

HILLSDALE-PATTERSON STREET REDEVELOPMENT PLAN FREQUENTLY ASKED QUESTIONS

Q: What is redevelopment?

A: Redevelopment is a legal process undertaken by a municipality in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* The Redevelopment Law provides tools for municipalities to revitalize, restore and improve areas that are underutilized or stagnant.

Q: What is a redevelopment plan?

A: A redevelopment plan is a zoning document for the redevelopment or rehabilitation of a particular area of the municipality. The Hillsdale Patterson Street Redevelopment Plan applies to industrial properties with frontage on Patterson Street, Knickerbocker Avenue, Brookside Place, Piermont Avenue and Prospect Place. The properties were previously designated as an “area in need of redevelopment” pursuant to Borough Council Resolution 19225. The plan establishes permitted uses and building standards. When the property is redeveloped, developers will be required to build projects that comply with the uses and standards described in the redevelopment plan.

Q: How is a redevelopment plan adopted?

A: The Borough, along with its professionals, prepared a plan and on October 6, 2020 referred it by resolution to the Hillsdale Planning Board for input. The Planning Board has up to 45 days from the Borough Council’s referral to evaluate the plan and provide recommendations to the Borough Council.

The Borough Council may accept some or all of the Planning Board’s comments or reject some or all of the Planning Board’s comments. Once the form of the plan is finalized, it will be approved by ordinance. Like all other ordinances, this means there must be two public meetings, including one public hearing, before the ordinance can be finally approved.

Q: Will the public have an opportunity to express their opinions about the redevelopment plan?

A: Yes, the public will have opportunities during the Planning Board meeting and Borough Council meetings to have their questions answered and to voice their opinions.

Q: What uses are permitted under the Hillsdale-Patterson Street Redevelopment Plan?

A: You are encouraged to review the plan in detail. However, in summary permitted 4827-5090-6062, v. 2 principal uses in the plan are residential, mixed-use (i.e., non-residential uses on the ground floor and multi-family residential dwellings above), commercial and personal services, and general public purposes (i.e., indoor/outdoor recreation, community facilities, or assembly facilities for the general public).

Residential uses include townhomes, multi-family structures, independent living, continuing care retirement communities (CCRCs), and/or co-living complexes. Multi-family developments with 5 or more units would be required to comply with the inclusionary zoning provisions described in the plan.

Commercial and personal services are limited to retail, restaurants, food markets, apparel laundries, tailoring and dry-cleaning services, beer gardens, licensed spas, maker space, medical/dental/professional office or clinic space, art studios, financial/insurance/banking services, adult and child daycare facilities, pet grooming services, entertainment and recreational or athletic facilities.

Q: Who will redevelop the Hillsdale-Patterson Street site?

A: At this time, there is no designated redeveloper or proposed project. In the future it is possible that the owner of property within a redevelopment area, or someone who negotiates to acquire the property, will become the redeveloper of property within the redevelopment area.

Q: How was the affordable housing set-aside in the plan determined?

A: Every municipality has an obligation to provide a certain number of affordable housing units with every new square-footage retail, commercial, industrial or residential development. The amount of affordable housing set aside in the plan is consistent with the amount agreed to by the Borough in its affordable housing settlement agreement. This plan is intended, in part, to satisfy the Borough's obligation per the settlement agreement.

Q: What is the permitted density for this area?

A: The plan includes limits on the size and density of proposed projects. In compliance with the affordable housing settlement agreement, the plan will permit construction of 28 units per acre in residential or mixed-use developments. The plan will permit the Borough Council to evaluate requests for higher density for Blocks 1208, 1210 and/or 1211 (no more than 32 additional units per acre). The Borough may approve a project with higher density, but only if the redeveloper provides a community benefit in exchange and enters into a redevelopment agreement with the Borough.

Q: How large will the projects constructed in the redevelopment area be?

A: The existing zoning at the site permits building heights of up to 36 feet / 3 stories. Under the new plan, the permitted building height will stay the same, but a 4827-5090-6062, v. 2 redeveloper may apply for increased building height, up to 24 additional feet / 2 additional stories, for Blocks 1208, 1210 and/or 1211 only. Such request would be subject to Borough evaluation and approval. To obtain approval of increased height allowances, the redeveloper would be required to provide a community benefit and would be required to sign a redevelopment agreement with the Borough.

Q: How is a redevelopment agreement adopted?

A: A redevelopment agreement is negotiated between the Borough and a redeveloper with a proposed project for the site. During negotiation, the Borough will analyze every facet of the project, including but not limited to project details, concept plans, and financial impacts. After the conclusion of negotiation, the Borough Council will be presented with the final, negotiated agreement for review and approval. The redevelopment agreement must be approved by a resolution adopted by Borough Council.

Projects pursuant to this plan may be considered over many years, if not a decade or more. During that time, Borough may enter into several redevelopment agreements with different redevelopers relating to portions of the redevelopment area. The process outlined above would be undertaken for all redevelopment agreements.

Q: Will the public have an opportunity to express their opinions about the redevelopment agreement or a proposed project?

A: Yes, the public will have opportunities to ask questions and express their opinions about a redevelopment agreement before the Borough Council, who must approve a redevelopment agreement by resolution. Further, because all redevelopers within the site will be required to obtain site plan approval for a proposed project, the public will have future opportunity to voice their support or concerns before the Planning Board.

Q: What is the economic impact of redeveloping this area?

A: The goal of redeveloping this area is to bring the properties into more productive use by spurring economic investment in the community. In 2019, the Borough received approximately \$74,000 in taxes generated for the entire redevelopment area. With the new standards and uses permitted in this plan, these properties are expected to generate significantly more revenue for the Borough, not to mention creating jobs, servicing the needs of and providing recreational outlets for residents and visitors of the Borough. With a new stream of revenue, the Borough desires to stabilize taxes, secure the sustainability of services and provide funding for important community projects.