. Within the area of disturbance, land not used for required driveways, sidewalks, off street parking or loading, accessory buildings or playground areas shall be planted with trees (sized consistent with street trees), shrubs, plants and grass lawns or ground cover in order to ensure the attractiveness of the premises and the protection of the soil thereon, subject to approval by the Planning Board Engineer.
3. Street trees shall have a minimum diameter of two and one-half (2.5) inches in diameter, measured six inches above the ground. Such trees shall be planted 40 to 60 feet apart (averaging 50 feet) along all public roads, private roads and driveways.
4. All plantings as shown on the approved landscape plan shall be permanently maintained.

H. LIGHTING

1. All exterior light fixtures shall be dark sky compliant.
2. Streetlighting shall be provided at all road intersections and shall comply with the Borough's illumination and shielding requirements, unless the Planning Board and applicant agree to a lesser standard as part of site plan approval.
3. All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, multiple family, recreational or other uses having common off-street parking and/or loading areas shall be adequately illuminated for security and safety purposes. The lighting plan in and around the site shall provide for non-glare lights focused downward.
4. Flood lights or such similar type lights attached to the building that allow the light source to be viewed other than decorative sconces are prohibited.
5. Light trespass on adjacent properties is prohibited.
6. All nonessential outdoor lighting fixtures, including display lighting, shall be turned off within 1 hour of close of business, unless needed for safety or security, in which case the lighting shall be reduced to a minimum level necessary as determined by the Board (nonessential may apply to: display, aesthetic, parking and sign lighting).
7. The style of the light fixture shall be consistent with the architectural style of the principal building.
8. The maximum height of freestanding lights shall not exceed 25 feet, with the exception of those serving the industrial building, which shall not exceed 40 feet. This shall include the mounting base.
9. All lighting shall be LED fixtures with a color temperature of not less than 3,000k. and a maximum of 4000k.
10. Emergency lighting and traffic control lighting are exempt from the standards set forth herein.

I. RETAINING WALLS

1. The development of the Redevelopment Area will require the use of retaining walls of various types and heights. These retaining walls shall consist of either reinforced concrete with a segmented facade or modular concrete retaining walls, Gabion walls are permitted provided the wall is not visible from a street. Timber walls are prohibited.
2. The location and type of retaining wall shall be shown on the Site Plan to be submitted to the Planning Board.

3. The material of the retaining walls shall be complementary to the building materials of the nearest building(s) in the Redevelopment Area.
4. Said Site Plan shall contain a typical or generic detail of the proposed retaining wall. Said detail shall provide generic information as to:
 - a. Maximum Height
 - b. Structural Composition
 - c. Modular Unit and Configuration
 - d. Face Color
 - e. Face Finish
5. The applicant shall not be required to submit detailed geotechnical information, structural designs, calculations or shop drawings as part of site plan review. The Planning Board shall condition its site plan approval on the submission and approval of geotechnical information, structural designs, calculations and shop drawings signed and sealed by a licensed New Jersey Professional Engineer to the Planning Board Engineer prior to requesting a construction permit for said walls.
6. Retaining walls shall not be subject to setback requirements and may be located along the lot lines abutting Lot 51 and/or within buffer areas.

J. ARCHITECTURAL DESIGN

1. The architectural design shall be consistent with the regulations contained in this Redevelopment Plan. The renderings (s) provided in Appendix B to this Redevelopment Plan are each an example of the site layout that may be developed, which the Redeveloper may revise provided it remains consistent with the standards and regulations contained in this Redevelopment Plan.
2. The following additional standards shall apply to the design of Mixed-use Building:
 - a. Where facing Union Avenue, the portion of the façade providing for nonresidential uses shall have a minimum of 35% of the ground floor façade between three (3) and 10 feet above grade and shall have 20% of the upper floor facades be transparent and shall provide visual access to the street.
3. The following design standards shall be applicable to all buildings, except for an industrial building.
 - a. Design of buildings need not be the same; however, the architectural style, design, materials, and details between buildings shall be complementary.

- b. The façade of the second story and above shall be setback from the first story façade not less than 10 feet.
- c. Building materials, colors and finishes, fenestration, and other architectural elements shall be cohesive between the mixed-use and Residential Buildings.
- d. All buildings shall be designed to have a distinctive base, middle and top.
- e. Buildings shall be designed using a color palette that complements the architectural context of the surrounding area.
- f. The visual impact of any parking facilities, or other accessory utility shall be minimized and screened to the greatest extent feasible.
- g. Blank or featureless walls are prohibited along Union Avenue, and discouraged elsewhere.
- h. High quality durable decorative materials shall be incorporated into the facade. Facades shall contain at least 20% glazing for the front facade.
- i. Primary exterior building materials shall be wood, brick, stone, Lath applied stucco, metal, fiber cement planks and/or glass. Aluminum siding, vinyl siding, concrete block, and EIFS are prohibited.
- j. Upper floor windows shall be divided into individual units, rather than a continuous “ribbon.”
- k. Window locations shall be defined by alternative colors, texture and/or shadows on the façade for visual interest through recessed installation, use of an alternative color or material where mounted to the facade, and/or projecting as bays from the main wall.
- l. All façade vents for air conditioning or heating units shall be the same color of the applicable façade.
- m. Where the foundation of a building is exposed, it shall be covered with decorative material. Foundation plantings may also be incorporated between the building and the sidewalk or decorative planters may be utilized to accent the sidewalk and building.
- n. A minimum of 150 cubic feet of storage shall be provided for each residential unit including interior and exterior closets and/or other storage areas.
- o. Parking garages:
 - i. Any above grade exposed parking garage shall avoid blank walls and instead incorporate decorative treatment to mimic the architectural design of the residential portions of the building or the adjacent building(s) within the Redevelopment Area, or contain punched openings designed to maintain the look of

residential basement windows. The structure shall incorporate false windows or decorative screening grills to shield internal garage lighting.

- ii. Any above grade exposed parking garage shall be screened from Union Avenue with a planted buffer composed of living wall, evergreen and deciduous trees and shrubs.
- p. Building entrances shall be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments. Service doors shall be integrated with the building design and need not be articulated.
- q. Building materials and architectural details on all sides of each building need not be identical, but shall be unified in overall appearance through finish, materials, details, and architectural design.
- r. Rooftop equipment such as mechanical units, vents, and flues shall be located centrally on the building roof, to the extent practicable. Equipment shall not be visible from a public right-of-way, adjacent lots, and pedestrian corridors, to the extent practicable. Equipment which is visible shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building, and as previously set forth herein, is exempt from building height limitations.
- s. Utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall be screened by architectural elements or landscape plantings.

K. SUSTAINABILITY REQUIREMENTS:

1. A sustainable roof top shall be provided for any portion of a roof area that is a flat roof area, and shall consist of either a cool white roof, green roof or solar panels. This provision does not apply for any area with rooftop facilities.
2. Compliance with the State's required provision of electric vehicle charging parking spaces and make-ready charging parking spaces (P.L. 2021, c. 171).
3. Development of the site shall comply with the New Jersey Stormwater Management regulations, N.J.A.C. 7:8.

L. SIGNS

1. Signs shall be consistent with Section 92-26.3, except those provisions that regulate signs in residential districts, which shall not apply to this Redevelopment Area, and unless otherwise noted herein.
2. Electronic messaging signs and flashing signs are prohibited.
3. The Developer shall submit a comprehensive sign package to the Planning Board at the time of final site plan approval for the applicable portion of the site plan application. The sign package shall include, but is not limited to, the following:
 - a. Sign dimensions, including any supporting structures.
 - b. Materials.
 - c. Colors.
 - d. Illumination, including illumination details and timing.
 - e. All proposed signs including but not limited to the following: freestanding signs, residential building signs, mixed use building signs, industrial building signs, amenity building signs, directional signs, and directory signs.
 - f. Tenant signs may be representative of future tenants.
4. Freestanding Signs.
 - a. One sign shall be permitted per entrance.
 - b. Maximum sign area: 100 s.f. per each side of a sign (excluding any structural support).
 - c. Minimum setback: 5 ft.
 - d. Maximum height: 8 ft.
5. Mixed use building wall signs (including façade, awning/canopy and projecting):
 - a. Maximum area: 20% of the linear portion of each façade of each first floor tenant space (defined as the finished first floor tenant space to finished floor of the upper story). Alternatively, façade signs may be permitted to be 20% of the linear portion of each façade providing for nonresidential uses (defined as the finished first floor tenant space to finished floor of the upper story), as opposed to the individual tenant space, as approved in connection with a comprehensive sign package approved pursuant to this Redevelopment Plan.
 - b. Residential and Amenity Building wall signs (including façade, awning/canopy and projecting):

- i. Maximum area facing Union Avenue: 20 s.f.
 - ii. Maximum area for other facades with building access: 10 s.f.
- 6. Industrial Building wall signs (façade):
 - a. Maximum area: 30 s.f. per façade with a building entrance (excluding security access only).
- 7. Directional Signs.
 - a. Maximum area: 3 s.f.
 - b. Maximum height: 4 ft.
 - c. Maximum number: none.
- 8. Flag poles are permitted provided the following standards are met:
 - a. Minimum Front yard set back: 10 feet
 - b. Minimum set back to side yard of Redevelopment Area boundary: 20 feet
 - c. Maximum height: 50 feet. Exterior illumination of signs shall be permitted. No flashing or moving lights shall be permitted.
 - d. Flags shall not display private business or organization names or logos.

M. SITE PLAN CHECKLIST SUBMISSION REQUIREMENTS

- 1. The application shall be submitted in such form, and accompanied by such maps, documents, and materials as are prescribed in Chapter 69, Article III, Site Plan Details, §69-23, except where a submission relates to any regulation that does not apply to this Redevelopment Area.
- 2. The following requirements of Checklist A, the Site Plan Checklist for the Borough of Bloomingdale, and Chapter 69, Article III, "Site Plan Details," § 69-23 "Details enumerated, REQUIRED DATA & INFORMATION," shall be amended as follows for development applications within the Meer Tract Redevelopment Area.
 - a. Item #20, Existing Features: The topography and locations of high points, watercourses (indicating direction of flow), depressions, wetlands including transition areas, wooded areas and other significant existing features within 100 feet of the restricted area of disturbance.
 - b. Item #24, Steep Slopes: Not applicable.
 - c. Item #30, Drainage: Plans and profiles of all existing and proposed storm drainage, structures and facilities including cross sections of any proposed swales or watercourses within the restricted area of disturbance that have a tributary drainage area of greater than one acre.

- d. Item #32, Utilities: Location of all utilities (gas, electric, phone, cable, etc.). Satisfaction of this checklist item shall be deemed acceptable by utilizing one line to show the general location of gas, electric, phone and CATV lines and then providing a typical section showing the layout of the utility lines.

N. MISCELLANEOUS

1. With the exception of electric substations, switches, generators, transformers, telephone poles, auxiliary apparatus servicing a distribution area, water-pumping stations, water towers, cell towers, and as specifically provided for herein, all public utility facilities including but not limited to electrical and telephone wires, sewers and sewer connections, and gas and water lines shall be installed beneath the ground where practicable, except along Union Avenue.
2. Where practicable, all fuel tanks shall be installed underground. All mechanical equipment, including utility meters, shall be located internally within a building, or to the side or rear of a principal building and in which case it shall be screened from view.
3. Fences shall complement the architectural style and design of the building(s). Barbed wire, and razor wire shall be prohibited. Chain link fences are permitted, except that they shall not be visible from Union Avenue.
4. There shall be within each building a designated area for the storage of solid waste and recyclable materials. Any exterior dumpsters or compactor shall be behind a building and shall be composed of materials that are complementary to those of related building.
5. Home occupations are subject to the following:
 - a. It is incidental and secondary to the use of the dwelling unit for residential purposes;
 - b. 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;
 - c. There is no display or sign outside of the unit of such home occupation;
 - d. In-home daycare shall be limited to no more than four (4) children simultaneously;
 - e. Tutoring for not more than four (4) students simultaneously, but not including music, dancing or similar activities.

6. Outdoor storage is prohibited, with the exception that outdoor storage may be located to the rear of the industrial building within the loading docks, parking spaces, and drive aisle. Outdoor storage shall not be visible from Union Avenue. Hazardous substances shall not be stored outside. Hazardous substances are defined, for this purpose, as any toxic or hazardous substance, pollutant or contaminant, element, compound, mixture or solution emissions, contaminants, chemicals, materials, wastes or substances, as any of those terms are defined from time to time, in or for the purposes of, any relevant Environmental Law. Environmental law is defined, for this purpose, as any and all Federal and State laws, statutes, regulations, rules, codes, consent decrees, judicial or administrative orders or decrees, directives or judgments relating to environmental contamination, damage to or protection of the environment, environmental conditions, or the use, handling, processing, distribution, generation, treatment, storage, disposal, manufacture or transport of hazardous substances materials or wastes, presently in effect or hereafter amended, modified, or adopted including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act (hereinafter referred to as “CERCLA”), 42 U.S.C. §§ 9601-9675; the Resource Conservation and Recovery Act of 1976 (hereinafter referred to as “RCRA”), 42 U.S.C. §§ 6901, et. seq.; the Clean Water Act, 33 U.S.C. §§ 1251, et. seq.; the New Jersey Spill Compensation and Control Act (hereinafter referred to as the “Spill Act”), N.J.S.A. 58:10-23.11, et. seq.; the Industrial Site Recovery Act, as amended (hereinafter referred to as “ISRA”), N.J.S.A. 13:1K-6, et. seq.; the New Jersey Underground Storage of Hazardous Substances Act, N.J.S.A. 58:10A-21, et. seq.; the New Jersey Water Pollution Control Act, N.J.S.A. 58:10A-1 et. seq.; the New Jersey Environmental Rights Act, N.J.S.A. 2A:35A-1, et. seq. and, the rules and regulations promulgated thereunder, as now in force or as may hereinafter be modified or amended.
7. In the event that dwellings are offered for sale, a homeowner’s association or condominium association shall be incorporated as required by law. No association shall be required for rental units. Any homeowners' or condominium association created for for-sale units in the community shall be responsible for owning, maintaining and repairing all common areas in the community. The residents in the community which includes for-sale units, shall be required to be members of the association. This requirement shall be set forth in the contract of sale and deed for each for-sale unit as well as in any public offering statement required by State law. The review of homeowner association documents shall be subject to the sole jurisdiction of the NJ Department of Community Affairs.
8. Utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall not be located between Union Avenue and the mixed-use building and shall be screened by architectural elements or landscape plantings.

9. Temporary Sales and/or rental Trailer, Sales Office, Models and Construction Trailers:
- a. One temporary sales and/or rental trailer shall be permitted on site upon the Planning Board's granting of preliminary site plan approval for the community and up to eight temporary construction trailers and staging areas shall be permitted on site during construction.
 - b. Maximum Trailer Size: 25' x 80'.
 - c. Location: The location of any sales and/or rental trailer shall be shown on the site plan.
 - d. Parking for Sales and/or Rental Trailer: one space per sales employee plus five additional spaces, which can be temporary gravel or pavement.
 - e. Parking for Construction Trailer: Temporary gravel or paved parking area.
 - f. Temporary exterior lighting may be provided to illuminate the trailers and provide security during construction; such lighting shall be shielded from adjacent properties to prevent overhead skyglow.
 - g. The applicant shall be permitted to use units within the development for model homes, sales and/or rental office and sales during the construction of the development.
 - h. All temporary construction trailers shall be removed within 60 days of bond release.
 - i. The temporary sales and/or rental trailer shall be removed upon construction/establishment of a permanent sales office.
 - j. Permanent sales and/or rental office may contain model units which shall not be occupied and excluded from density calculations.

O. AFFORDABLE HOUSING

1. Seventy-two (72) out of the 500 residential units shall be affordable housing units for low and moderate income households which includes five (5) one-bedroom units, thirty-six (36) two-bedroom units, and thirty-one (31) three-bedroom units.
2. All affordable housing shall be developed in accordance with the "New Jersey Fair Housing Act," N.J.S.A 52:27D-301 et seq., as amended), the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., the substantive rules of the Council on Affordable Housing N.J.A.C. 5:93 et seq., and all other applicable affordable housing regulations of the State of New Jersey.
3. All affordable housing units shall be "family" units, defined as not being limited to any particular population (i.e., senior or special needs).

4. Affordable housing units shall comply with the following income and bedroom distribution requirements:

Number of Units	Income Distribution	Bedroom Distribution
5	1 very low, 2 low, 2 moderate	One-bedroom units
36	4 very low, 14 low, 18 moderate	Two-bedroom units
31	4 very low, 12 low, 15 moderate	Three-bedroom units

5. Affordable housing units shall be distributed throughout all residential building segments, excluding the age-restricted units.
6. Construction of affordable housing units shall be phased with the construction of family / non-age restricted market units consistent with N.J.A.C. 5:93-5.6(d).
7. All affordable housing units shall have one (1) or more windows in each bedroom and one (1) or more windows in the living or dining space of the unit.
8. Minimum Floor Area:
- a. The minimum floor area of each non-age restricted affordable unit shall be as follows:
 - i. Studio: 550 sf
 - ii. 1 Bedroom unit: 650 sf
 - iii. 2 Bedroom unit: 800 sf
 - iv. 3+ Bedroom unit: 960 sf
 - b. The minimum floor area of each age-restricted affordable unit shall be as follows:
 - i. Studio: 450 sf
 - ii. 1 Bedroom unit: 600 sf
 - iii. 2 Bedroom unit: 750 sf
9. The affordable housing units shall be administered by an experienced affordable housing administrator. The developer or a party, at its sole discretion may serve as or contract with an administrative agent, provided the experience and qualifications are approved by the Borough. The developer may also utilize the Borough's affordable housing administrative agent. All costs borne by administration of affordable housing units shall be paid by the developer.
10. The developer shall provide any requested information regarding the affordable units' compliance with this section within 30 days of a Borough request.

RELATIONSHIP TO PLANNING & OBJECTIVES

There are several Zoning Districts within the Redevelopment Area, which include the AH-1 Affordable Housing Overlay District, the R-20-U Professional and Business Offices District, and the B-1-A Commercial District. The purpose of the AH-1 District is to provide for necessary Court-ordered affordable housing and allows for quarry and mining operations due to the presence of resources suitable for mining. The B-1A District permits a variety of commercial uses including retail and service businesses and shopping centers. The full list of permitted uses can be found in §92-55.1 of the Borough's Ordinance. The R-20-U District permits residential uses and, for properties abutting Union Avenue, it permits professional and business offices.

The 1990 Borough Master Plan, as supplemented by the various Re-Examination Reports, outlines the vision for the future of Bloomingdale Borough. The Master Plan outlines several goals & objectives related to future development within the Borough. The goals and objectives that are relevant to the Study Area are as follows:

- 1) Guide appropriate use or development of land to protect health, safety, convenience and welfare.*
- 2) Promote development that does not conflict with the general welfare of adjoining communities.*
- 4) Develop an appropriate strategy to improve the local tax base and create jobs and economic opportunity.*
- 5) Identify opportunities for development and redevelopment.*

Along with the Goals and Objectives outlined in the Master Plan, there are several planning documents, including Master Plan amendments, Re-Examination Reports, and Housing Plans, that focus solely on the development of the Meer Tract and Tilcon Quarry. The majority of the Study Area, Lot 14.01, was included in the planning documents that focused on the Meer Tract and Tilcon Quarry. The 2014 Re-Examination Report and 2015 Amendment focus solely on the Meer Tract and Tilcon Quarry. Both documents reference a recommendation for the creation of a Quarry District, which has been incorporated into the AH-1 Overlay District standards.

Section 92-61.1C(1) of the Borough Code (the AH-1 Overlay District) provides a brief overview of the history of the Meer Tract. Note that the description was prepared prior to the 2022 addition of 7.535 acres.

Block 5105, Lot 14.01, commonly known as the "Meer Tract", consists of approximately 35 acres of vacant land (and officially subdivided as 33.81 acres) which have been Court-ordered and approved for a multi-family inclusionary development containing 360 residential units. Accordingly, approximately 146 acres of land remains on the former portion of Meer Tract known as Block 5105, Lot 14.02. Due to the significant site development cost, and the inability to develop this site for the past ten years, this AH-1 Affordable Housing Overlay Zone provides for contiguous

property owners, or the owners of the tract, to the 33.81 acres of inclusionary development to engage in the use of mining and quarrying, providing that, as a prerequisite, the use includes extensive site preparation of the 33.81 acres or a donation of land to the Borough or developer for the purpose of subsidizing the development costs in an expedited manner for the Affordable Housing development of the Meer Tract. Such site preparation, which is defined as extraction and grading, must be in accordance with a commitment to develop the Affordable Housing as to the Meer Tract and the corresponding site preparation must be completed in order to qualify for this AH-1 Affordable Housing Overlay Zone.

The 2015 Re-Examination Amendment details the consistency of the plan with the Master Plans of adjacent communities, specifically the Boroughs of Wanaque and Pompton Lakes. Given the Study Area's proximity to the municipal boundary, the land use policy in the adjacent Boroughs should be evaluated as well.

The objectives from Wanaque Borough 2010 Master Plan Re-Examination Report that are relevant to the Study Area are as follows:

"To encourage the development of appropriate commercials, industrial, employment and recreational facility to serve the needs of all Borough residents and help maintain a stable tax base."

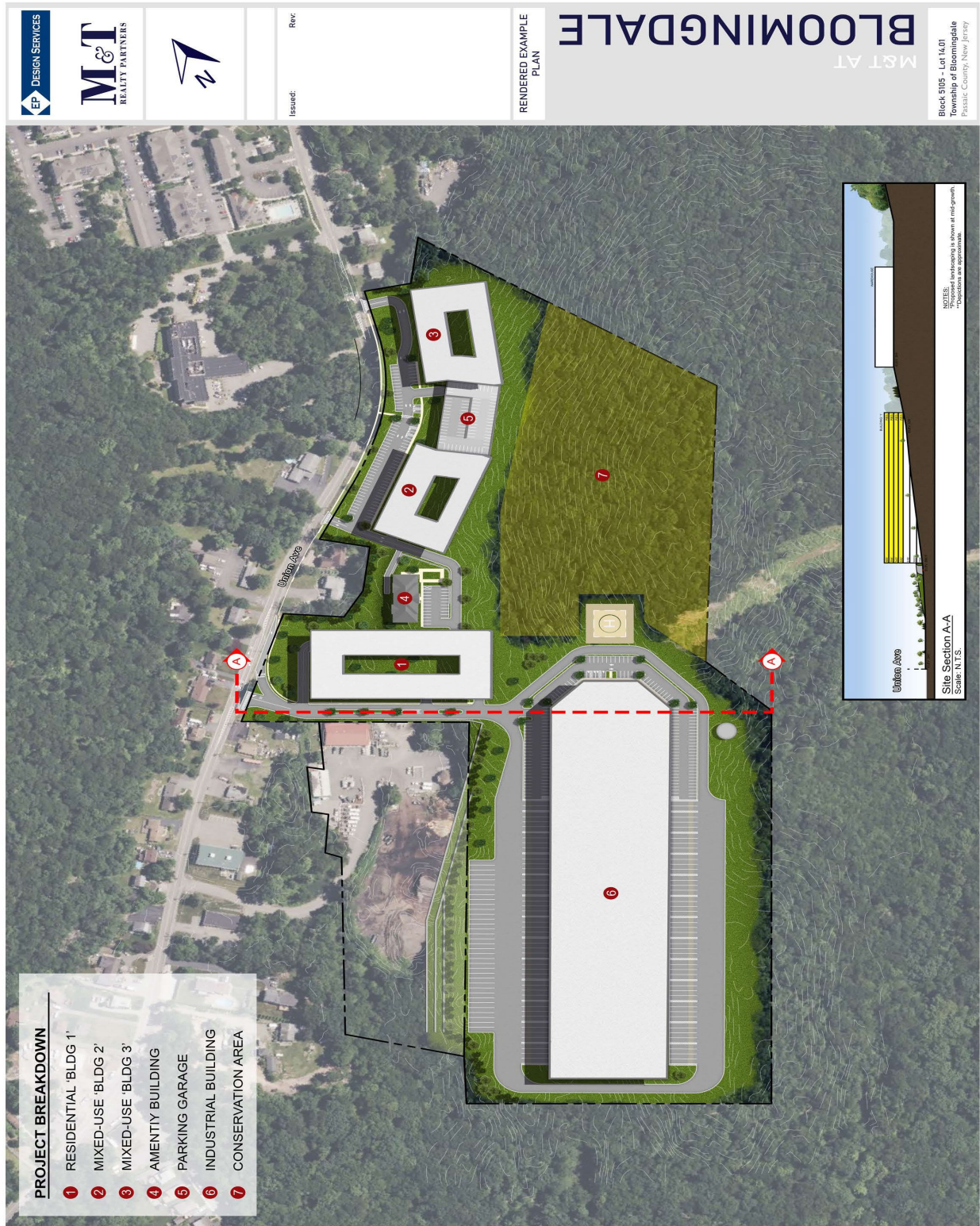
"To provide specific regional commercial sites that will encourage regional commercial development without adversely impacting the surrounding neighborhood communities."

The goals and objectives from Pompton Lakes Borough that are relevant to the Study Area are as follows:

"Create opportunity for new investment in existing, non-residential areas."

Although not directly applicable to the redevelopment of the Study Area, it is important to note that redevelopment is not inconsistent with the land use policy of adjacent municipalities.

APPENDIX A



APPENDIX B





SITE VIEWS
BUILDING I, BUILDING II & BUILDING III



SITE VIEWS
BUILDING II, COURTYARD & BUILDING III





VIEW FROM UNION AVENUE



VIEW FROM UNION AVENUE



VIEW FROM UNION AVENUE



VIEW FROM UNION AVENUE



BUILDING I



BUILDING I



BUILDING I



BUILDING II



MAIN ENTRANCE BUILDING II



BUILDING III



BUILDING III



BUILDING III